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THE

west franklinton

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PLAN

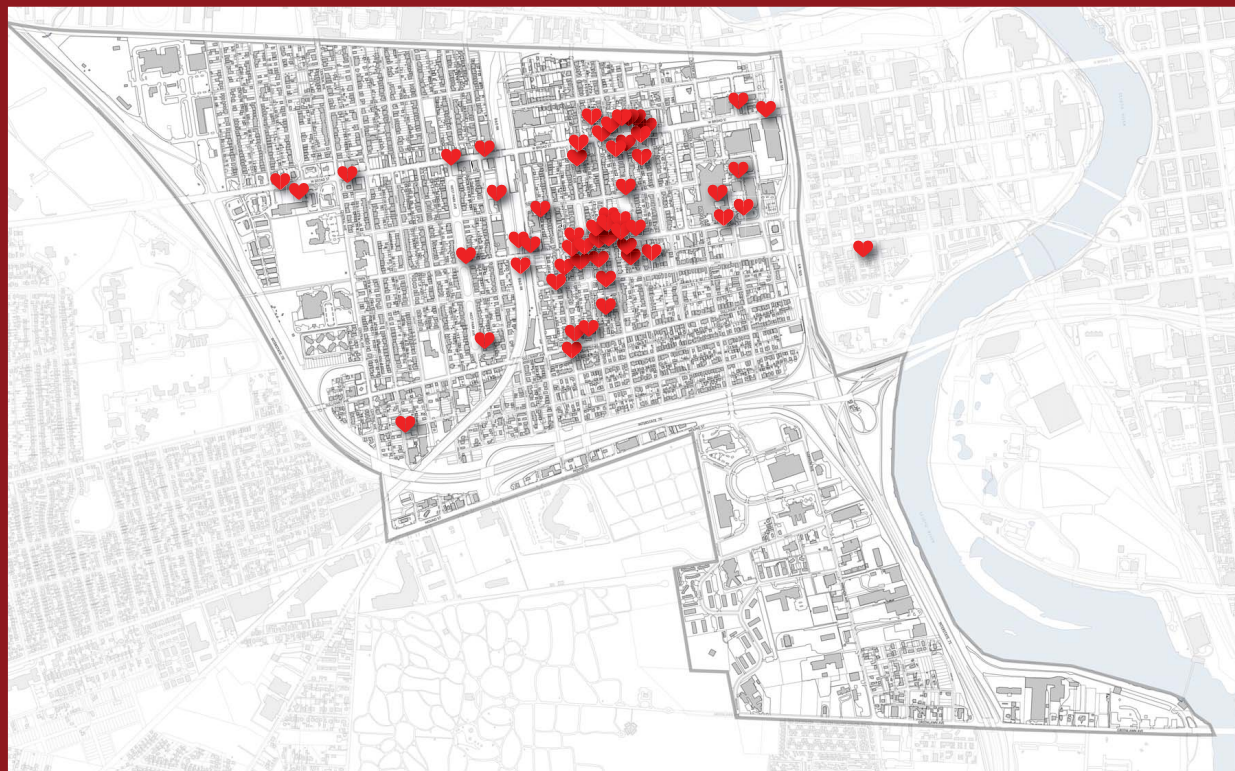
2014

PLAN APPENDICES

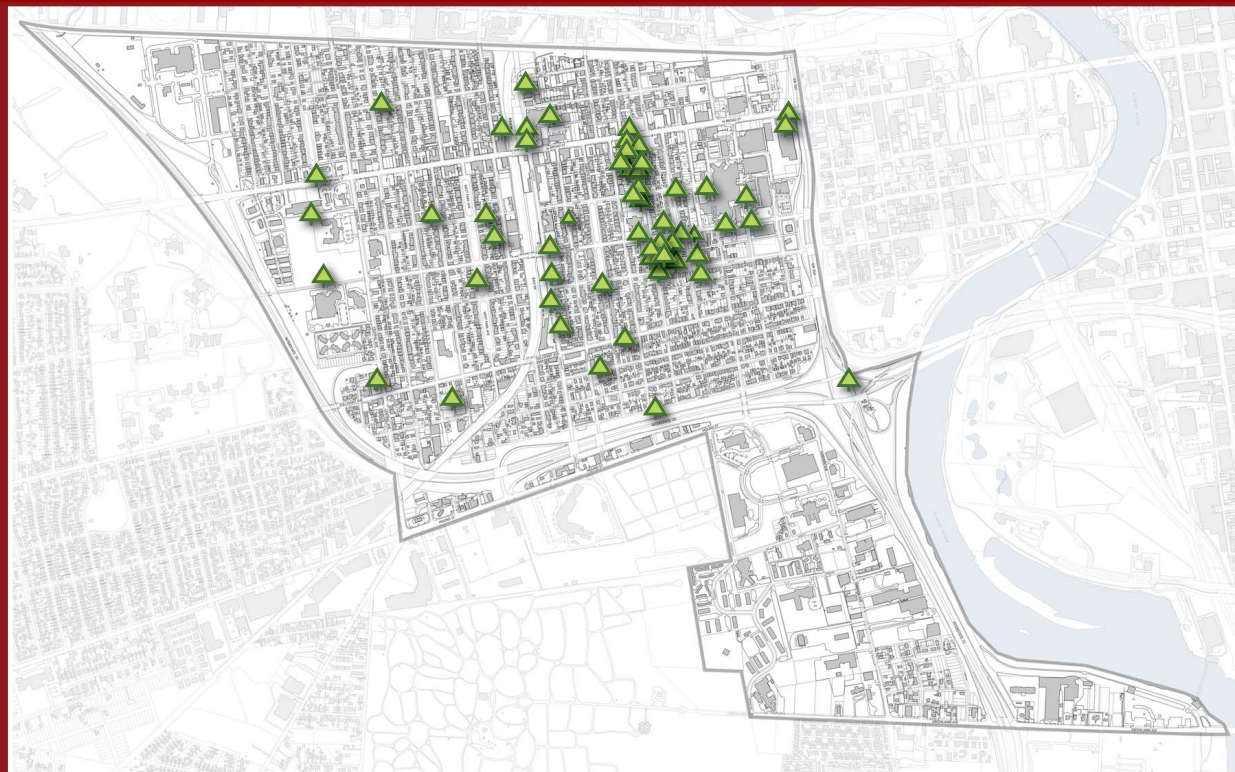
Appendix 1



WHAT LOCATION DO YOU CONSIDER THE HEART OF WEST FRANKLINTON?



IF YOU COULD CREATE A NEW PARK IN WEST FRANKLINTON, WHERE WOULD YOU BUILD IT?



A2



STAKEHOLDER INTERVIEWS

AFFORDABLE INSURANCE

Mitch Schifrin

ARSHOT INVESTMENT CORPORATION

Bill Schottenstein
Joe Sugar

BL/OV

Bart Overly

CBRE

Shad Phipps
Scott Behrmann

CMHA

Bryan Brown

COLUMBUS FOOD LEAGUE

Liz Lessner

COMMUNITY SHELTER BOARD

Sara Loken

CRAWFORD HOYING

Nelson Yoder
Russ Hunter
Jamie Moore
Brent Crawford

FRANKLINTON CYCLEWORKS

Greg Lanham
Jonathan Youngman

FRANKLINTON GARDENS

Ashley Laughlin
Nick Stanich

FRESH FOODS HERE

Caitlin R. Marquis

GLADDEN COMMUNITY HOUSE

Joy Chivers

LIFECARE ALLIANCE

John Gregory
Molly Haroz
Heather McCormick
Maurice Elder

LOCAL MATTERS

Noreen Warnock

LOWER LIGHTS CHRISTIAN HEALTH CENTER

Dr. Dana Vallageon

MIKE'S FOREIGN CAR SERVICE

Mike Caradona

MOUNT CARMEL HEALTH SYSTEM

Sean McKibben
Jason Koma
Hugh Jones
Joanne Ranft
Brent Justice

NETCARE

Allan Brown

ORANGE BARREL MEDIA

Pete Scantland

ST. JOHN'S EPISCOPAL CHURCH

Rev. Meribah Mansfield
Rev. Lee Anne Reat

ST. JOHN'S EPISCOPAL, CONFLUENCE

Jed Dearing

WAGENBRENNER DEVELOPMENT

Mark Wagenbrenner
Eric Wagenbrenner
Rob Harris
Michael Amicone

ALSO CONTACTED

ANTHONY THOMAS
BECKY'S BAKERY
CANONBY PLACE TOWNHOMES/
EMMA INVESTMENTS
CENTRAL GARDENS
COLUMBINI'S
COLUMBUS COLLEGE OF ART & DESIGN
MINDMARKET
COLUMBUS FIRE DEPARTMENT, ENGINE HOUSE #10
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS PEST CONTROL
COMMUNITY HOUSING NETWORK
CPO MANAGEMENT
CVS
EATON GARDENS
EDART PHARMACY
EGNER CONSTRUCTION/U & I PROPERTIES, LLC
FAMILY DOLLAR
FLORENTINE
GRIGGS VILLAGE
JUICE FAMILY MARKET
MARCS
MILO'S DELI AND CAFÉ/EXPRESS CATERING
MRN, LTD
NAI OHIO EQUITIES
NICHOLS RENTALS/BOX PROPERTIES/
HAMILTON HOLDINGS LLC
OHIO CAPITAL CORPORATION FOR HOUSING
SHOP AND SAVE
SOUTHPARK
SUBWAY
SUGARMAN OFFICE FURNITURE
THE NRP GROUP, LLC
TIM HORTONS
UNITED DAIRY FARMERS
VANNATTA BROTHERS
YALE AVENUE APARTMENTS

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF DEVELOPMENT

CONTACT:
Christine Palmer Lead
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TO PROVIDE ADDITIONAL IDEAS FOR THE WEST FRANKLINTON COMMUNITY, VISIT:
WWW.WESTFRANKLINTON.COM

We are making plans for West Franklinton and we need your help!
Share your ideas by completing the 5 exercises on both sides of this sheet.

1 Answer each question by drawing the corresponding symbol on the map

- ✓ What one place would make the neighborhood better if it was dramatically different from how it is today?
- ♥ What location do you consider the HEART of West Franklinton?
- 🌳 If you could create a new neighborhood park in West Franklinton where would you build it?
- ★ What is the one place that a visitor to Franklinton should see?

See back for more questions

COMMUNITY SURVEY

Appendix 1

PUBLIC INPUT: SURVEY RESPONSES

Do you agree with the Draft Principles, Goals and Strategies?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 100.0% | 58 |
| No | 0.0% | 0 |

Do you support the Neighborhood Park Development Guidelines proposed above?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 86.4% | 51 |
| No | 13.6% | 8 |

Do you support demolition of select houses in areas of high vacancy in order to create several parks spaces of at least 2 acres each in the neighborhood?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 84.5% | 49 |
| No | 15.5% | 9 |

Please rank the following things that you would most like to see in a new neighborhood park.

| Answer Options | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Rating Average (lowest most preferred) | Response Count |
|--------------------------|----|----|----|----|----|----|----|--|----------------|
| Benches | 7 | 7 | 9 | 4 | 5 | 5 | 4 | 3.59 | 41 |
| Picnic tables | 2 | 10 | 13 | 5 | 3 | 6 | 3 | 3.64 | 42 |
| Picnic shelters | 5 | 6 | 5 | 11 | 7 | 3 | 5 | 3.9 | 42 |
| Walking paths | 12 | 4 | 2 | 10 | 11 | 2 | 0 | 3.24 | 41 |
| Playground equipment | 16 | 6 | 2 | 7 | 9 | 1 | 1 | 2.86 | 42 |
| Hard courts (basketball, | 5 | 4 | 5 | 1 | 3 | 18 | 5 | 4.63 | 41 |
| Sports fields | 1 | 4 | 5 | 1 | 1 | 5 | 22 | 5.57 | 39 |

Do you support the notion of "Downtown" Franklinton and the SR 315 Gateway as the focus for initial redevelopment efforts?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 86.8% | 46 |
| No | 13.2% | 7 |

Retailers, restaurants, and grocers in vibrant urban corridors benefit from (and are attracted to) proximate high density housing that provides a concentration of increased buying power. Do you support the notion of high density housing of approximately 200 units in the SR 315 Gateway?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 82.7% | 43 |
| No | 17.3% | 9 |

Do you support the draft guidelines for the "Downtown" Franklinton development area?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 90.0% | 45 |
| No | 10.0% | 5 |

Do you support the draft guidelines for the West Gateway?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 86.7% | 39 |
| No | 13.3% | 6 |

Do you support the draft guidelines for this area of Town Street?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 86.8% | 33 |
| No | 13.2% | 5 |

Do you support these conceptual land use recommendations (north of I-70)?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 93.6% | 44 |
| No | 6.4% | 3 |

Do you support these conceptual land use recommendations (south of I-70)?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 89.4% | 42 |
| No | 10.6% | 5 |

Do you support the Vacant Property Strategy? (Community meeting feedback only)

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 100.0% | 29 |
| No | 0.0% | 0 |

Choose three of the following potential improvements to Broad Street through "Downtown" Franklinton that you believe are most important:

| Answer Options | Merged Rating (lowest most preferred) |
|---|---------------------------------------|
| Fewer vehicular lanes | 3.34 |
| Pedestrian "bump-outs" at intersections | 3.20 |
| Street trees | 2.28 |
| Street lights | 2.70 |
| Wider sidewalks | 3.87 |
| On-street parking | 5.50 |
| Bike lanes | 3.60 |
| Other (flowers, etc.) | 7.68 |

Choose three of the following potential general improvements in West Franklinton that you think are most important:

| Answer Options | Merged Rating (lowest most preferred) |
|-----------------------------|---------------------------------------|
| Fixing curbs | 2.88 |
| New sidewalks where missing | 2.45 |
| Alley paving | 3.72 |
| Street lighting | 3.36 |
| Curb ramps (new or repair) | 5.79 |
| Traffic calming | 4.75 |
| Road diet | 4.48 |
| Bike lanes / trails | 5.49 |
| Other (public art, etc.) | 8.31 |

The following five roadway corridors require various levels of improvement. How would you rank the importance of these potential improvement corridors in West Franklinton (1 being most important and 5 being least important)?

| Answer Options | 1 | 2 | 3 | 4 | 5 | Rating Average (lowest most preferred) | Response Count |
|--|----|----|----|----|----|--|----------------|
| Broad Street rd/Broad Street road diet (Narrower cross-section, on-street parking, | 20 | 13 | 4 | 4 | 3 | 2.02 | 44 |
| Central Avenue - street improvements (Curbs and sidewalks where missing, upgr | 8 | 8 | 11 | 16 | 1 | 2.86 | 44 |
| Town Street - street improvements (Curbs, upgraded pedestrian intersections) | 11 | 14 | 13 | 5 | 1 | 2.34 | 44 |
| Sullivant Avenue - street improvements (Curbs, upgraded pedestrian intersections) | 4 | 6 | 15 | 15 | 4 | 3.2 | 44 |
| Harmon Avenue - street improvements (Curbs and sidewalks where missing) | 2 | 3 | 1 | 2 | 35 | 4.51 | 43 |

Do you support the draft Historic Resources guidelines stated above?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 96.1% | 49 |
| No | 6.9% | 2 |

Do you support the draft Commercial and Mixed Use guidelines stated above?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 98.1% | 51 |
| No | 1.9% | 1 |

Do you support the draft Residential guidelines stated above?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 90.4% | 47 |
| No | 9.6% | 5 |



PUBLIC MEETING INTERACTION/INPUT

Appendix 2

PUBLIC UTILITIES OVERVIEW

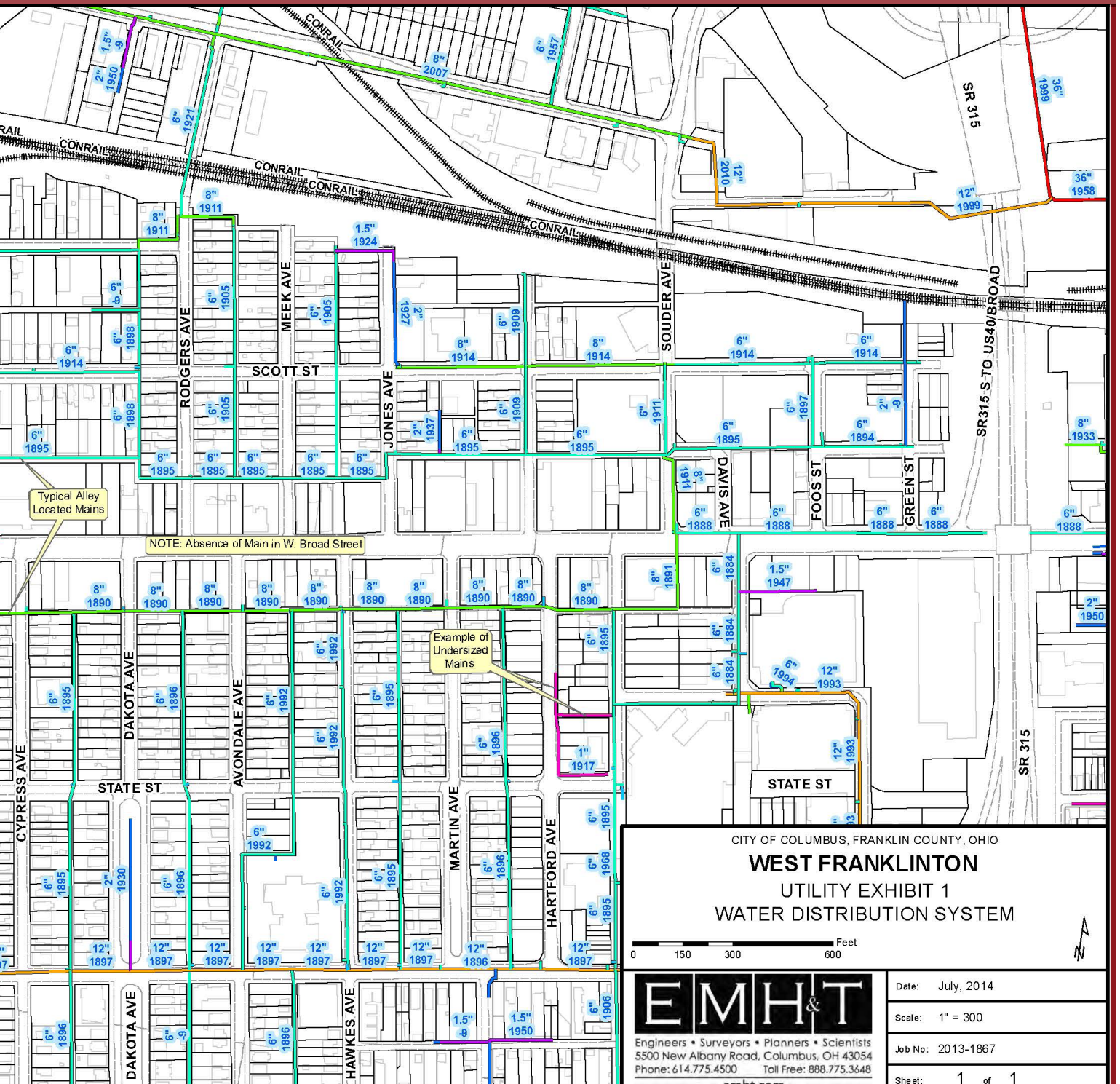
The purpose of this section of the document is to provide an overview of the public utilities within the West Franklinton planning area. This effort has included obtaining the city's most recent utility mapping for the planning area in a Geographic Information System (GIS) format to review and described certain aspects of the public water supply, sanitary sewer and storm sewer utilities. This effort has also included interviews of staff with the city's Department of Public Utilities (DPU), including the Division of Water (DOW) and the Division of Sewerage and Drainage (DOSD), and the review of current plans for the study area. Individual summaries have been provided for each of these three utilities based on a review of the readily available and pertinent information.

WATER DISTRIBUTION INFRASTRUCTURE

1.0 Existing System and Plans

The West Franklinton Neighborhood is currently served by a network of existing water mains which are owned and operated by the City of Columbus and maintained by the Division of Water (DOW). The network of existing mains is extensive which can be attributed to the intensity of the development in the area. Within many of the residential blocks, the mains are located in the rear alleys and thus individual service lines feed the houses through the rear. This area is encompassed in the Central Pressure District which operates with a control hydraulic grade line of 915 feet (NGVD 1929). There are no other water distribution infrastructure facilities (i.e. booster stations or storage tanks) within the planning area.



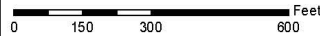


NOTE: Absence of Main in W. Broad Street

Typical Alley Located Mains

Example of Undersized Mains

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
WEST FRANKLINTON
 UTILITY EXHIBIT 1
 WATER DISTRIBUTION SYSTEM



Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

Date: July, 2014

Scale: 1" = 300

Job No: 2013-1867

Sheet: 1 of 1

Appendix 2

PUBLIC UTILITIES OVERVIEW

The sizes of the waterlines in the planning area vary from 1-½-inch lines serving a couple of properties to a 36-inch transmission main which runs along Yale Avenue. A majority of the water mains in the area date to the early 1900s. Pipes from this era are made of thick-walled cast iron and tend to be in better service condition than those constructed between 1920 and 1950 where the thickness of walls were reduced in the manufacturing process. The DOW maintains record plans for all of these distribution lines. A portion of the water distribution system is shown on Exhibit 1 , depicting the various aspects of the system described above.

Historical hydrant testing data was obtained which indicated static pressures in the study area ranged between 80 psi and 94 psi, which are optimal levels. The minimum normal operating pressure for a water system as identified by the Ohio EPA is 35 psi. Available fire flow values range between 1,130 gpm and 6,400 gpm, with a majority in excess of 2,000 gpm. Flow tests near the low end of the range appear to be the result of site specific constraints such as a small diameter main and do not appear to suggest a lack of system performance. While fire flow requirements are dependent on land use and building particulars, these values appear to be adequate.

2.0 Coordination with the city's DPU

In the course of conducting this study, the team met with planning, engineering and administration staff from the DOW. The intent of these discussions was to better understand any identified needs or planned activities for the West Franklinton Neighborhood. The key points

communicated by DOW staff through this coordination are listed below.

- There are no planned water distribution capital improvements within the planning area.
- The city's recently completed (2012) Comprehensive Water Distribution System Master Plan did not identify any system needs in this area.
- A map of water mains break history for the area was provided. Breaks were minimal and considered well below the threshold requiring large-scale corrective action. A majority of the documented breaks were associated with 2-inch and smaller waterlines.
- The DOW staff feels the system functions well in the West Franklinton Area.
- The practice of locating water mains within the alley is no longer approved and DOW staff has concerns about the ability to maintain lines which are currently located in the alleys.
- The number of water mains providing system connectivity across major features (i.e., limited access highways, railroads, etc.) is good with an acceptable amount of redundancy.
- The DOW would look at any transportation improvements to see if there are 'projects of opportunity' where they could replace or rehabilitate existing infrastructure at reduced costs.

3.0 Future Anticipated Improvements within the Planning Area

As noted above, there are no specific capital improvement projects currently planned for this area related to the existing water distribution system.

4.0 Design Standards and Regulatory Considerations

While it has been identified that the existing water distribution system is generally in good operating condition, there are a number of items for consideration if redevelopment of the West Franklinton Neighborhood is being planned, as listed below.

- Water lines 4-inches and smaller will not likely be able to meet current fire flow (and potentially domestic) demands for redevelopment. It should be anticipated that redevelopment in areas served by water lines 4-inches and smaller will require upsizing of those lines. Current standards provide that all distribution mains should be 6-inches and larger.
- While it has been identified that the system is serving the existing demands adequately, changes in land use could result in the increase of water demands which in-turn could reduce the level of service. In conjunction with redevelopment efforts, site specific hydraulic analyses should be performed to confirm the adequacy of the system to meet the domestic and fire flow demands of the new land uses. Specific consideration should be given to the current design standards for required fire flows which are heavily dependent on building type and use.
- Where redevelopment is occurring, the DOW will likely encourage that water mains be relocated outside of the alleys. This may be especially difficult where the development does not occur on both sides of the alleys as the existing buildings have internal plumbing which accommodates rear fed water services.
- The DOW will discourage the practice of tapping the large diameter transmission mains with small diameter taps serving only one or two customers. The preferred concept would be to utilize large diameter taps (6-inch and larger) off of the transmission mains to be the tapping location for small diameter services.
- Any new water mains will need to be designed in accordance with the DOW design guidelines and the regulations of the Ohio EPA's Division of Drinking and Ground Waters. Of particular note is that new water mains will need to be constructed a minimum of ten feet from sanitary sewers and twenty feet from buildings. This can be challenging in densely populated urban areas and should be considered early in the planning and engineering process.
- It should be noted there are no water mains along Broad Street between Souder Avenue and Central Avenue. The existing properties along this stretch are served by water mains located in the alleys to the north and south. If redevelopment of the Broad Street corridor is a focus area, consideration should be given to locating a new main along Broadway to reduce dependency on the mains located in the alleys.

Appendix 2

PUBLIC UTILITIES OVERVIEW

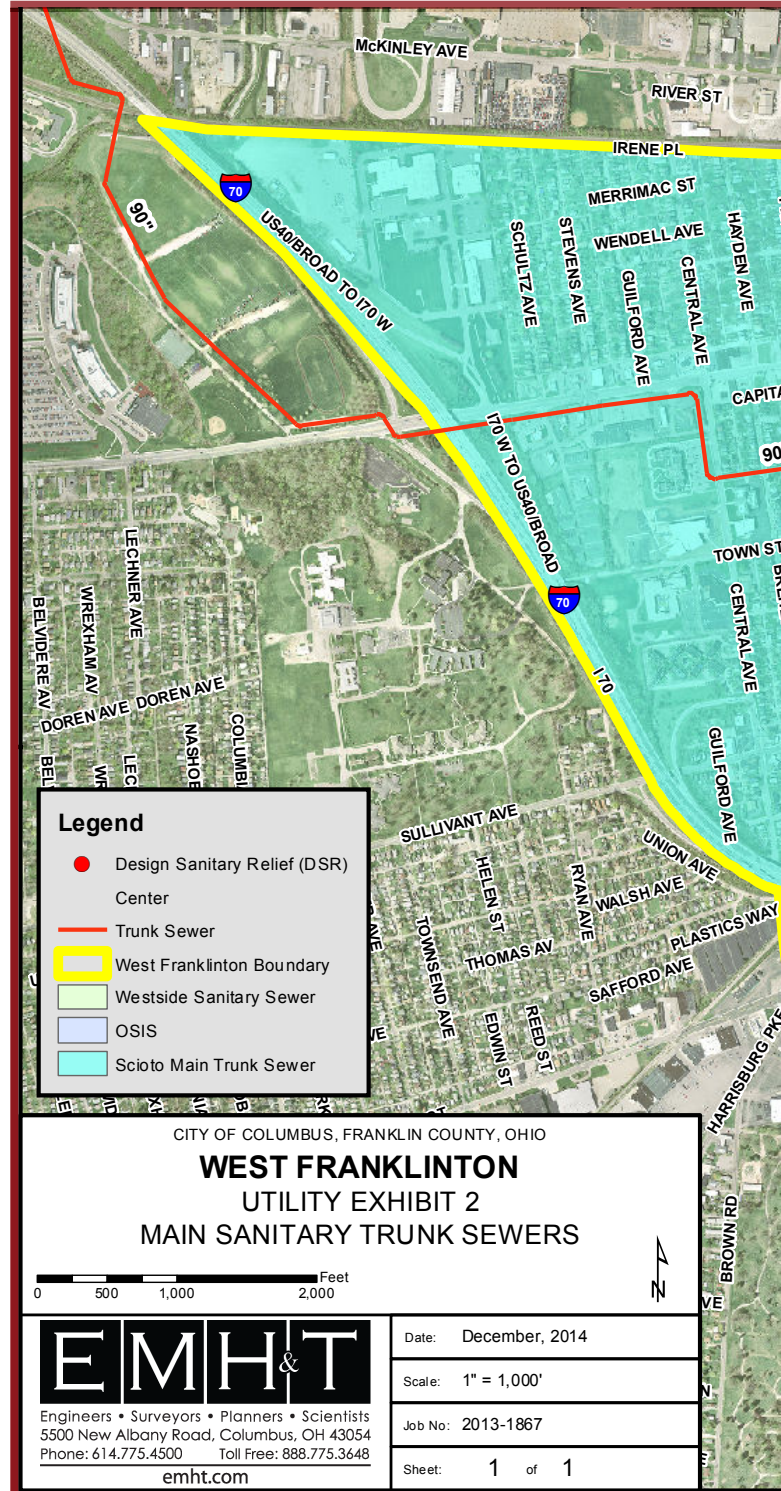
SANITARY AND COMBINED SEWERS

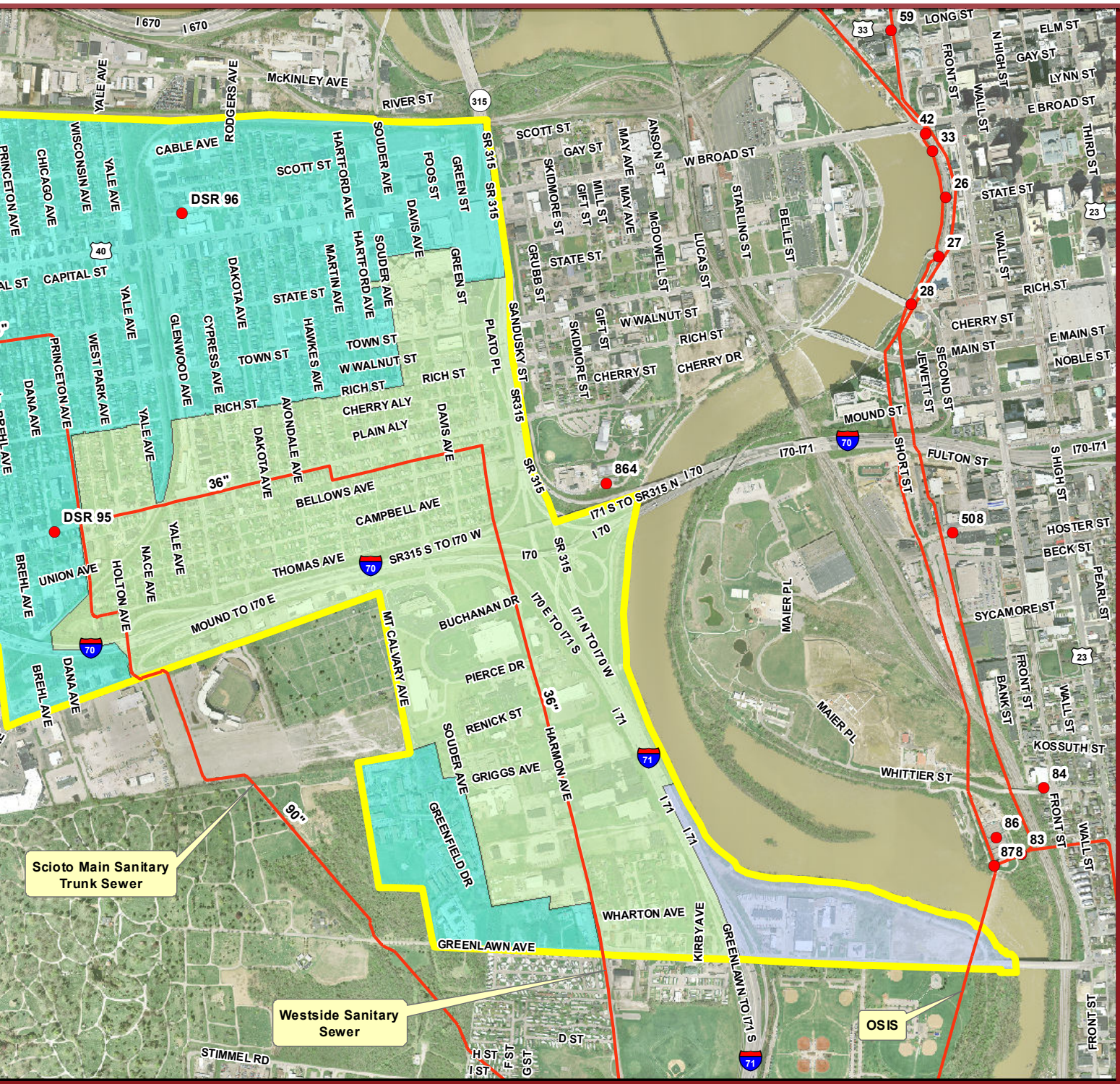
The information below pertains to the sewer system serving the planning area. This section includes a discussion of both sanitary and combined sewers, where sanitary sewers convey only domestic/non-domestic sanitary flow and combined sewers convey both sanitary flow and stormwater runoff. Current investigations indicate that combined sewers have been eliminated from the West Franklinton planning area except along Scott Street and Town Street.

1.0 Existing System and Plans

Most of the sewer systems in the planning area were at one time combined systems; however, past capital improvement projects in this area have created separate storm and sanitary sewers. Currently, the vast majority of the planning area is served by a separate sanitary sewer system. The current sewer mapping information for this area suggests the potential for combined sewers near SR 315 (a 30-inch sewer at Scott Street; RP 308), and at Town Street (a 36-inch sewer; RP 21). These sewer systems would only receive sanitary flows as an overflow from other existing sewers. Abandoned combined sewers are indicated on mapping as along the west end of Rich Street, and along Greenlawn Avenue. Further confirmation of the disposition of the other mapped combined sewer systems is recommended as part of any future engineering efforts in this area.

Three main sanitary trunk sewers serve the planning area. Exhibit 2 depicts the location of these trunk sewers and their sewershed (tributary) areas. A brief





Scioto Main Sanitary Trunk Sewer

Westside Sanitary Sewer

OSIS

Appendix 2

PUBLIC UTILITIES OVERVIEW

description of these trunk sewers is provided below.

- **Scioto Main Sanitary Trunk Sewer:** a 90-inch diameter sewer at 0.04-0.06% slope located along State Street near Central Avenue and Princeton Avenue (RP 2418, 2419, 2420). This trunk sewer serves most of the west side of Columbus, including portions of the cities of Dublin and Hilliard.
- **West Side Sanitary Trunk Sewer:** a 36-inch diameter sewer at 0.04-0.09% slope, serving the south side of the planning area. This sewer was rehabilitated in 2006 (CC-14765).
- **The Olentangy-Scioto River Interceptor Sewer (OSIS):** a 126-inch x 66-inch sewer at 0.05% slope, serving all combined sewer areas for Columbus and a large service area east and west of the Olentangy River (RP 1054). The OSIS receives flow from the southern portion of the planning area bounded by the Scioto River, Greenlawn Avenue and east of I-71.

Two Designed Sanitary Reliefs (DSR) are located in the planning area. These are cross connections between the sanitary sewer system and either a water way or a storm sewer system. DSRs are designed to allow sanitary flow that exceeds the sewer system capacity to surcharge and overflow in order to prevent exposure of the public to raw sewage. The 2005 Wet Weather Management Plan (WWMP)¹ presents the plans to mitigate potential Sanitary Sewer Overflow (SSO) due to wet weather. Exhibit 2 illustrates the location of DSR 95 and 96 and Figure 1 illustrates historical activations

of the DSRs². The location of the DSRs is described below, along with a summary of the City's previous actions to address the identified DSRs.

- **DSR 96** is located on an alley East of Glenwood Avenue and North of West Broad Street at structure number 0008S0224. DOSD initiated, a Sewer System Inflow and Infiltration (I&I) Remediation Project, to improve the sanitary collection system in the Sullivant Avenue area while mitigating DSR 96 activations and Water-in-Basement (WIB) complaints.

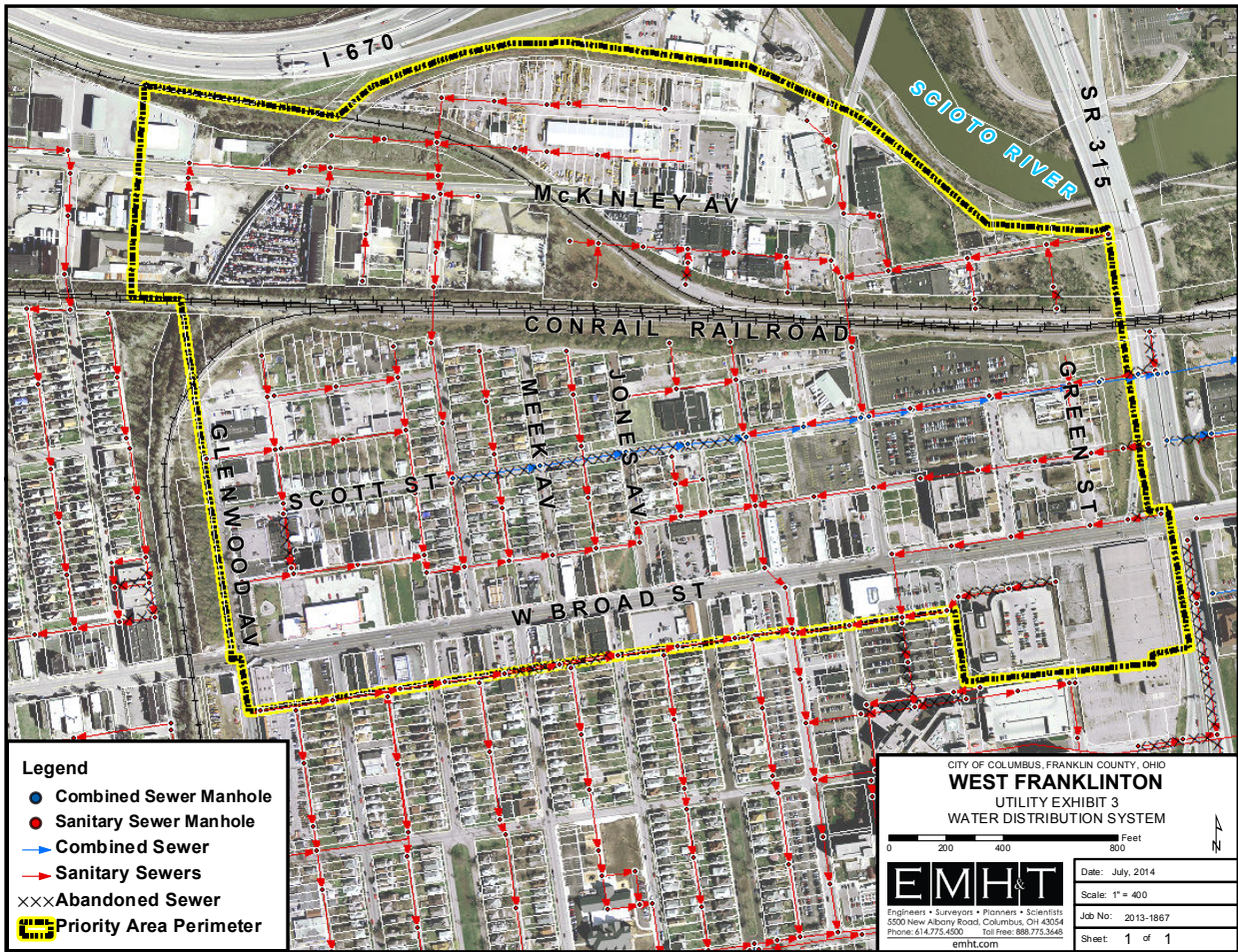
The study of this area included system capacity evaluations and various field investigations. Exhibit 3 illustrates the study area boundary. All sewers in the Sullivant Avenue study area were cleaned and televised in 2010. Since that time, DSR 96 has not registered a single activation (overflow). The study recommended increased cleaning and inspection frequencies, modifications to the existing operations and maintenance (O&M) programs including grease control and root control, open-cut sewer point repairs, sewer replacements, sewer rehabilitation, and additions to the Project Dry Basement Program.³

- **DSR 95** is located at Sullivant Avenue and east of Dana Avenue at structure number 0007S0215. This DSR is located on the Scioto Main Sanitary Trunk Sewer (RP 867). DSR 95 was addressed in the Wet Weather Management Plan (WWMP) as part of the Large Scale System Strategy⁴. There are currently no

¹City of Columbus, *Wet Weather Management Plan (WWMP) CIP 650360 and CIP 650390, July 1, 2005*

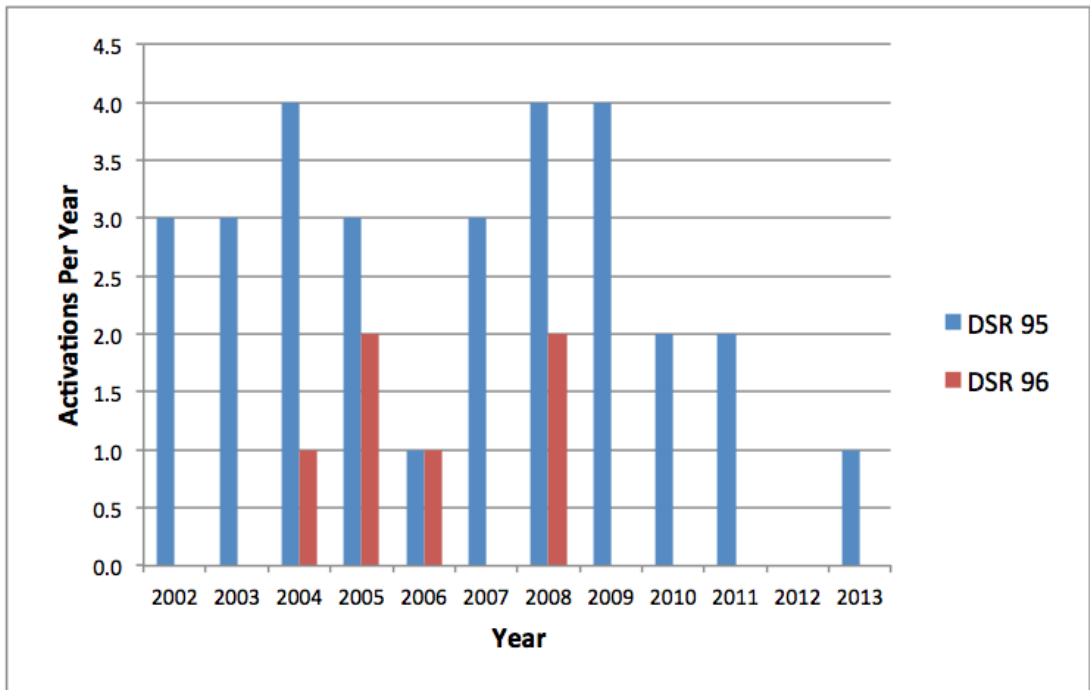
²City of Columbus, *DOSD, Monthly reported SSOs to OEPA*

³City of Columbus, *Field Investigations Report, Sullivant Avenue Sewer System Remediation I/I Study, CIP 450405.12, December 2012*



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FIGURE 1 – Historical Activations of DSRs in the West Franklinton Planning Area



Appendix 2

PUBLIC UTILITIES OVERVIEW

recommendations developed as part of that strategy that would directly affect the future re-development of the West Franklinton planning area. Future planning or engineering efforts should be done to determine the potential for any improvements to eliminate DSR 95 that would affect future projects in the West Franklinton area.

A sanitary pump station has been recently constructed and is currently under operation at the east side of Greenlawn Avenue⁵ near the Scioto River (Figure 2). The purpose of the pump station is to protect against future back-ups from the OSIS to sanitary sewer services along Greenlawn Avenue during wet weather events. The sanitary pump station has an automated sluice gate which would hydraulically disconnect the Greenlawn Avenue sewer system from the

OSIS in wet weather and provide continued service of the sewer system through the pump station. During normal, dry-weather flow conditions, the Greenlawn Avenue sewer discharges by gravity to the OSIS.

The city has previously conducted area-wide improvements in the planning area to rehabilitate the sanitary sewer system. Improvements included lining the system to improve system capacity, removing certain blockages and reducing the potential for inflow and Infiltration (I/I) during wet weather events.

2.0 Coordination with the City's DPU

DPU is currently implementing the Blueprint Columbus initiative which is an Integrated Solutions planning effort to mitigate activations of DSRs within targeted areas using sustainable stormwater practices,

FIGURE 2 – Greenlawn Avenue Sanitary Pump Station Location



⁴City of Columbus, 2005 Wet Weather Management Plan (WWMP), Section 11, Exhibit 11.2.1, Pg 2

⁵City of Columbus, DOSD, CIP 650742-100004 Greenlawn Avenue Storm & Sanitary Sewer Improvements, 2013

namely green infrastructure (GI). In an agreement between the city and the Ohio EPA, portions of the city's WWMP have been suspended while the city pursues the application of GI in identified DSR areas. As part of Blueprint Columbus, the application of GI is intended as an area-wide improvement with the goal of providing more effective drainage and eliminating significant sources of inflow and infiltration (I/I) to the sanitary sewer system, thereby reducing the potential for SSOs associated with wet weather events. The use of GI has the additional benefit of improving water quality associated with stormwater runoff and complements the overall objective of the city's WWMP to reduce the discharge of contaminants and pollutants to the streams and rivers within the city.

As discussed, given the current status of the DSRs 95 and 96, the West Franklinton planning area is not currently under consideration for this initiative. However, Blueprint measures could be utilized in West Franklinton to promote water quality and overall stormwater management.

Future sewer capital improvement projects involving sewer lining will be evaluated in conjunction with other improvement projects at which time DPU will make the determination as to the necessity and process for rehabilitating those sewer lines. In other words, if there was a roadway project or other significant improvement within a given area, DPU would focus attention and address the needs of the sewer lines in that project area. This process would apply to any future redevelopment efforts within the planning area.

Relative to sewer system capacity, there were no specific areas of concern noted within West Franklinton. However, DPU maintains a comprehensive sewer system model that will be used to identify any capacity issues for future land use changes.

3.0 Future Anticipated Improvements within the Planning Area

As mentioned previously, portions of the WWMP have been suspended and are being reconsidered under the Blueprint Columbus initiative. One of the original WWMP projects under reconsideration is the Olentangy Relief Tunnel (ORT) project. A north-south tunnel corridor has been identified for the ORT project which would pass through the West Franklinton planning area. There are proposed access shafts and relief sewers associated with the ORT that would impact portions of the planning area. Details of the proposed ORT project are provided in Appendix O of the WWMP report⁶. Further coordination with DOSD is recommended as the West Franklinton plan advances.

4.0 Design Standards and Regulatory Considerations

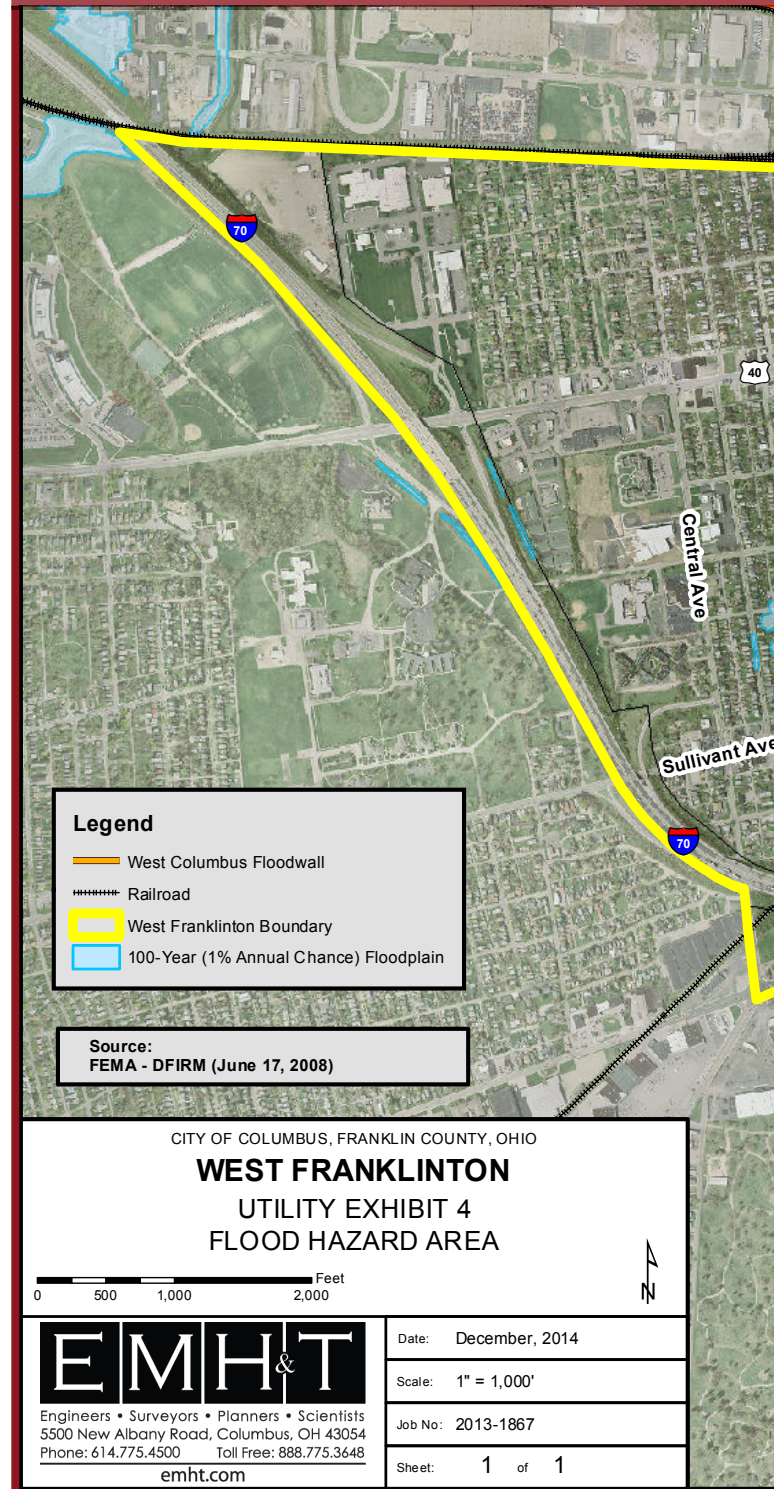
The design requirements of the Sanitary Sewer Design Manual should be followed when evaluating proposed changes to the current sewer system, including providing documentation of any changes to sewershed tributary areas, population densities and design flows. As mentioned previously, the DPU maintains a comprehensive sewer model that may be necessary to evaluate any significant changes to the sewer system.

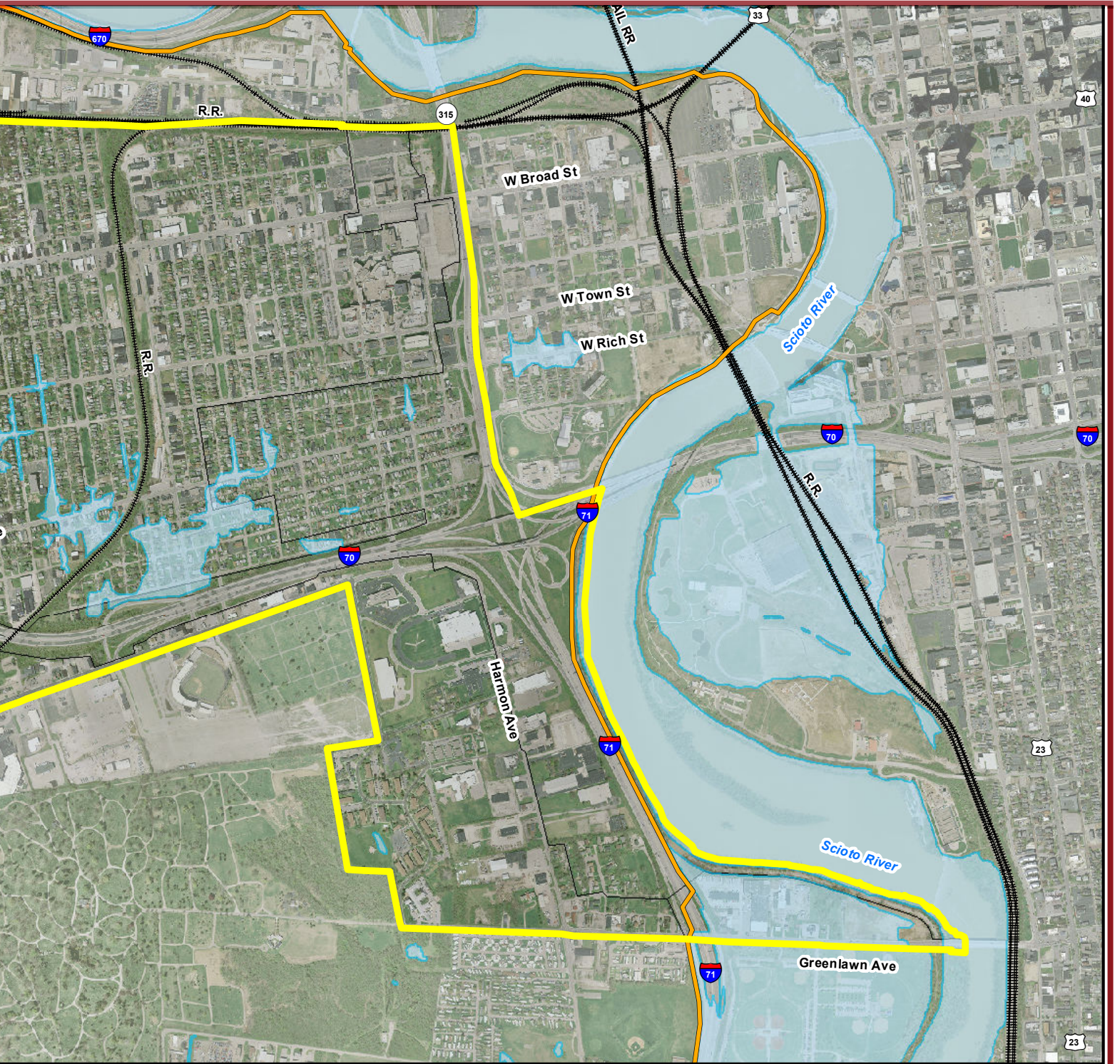
⁶City of Columbus, DOSD, Wet Weather Management Plan (WWMP), Appendix O, July 2005

Appendix 2

PUBLIC UTILITIES OVERVIEW

Due to the proximity of the West Franklinton planning area to the Jackson Pike Wastewater Treatment Plant (WWTP), both the West Side Sanitary Trunk Sewer and the Scioto Main Sanitary Trunk Sewer experience backup flow conditions. A flow meter, referred to as 'Columbus_S1' is installed in the Scioto Main Sanitary Trunk Sewer at structure number 0007S0471, which is located near Mound Street and the ramp between Mound and I-70. This meter has collected flow data since 1995 and documented a surcharge event on December 16, 2011 which indicated the flow depth may reach elevation 697.78 (NGVD 29). Tributary sewers to the Scioto Main Sanitary Trunk Sewer may receive a flow backup under similar conditions. For example, invert elevations of the sewer located at the alley east of Princeton Avenue (RP 67) range between 696.89 and 697.40, below the observed 697.78 flow elevation. As such, sewer capacity calculations using a conventional spreadsheet tool may not be applicable. The presence of the two DSRs in the study area (DSR 95 and 96) may lead the City to limit any changes to land use in the planning area that would increase flow rates in the sewer system without the benefit of the detailed model evaluation to determine if the system would be adversely impacted.





PUBLIC UTILITIES OVERVIEW

STORM SEWER SYSTEM AND STORMWATER MANAGEMENT

1.0 Existing System and Plans

The majority of the planning area is protected by the West Columbus Floodwall which extends along the west bank of the Scioto River between Dry Run, a tributary to the Scioto River at the far northwest corner of the planning area, and a point just north of the Frank Road underpass at I-71. Without the presence of the floodwall, the planning area would be significantly impacted by the 100-year flood hazard (1% annual chance floodplain) of the Scioto River. As it stands, the areas protected by the levee are considered to be non-floodprone and are not subject to the city's floodplain management regulations as part of any future redevelopment activities. The flood hazard designations for the planning area are shown on the Flood Insurance Rate Map (FIRM) for Franklin County and Incorporated Areas, Number 39049C, panels 308 and 309, dated June 17, 2008.

There is still some portions of the planning area within the 100-year floodplain and those are shown on Exhibit 4. The floodwall does not protect areas east of I-71, including the portion of the planning area along Greenlawn Avenue between the highway and the Scioto River. There is an embankment along the river at this location but it is not a certified levee. Recent borings into this levee indicate it is not constructed in accordance with current levee design standards⁷. Additionally, overtopping of the levee is anticipated during larger flood events.

The majority of the storm system within the planning area discharges to the south, under I-70 and eventually to the Scioto River within Lou Berliner Park. Due to the presence of the floodwall there are numerous pump stations in the vicinity of the planning area to manage stormwater runoff in the event of high water in the river. Most of these pump stations are associated with drainage along I-70 and SR 315. The existing storm systems are separated into the sub-watershed areas described below. These sub-watersheds and various pump stations are shown on Exhibit 5. The designated sub-watershed areas are intended to be general in nature and reflect the major storm sewer systems within the planning area. Smaller, isolated storm sewers may cross these boundaries at various locations.

- The Northern Sub-watershed (north of I-70) which discharge under the highway and to the Scioto River in Lou Berliner Park. This area is served by the Renick Run pump station located along the west side of I-71, which is associated with the floodwall.
- The Eastern Sub-watershed (1) that appears to discharge to an outfall at the Scioto River very near to the SR 315 bridge. This area is served by a pump station on the east side of the highway and north of West Broad Street (designated ST-2).
- The Eastern Sub-watershed (2) which discharges beneath SR 315 and to the Scioto River just north of the I-70/71 bridge. There is a floodwall pump station associated with this system located at Dodge Park. There appears to be an overflow built into this system that would

⁷OSIS Augmentation Relief Sewer Final Design Report, Test Pits and Test Borings, 2010

allow a portion of the flow in this system to be directed south to the same outfall as the northern sub-watershed.

- The Southern Sub-watershed (south of I-70). There appear to be two separate storm systems associated with this area; however, they both discharge to the same river outfall as the northern area and are served by the Renick Run pump station.
- The Greenlawn Avenue Sub-watershed which includes a local storm sewer system discharging to the Scioto River which is protected from backwater flooding from the Scioto River by a flap gate installed at the outfall and a sluice gate installed within the storm sewer. In case of high water elevations in the river and the associated gate closure, DOSD will mobilize portable pumps to clear the ponding of stormwater runoff.
- There are storm systems associated with the major highways abutting the planning area which have their own outfalls. For the most part, it appears these drainage systems are separate from the storm sewers within the other portions of the planning area.
- There is a small portion of the planning area south of I-70 where the existing storm sewer system is not well-defined and the outfall is not apparent. This area is currently shown on Exhibit 5 as not being associated with any of the designated sub-watersheds.

There are no specific plans to reference in regard to the existing storm system, but operating protocols related to the floodwall and stormwater pump stations impacting the planning area are available through DOSD.

2.0 Coordination with the City's DPU

Currently there are no planned storm system improvements within West Franklinton. Future service requests may provide some indication of recurring problems associated with the capacity and/or maintenance of the system that could be addressed through redevelopment and the related public infrastructure improvements. Unlike the sanitary sewer system, DPU does not maintain a model of the existing storm sewer system. Models would likely need to be developed to understand potential limitations in storm sewer capacity in conjunction with future projects. The application of the Stormwater Drainage Manual is discussed later in this section of the document.

As referenced previously, the City's Integrated Solutions planning initiative promotes the use of GI features to mitigate the impacts of stormwater runoff. This is in addition to other similar initiatives and technical guidance provided by the city related to the use of GI as an integral component of stormwater management plans for both site development projects and public infrastructure improvements. Although the on-going Blueprint Columbus initiative does not currently apply to West Franklinton, the city will continue to promote the use of GI to manage stormwater runoff in this area. Given the potential for storm sewer capacity limitations, such practices may become a fundamental component of future site improvements.

Appendix 2

PUBLIC UTILITIES OVERVIEW

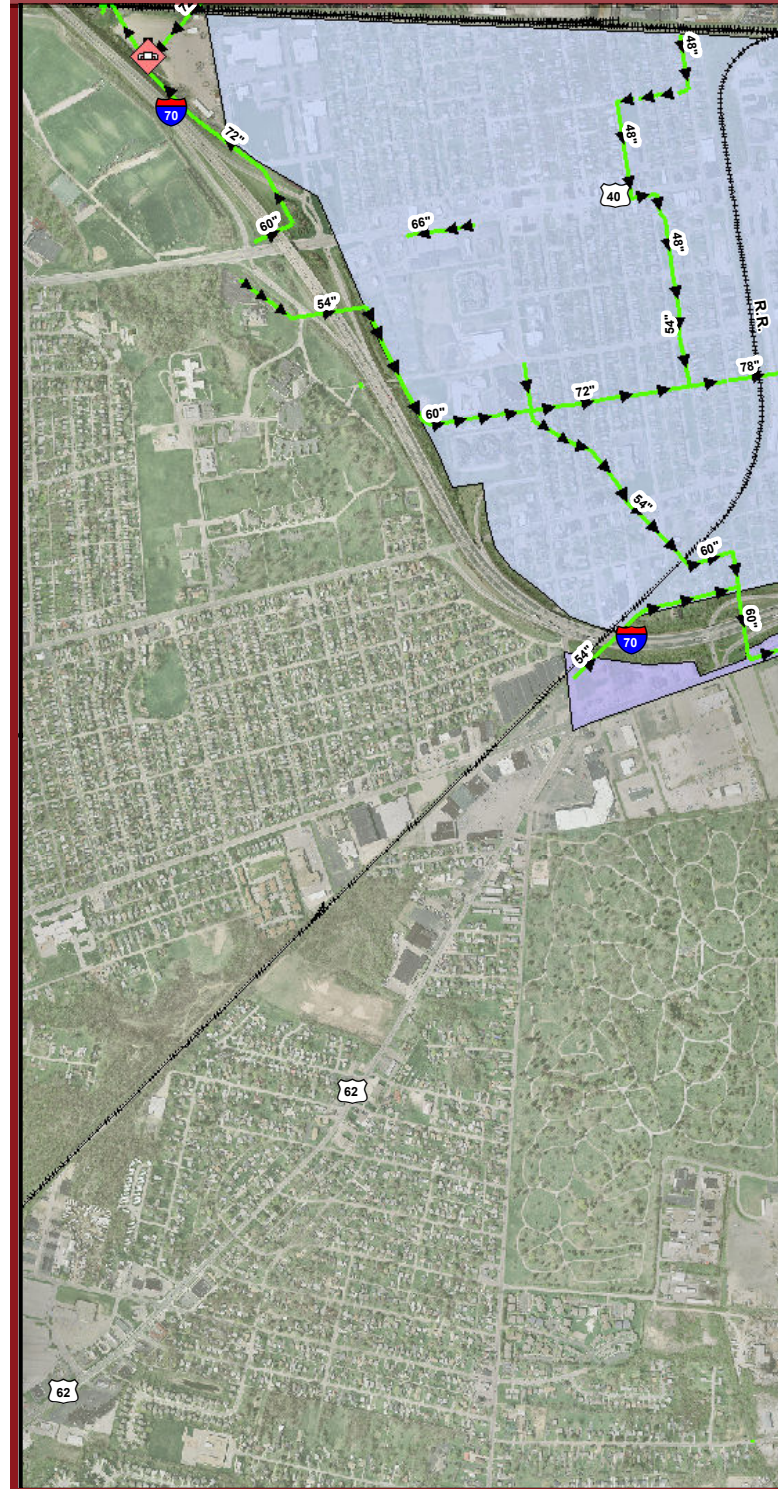
3.0 Future Anticipated Improvements within the Planning Area

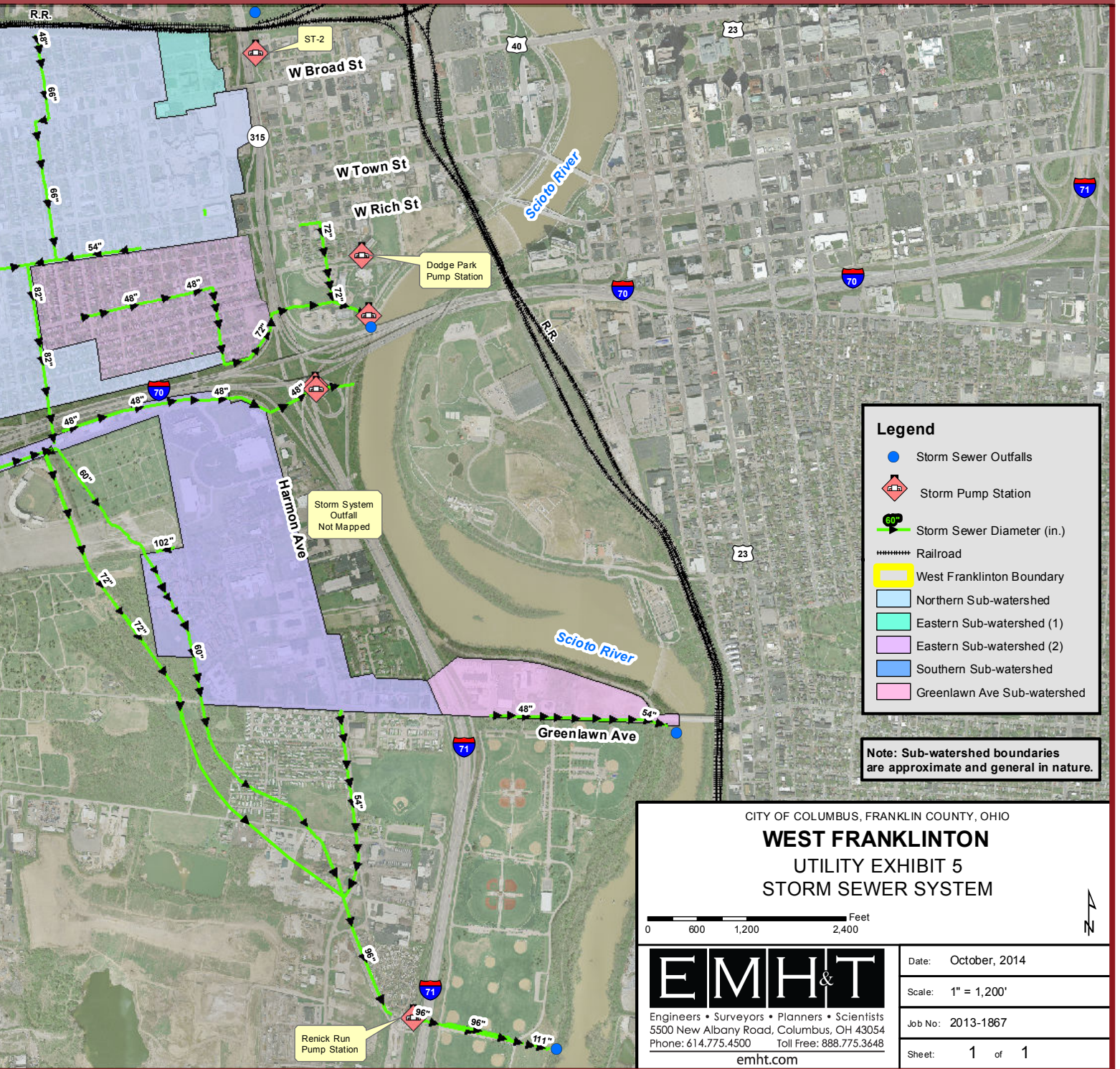
As noted previously, there are no currently planned improvements to the existing storm sewer system, but future individual projects may reveal limitations in the existing system that need to be addressed through localized or area-wide improvements. However, given the nature of the existing system and its relationship to the pump stations near the river outfalls, it is unlikely that these improvements would be permitted to increase the amount of flow being discharged to those outfalls. Future redevelopment within the planning area may need to consider beneficial use of open space to ensure sufficient stormwater management is provided in conjunction with other proposed land uses changes.

4.0 Design Standards and Regulatory Considerations

The city's Stormwater Drainage Manual (August 2012) provides the technical requirements associated with stormwater management that will pertain to any future redevelopment of West Franklinton. The manual outlines numerous requirements related to the analysis and design of stormwater management features; however, there are two specific requirements that could have the biggest impact on future infrastructure improvements, as described below.

- Providing stormwater quantity controls as outlined in Section 3.2 of the manual. These requirements pertain to managing the peak flow rate of stormwater runoff within the limits of an individual project area. Based on these requirements, any private site development or public





Legend

- Storm Sewer Outfalls
- Storm Pump Station
- Storm Sewer Diameter (in.)
- Railroad
- West Franklinton Boundary
- Northern Sub-watershed
- Eastern Sub-watershed (1)
- Eastern Sub-watershed (2)
- Southern Sub-watershed
- Greenlawn Ave Sub-watershed

Note: Sub-watershed boundaries are approximate and general in nature.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
WEST FRANKLINTON
 UTILITY EXHIBIT 5
STORM SEWER SYSTEM

0 600 1,200 2,400 Feet

N

EMHT
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

| |
|---------------------|
| Date: October, 2014 |
| Scale: 1" = 1,200' |
| Job No: 2013-1867 |
| Sheet: 1 of 1 |

Appendix 2

PUBLIC UTILITIES OVERVIEW

infrastructure improvement project (other than underground utility improvements) would be required to provide stormwater detention to achieve the required peak flow rate control. This requirement pertains to all projects, including redevelopment projects and projects that may reduce the amount of impervious land cover in a given area.

- Providing post-construction water quality as outlined in Section 3.3 of the manual. The requirement for water quality is also mandated by the Ohio EPA's Construction General Permit related to stormwater discharges. These requirements pertain to managing runoff from smaller rainfall events and capturing/filtering pollutants commonly associated with stormwater runoff. The previous references to GI features explained their attributes in terms of post-construction water quality and the manual provides technical guidance on these features, as well as others. Furthermore, the city is in the process of developing more detailed design guidance related to GI applications as part of their Blueprint Columbus initiative. Although there are conventional engineering approaches to managing stormwater runoff and providing post-construction water quality, the use of GI has the distinct advantage of being easily integrated into any site development and public infrastructure improvement project, including the use of bio-retention practices in landscaping areas and the use of pervious pavement in roadways and parking areas.

Variances from the manual requirements can be requested for a project; however, the technical justification for such requests can be a significant effort and the use of the variance process is generally discouraged except under circumstances of obvious hardship. In West Franklinton opportunities should be considered to address stormwater management on an area-wide basis as opposed to site-by-site or project-by-project. Collaborations between individual projects, whether publicly or privately funded, present opportunities to develop more favorable stormwater management plans and succeed in achieving some of the more stringent of those requirements. This approach has the added benefit of potentially reducing overall project costs.

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west franklinton

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PLAN

2014

MARKET STUDY
(PLAN APPENDIX 3)

PREPARED BY:



A. Introduction

The purpose of the market analysis was to identify short- and long-term market-supported opportunities with ongoing redevelopment strategies for the West Franklinton Planning Area as part of an overall comprehensive land use planning effort.

Specifically, the scope of the market analysis was to identify market-supported opportunities (near- and long-term) for residential and retail/service businesses based on a thorough understanding and analyses of the local rental and for-sale housing market, commercial market conditions, demographic projections, socio-economic characteristics, and the availability and appropriateness of potential redevelopment sites.

The recommendations for short-term opportunities represent uses which are supported within a five-year period based on current market conditions and redevelopment efforts. Long-term opportunities, 10 years and beyond, were identified and used to assess local aspirational goals of the community and in identifying realistic steps toward creating a more vibrant and sustainable neighborhood.

B. Residential Analysis

West Franklinton is a large planning area, in fact one of Columbus' largest historic neighborhoods. Because of the expansive nature of the area and the diverse locational market dynamics, the most effective way to analyze the housing market is to divide it into more manageable submarkets. Based on the thoroughfares and mobility patterns; socio-economic characteristics; hard boundaries and city block orientation, the area was divided into seven housing submarkets for further analysis.



1. Housing Type

Some of the most stable and economically diverse neighborhoods in Columbus offer a wide variety of housing types. Lacking housing choices and/or having a surplus of one or more unit types can limit a neighborhood's revitalization potential.

a. Housing Type

In comparison to the City of Columbus, West Franklinton has a slightly higher proportion of single-family housing stock; much higher share of duplexes (+8.7%); and significant shortfall of higher multifamily housing of 3 or more units.

Excluding the Far South Submarket, multifamily housing in the remaining areas of West Franklinton (north of Interstate 70) is very low at 20.0%.

The higher share of duplex units in West Franklinton makes increasing homeownership rates in the area challenging. Typically stable neighborhoods have ownership in no more than one-fourth of their duplex units.

| Housing Type | | | | |
|---------------------|----------------------|---------------|-----------------|--------------|
| Submarket | Single-Family | Duplex | 3+ Units | Total |
| Northwest | 469 | 250 | 35 | 754 |
| Northeast | 89 | 80 | 12 | 181 |
| Central West | 461 | 260 | 343 | 1,054 |
| Central East | 364 | 236 | 221 | 821 |
| Southwest | 84 | 18 | 33 | 135 |
| Southeast | 442 | 66 | 60 | 568 |
| Far South | 37 | 16 | 520 | 573 |
| Total | 1,946 | 926 | 1,224 | 4,096 |
| Neighborhood % | 47.5% | 22.6% | 29.9% | 100.0% |
| City of Columbus % | 45.7% | 13.9% | 39.5% | 100.0% |
| Difference | +1.8% | +8.7% | -9.6% | |

b. Home Sizes

The median size of homes in the neighborhood range from 670-square-foot for a one-bedroom home, up to 1,630-square-foot for a four-bedroom single-family home.

| Dwelling Type | Home Sizes | | | |
|----------------------|---|---------------|-----------------|----------------|
| | Median Home Size By Bedroom Type (Square Feet) | | | |
| | One-Br | Two-Br | Three-Br | Four-Br |
| Single-Family | 670 | 1,008 | 1,372 | 1,630 |
| Duplex | 781 | 977 | 1,217 | - |

Unit sizes by bedroom type for multifamily housing are not available from the Franklin County Auditor. The square feet of living space of multifamily developments are rarely advertised/published and a few leasing agents were aware of the unit sizes at their projects.

c. Year Built

With a median year built of 1920, the housing stock in West Franklinton is much older compared to the citywide median of 1974 (Source: 2012 American Community Survey 1-Year Estimates). Nearly two-thirds of the housing stock built in the 1940s and 1950s were within the Northwest and Southeast Submarkets.

| Year Built | |
|--------------------------|------------------------|
| Decades | Share of Housing Stock |
| Pre-1940s | 80.3% |
| 1940s-1950s | 10.3% |
| 1960s-1970s | 3.5% |
| 1980s-1990s | 1.6% |
| 2000 to Present | 4.3% |
| Median Year Built | 1920 |

According to the Franklin County Auditor, 80% of the housing stock in West Franklinton was built prior to 1940. The housing stock built since 2000 represents new construction at the nursing college, single-family and senior Tax Credit housing, and public housing for seniors (Worley Terrace).

Source: Franklin County Auditor

2. Rental Housing – Subsidized

Subsidized rental housing in West Franklinton represents 16.0% of the entire housing stock in West Franklinton. This is comparable to the share of subsidized housing in Columbus’ emerging¹ Weinland Park neighborhood (16.7%).

Subsidized Rental Housing

| Submarket | Public Housing/ Section 8 | Tax Credit/ Section 8 Apts. | SF Rental Tax Credit | SF Rent-to-Own Tax Credit | Senior Tax Credit | Total Units |
|--------------|-------------------------------|---|---------------------------|------------------------------|----------------------|----------------|
| Northwest | - | - | 4 | - | - | 4 |
| Northeast | - | - | - | - | - | 0 |
| Central West | 100 | - | 13 | 28 | - | 141 |
| Central East | - | 36 | 7 | 9 | 54 | 106 |
| Southwest | - | - | - | 1 | - | 1 |
| Southeast | - | 2 | 2 | 2 | - | 6 |
| Far South | 352 | - | - | - | - | 396 |
| Total | 452 | 44 | 26 | 40 | 54 | 654 |
| Projects | Worley Terrace; South Park | Network Restoration I; Lucas Homes; CHN Central; Griggs Village | City View; Lucas Homes | Boulevard Homes | Hawthorne Village | |

SF- Single-Family

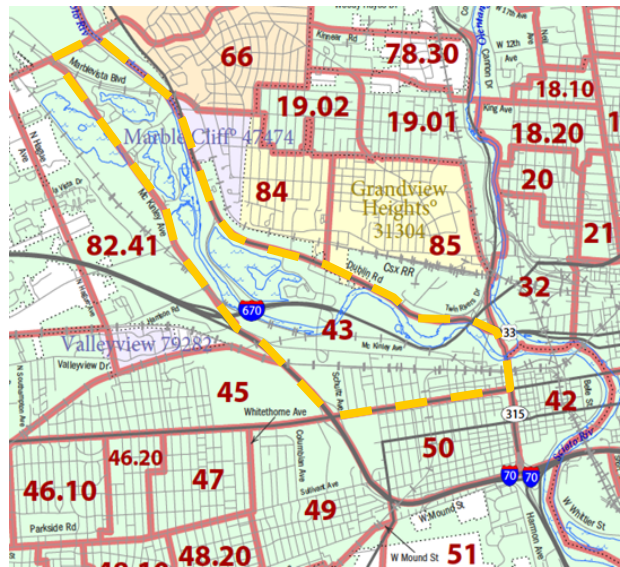
¹ The term “emerging” is used throughout this report to reflect neighborhoods that have made positive gains in the past few years in household counts and investment preceded by multiple years of disinvestment and population decline.

The distribution of subsidized housing in West Franklinton is heavily concentrated in the Far South. The Far South has 60% of the West Franklinton’s subsidized housing and another 100 units will be added by Volunteers of America (VOA) at West Edge. This area also has a high share of supportive service providers.

The Central West and East areas have 13.4% and 12.9% shares of subsidized housing respectively. By comparison, the areas of West Franklinton north of Broad Street and south of Sullivant Avenue (Northwest, Northeast, Southwest, and Southeast Submarkets), have very little subsidized housing.

The Low-Income Tax Credit Housing program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. It is a competitive award process in which awarded developers then sell the tax credits to investors to raise capital (equity) for their projects. The lack of Tax Credit housing north of Broad is largely a result of the area *not* being within a Qualified Census Tract (QCT). Projects located in a QCT are eligible for additional tax credits for new construction or rehabilitation. For that reason, projects within a QCT have had an economic advantage over non-QCT projects and as a result were more competitive in the award process. A QCT has either a poverty rate of at least 25 percent of householders or 50 percent or more with incomes below 60 percent of the area median household income.

While the Northwest and Northeast Submarkets meet both of these criteria, they are located within Census Tract 43 (refer to map) which extends northwest along the Scioto River and includes 183 high-end single-family homes and condominiums and another 1,806 “luxury” rental housing units. Because of the addition of these properties and higher-income residents, the census tract is not designated as a QCT. The Ohio Housing Finance Agency (OHFA) has recently addressed this issue and offered a “basis boost” to developers looking to build housing in areas that do not qualify as a QCT.



Area north of Broad Street is in Census Tract #43 – not a QCT

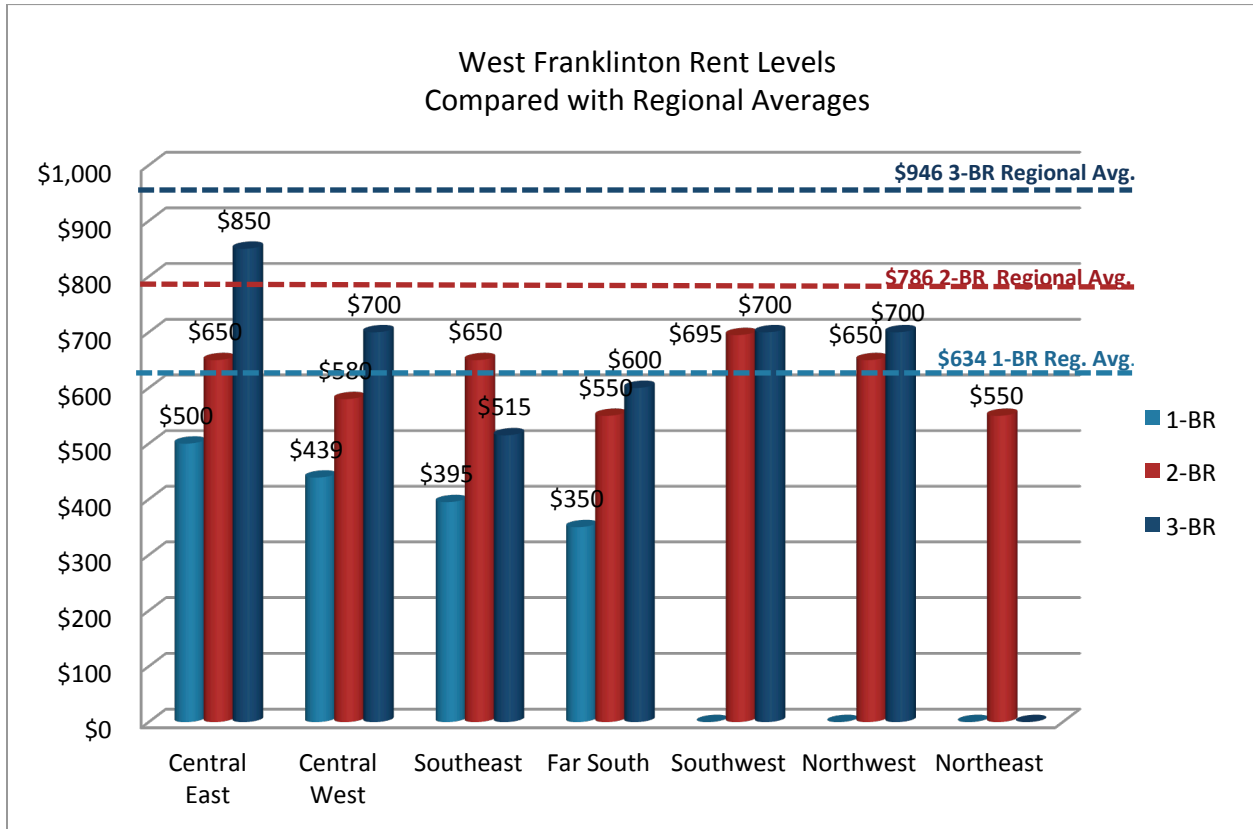
3. Rental Housing – Market-Rate

West Franklinton represents one of the lowest rent tier neighborhoods in Columbus. The highest achieved rents are well below the average regional rents.

While the lower rents represent affordability, they are a product of older, lower quality housing stock and an environment in most areas which includes vacant and/or boarded-up homes. There is a limited use of Housing Choice Vouchers (HCV) in the area as the value of the vouchers is generally at and above regional rent averages and enables households to afford higher-priced rental units outside of Franklinton.

Despite the general lower quality of much of the housing stock, there is limited availability among all unit types in West Franklinton. Based on interviews with area landlords and a review of Craigslist and other rental listing websites, the rental housing vacancy is below 5%.

Notably, no one-bedroom rental housing units (available or occupied) were identified north of Broad Street.



4. Rental Housing – Opportunities

Franklinton is one of the last emerging historic neighborhoods adjacent to the downtown. There is significant momentum in East Franklinton with a vibrant art scene and several planned residential and commercial developments. West Franklinton has seen some benefits from this movement, and while there are many young single persons and couples who want to be part of Franklinton, it is difficult to attract new residents without a variety of rental housing stock.

a. Multifamily Housing

West Franklinton is proximate and easily accessed from downtown and other areas of the city via Broad Street and Interstates 70, 71, and 315.

Restaurants and other active businesses in “Downtown Franklinton” make the area immediately surrounding Broad Street a likely candidate for a large scale, multifamily rental housing development. This key opportunity zone includes the 315 Gateway focus area. As downtown living continues in popularity, rents will

continue to escalate and fewer and fewer households will be able to afford to live downtown. At the same time, there is a national trend in urban corridors where renters desire living in redeveloped mixed use environments outside of the main downtowns. Some developers have capitalized on this lifestyle by placing housing within walking distance of places to eat, drink, shop and be entertained.



Typical Rent Per Square Foot of New Development

| District | Studio | One-Bedroom | Two-Bedroom |
|-------------------|--------|-------------|-------------|
| Downtown Columbus | \$1.85 | \$1.65 | \$1.50 |
| East Franklinton* | \$1.50 | N/A | \$1.22 |

*per the East Franklinton Plan

The high rent per square foot in Downtown Columbus generally results in rental rates for a new apartment in excess of \$1,000 per month. At this rent level, most residents will have incomes of at least \$45,000. The relatively low recommended rental rates for West Franklinton are needed to maintain affordability to current residents and to attract renters to West Franklinton. Creation of new housing at these rent levels will likely require developer incentive(s) and assistance.

Recommended Rent Per Square Foot Levels

| District | Studio | One-Bedroom | Two-Bedroom |
|------------------|------------------------------------|------------------------------------|------------------------------------|
| West Franklinton | \$1.25 - \$1.35 (\$625 - \$675) | \$1.10 - \$1.20 (\$715 - \$780) | \$1.00 - \$1.10 (\$900 - \$990) |

Project or common area amenities will be required to be competitive with other urban multifamily housing projects. We anticipate that a development of approximately 150 to 200 units will be needed to support these amenities, including fitness center, media room, and outdoor recreational amenities.

b. Affordable Housing Development

Demand for affordable housing for low-income households still exists in West Franklinton. Although the market-rate rents in the area are generally affordable to lower income households, the quality of much of the rental housing stock is poor. Also, there is a limited supply of available rentals.

The market can readily support a 40-60 unit apartment property developed under the Low-Income Housing Tax Credit (LIHTC) program and another 40 single-family rentals (rent-to-own) under the same program. The single-family rentals should be developed in a critical mass of at least 8 to 10 homes within adjoining blocks. The grouping of fewer homes scattered throughout the neighborhood has proven to be more difficult to market and manage.

It is difficult to finance new commercial space in a neighborhood with high vacancies and low achievable lease rates, albeit among older lower quality space. There may be an opportunity to add newly constructed retail space in the short-term as part of an apartment development which includes ground floor retail space.

c. Student Housing

Mount Carmel College of Nursing is among the largest baccalaureate nursing programs in Ohio. There is an enrollment of approximately 1,200 students.

There are two resident halls on West Town Street adjacent Mount Carmel that are fully occupied and can accommodate up to 144 students. An opportunity should be further explored to expand the existing “campus” area to accommodate more students.



**Student Housing
Holy Cross Hall – 18 Apartments**

5. For-Sale Housing

According to the Franklin County Auditor, there were 226 total “valid” home sales in West Franklinton from 2008 through 2013. Invalid sales, in general, are transfers of property that occur through the sheriff, by quit claim, and/or fiduciary execution.

Two-thirds of the homes sold in this period were priced below \$25,000. While these homes represent an entry into the market for many first-time homebuyers and landlords, the reinvestment needed to bring these units up to move-in ready conditions often exceeds market value. In some cases this results in the continuation of deferred maintenance. A

review of Franklin County Auditor rental registration records indicates that seven of every ten of these recently purchased homes are now rentals.

Homes in West Franklinton in move-in ready condition (no significant work needed) are typically priced at \$50,000 and higher. Homes within this price category represented one-fifth of the valid home sales in West Franklinton. Most of these homes are bank financed and owner-occupied.

Total Valid SFH Sales in West Franklinton (2008 - 2013)

| Submarket | Less than \$25,000 | \$25,000 to \$49,999 | \$50,000 and Higher | Total Sales |
|--------------|--------------------|----------------------|---------------------|-------------|
| Central East | 26 | 8 | 21 | 55 |
| Central West | 23 | 10 | 6 | 39 |
| Far South | 2 | 0 | 0 | 2 |
| Northeast | 12 | 2 | 0 | 14 |
| Northwest | 40 | 5 | 16 | 61 |
| Southeast | 45 | 5 | 2 | 52 |
| Southwest | 3 | 0 | 0 | 3 |
| Total | 151 | 30 | 45 | 226 |
| Share | 66.8% | 13.3% | 19.9% | 100.0% |

A total of 29 single-family homes priced above \$85,000 were sold in the neighborhood between 2008 and 2013. All of them had incentives/abatements/subsidies, including the city-sponsored Home Again program, Neighborhood Stabilization Program (NSP), and Habitat for Humanity.

As of July 1, 2014, there were 26 active for-sale housing listings on the Columbus Multiple Listing Service (MLS). Of these listings, eight (30%) were priced above \$50,000. The median home sizes of the properties listed for sale were typical of homes sizes found throughout the neighborhood.

Summary of Active Home Listings (as of July 1, 2014)

| | Two-Bedroom | Three-Bedroom | Four-Bedroom+ | Total |
|-----------------------------|-------------|---------------|---------------|----------|
| Total Listed | 7 | 14 | 5 | 26 |
| Median Sale Price | \$29,500 | \$37,450 | \$52,000 | \$35,000 |
| Total Listed Above \$50,000 | 0 | 5 | 3 | 8 |
| Median Home Size (sf) | 1,015 | 1,368 | 1,554 | 1,373 |

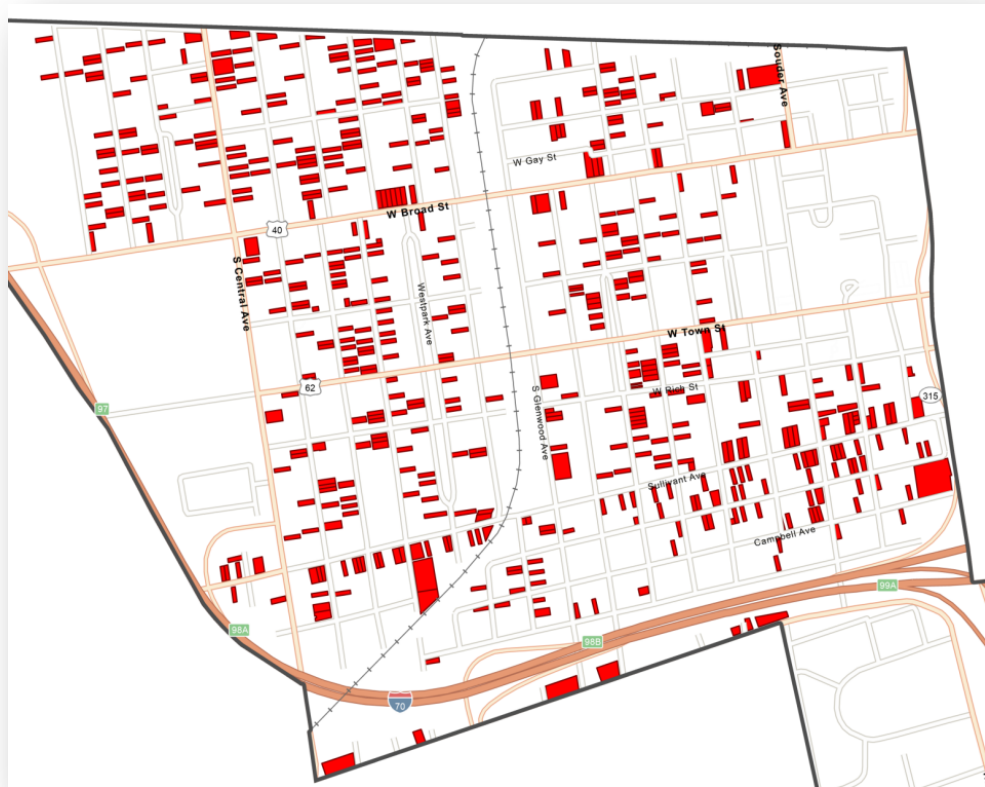
Continued sales of single-family homes are limited by the number, quality, and location of homes that can be acquired. The prevalence of vacant and boarded-up homes throughout the neighborhood further hinders home sales.

6. Vacant Housing

Successful redevelopment of West Franklinton must address the vacant housing issue. The prevalence of vacant/boarded-up homes adversely impacts the neighborhood's marketability. It's not solely the poor condition of the vacant homes that dissuades persons from moving to/investing in the area, but the criminal activity that is often associated with boarded-up homes.

As of January 2013, there was an inventory of 568 vacant buildings in West Franklinton. The City has made this a priority issue and has taken steps to expedite the transfer of vacant properties to the city land bank to facilitate reuse/redevelopment.

Vacant/Boarded-Up Buildings in West Franklinton (parcels in Red)



A market-based approach was identified in this plan in order to prioritize city funds/efforts and facilitate private investment. This approach is outlined in the following Vacant Property Strategy.

Vacant Property Strategy

A one-size fits all approach is not appropriate in West Franklinton since there are significant market characteristic differences from one block to the next. A detailed block-by-block approach was used to analyze a wide range of redevelopment/acquisition opportunities and align neighborhood goals with priorities for city funds/efforts addressing:

1. Vacant dilapidated housing
2. Building equity
3. Living near green space

Approximately 100 city blocks in West Franklinton were analyzed using the following criteria.

- Condition of housing stock (homes valued \$50,000 and higher)
- Median home values
- Share of homeowners
- Share of duplexes
- Block amenities (e.g. schools, parks, boulevards, and other civic/cultural assets)
- Parcels under Land Bank and/or Franklinton Development Association ownership
- Housing with long-term subsidies
- Number of vacant properties

The home values were based on a review of Franklin County Auditor data supplemented by individual sales data and building permit activity.

Following an analysis of the above criteria, four groups of similar market characteristics were established.

| Recommended Land Bank City Block Groups | | | | | | |
|---|---------------------|---------------------|------------------------|-------------------|----------------------|---------------------------|
| Group | % in Good Condition | Average Home Values | % with Block Amenities | Share of Duplexes | Homeowner-ship Rates | % Vacant/Boarded-Up Homes |
| A | >50% | \$55,000 | >50% | 30% | 35% | 15% |
| B | 30% | \$45,000 | 20% | 35% | 35% | 20% |
| C | 15% | \$38,000 | <10% | 35% | 35% | 15% |
| D | <10% | \$35,000 | 0% | <25% | 25% | 30% |

The grouping of the blocks of similar market characteristics can be used as a tool to assess the scope of work such as: rehab costs market-appropriate for a home in a given block; should green space be given consideration; and/or should a home be held with other properties to obtain a critical mass site. Ultimately, however, the final decision is predicated on the actual condition and the required renovation identified from a thorough inspection by the City.

Group A represents blocks that have the best potential for the market to support *substantial* rehab costs including conversion of duplexes to single-family homes. Also, with subsidies available (like Neighborhood Stabilization Program grants); these are areas of the neighborhood with the highest home values to best support the cost of new construction.

Group B represents blocks that have the best potential for the market to support more *moderate* rehabilitation costs (see example below). The values are the second highest in the neighborhood, but not high enough for the market to support substantial renovation costs, such as conversions or gut rehabs.



Group C represents blocks where vacant/boarded-up homes should be considered for *minor* repairs or demolition with a landscaped lot (see example below). While opportunities to renovate existing homes are more limited in this group, a demolition and reuse of the land as green space can improve the value of other homes and properties on the block.



Group D represents blocks with the lowest home values and homeownership rates and the greatest share of vacant/boarded up homes. These blocks present an opportunity for critical mass redevelopment, whether it is more housing, green space, or some other needed use. Areas where single-family housing was deemed non-compatible with adjacent land uses (e.g. light industrial use with outdoor use and/or storage) were added to Group D.

C. Retail Analysis

There is nearly 300,000 square feet (SF) of ground floor retail space in West Franklinton. The overall occupancy rate is 80.2%, approximately 10 percentage points below the Central Ohio average. There is only one conventional (suburban style) shopping center in West Franklinton, Franklinton Square (see photo below). The strip center includes 34,369 square feet (SF) of gross leasable area and as of June 2014 was 73.8% occupied. It is important to note that the affordability of land along Broad Street has prompted many retailers to buy their own buildings.



The high vacancy rates combined with the area’s low lease rates (below \$13 per square foot) are indicative of a “soft” retail market. However, as with housing, the overall retail market conditions do not reflect conditions for specific areas in the neighborhood. Using West Broad Street as an example, there are at least three distinct sub-districts for various types of retail within the neighborhood.

The West Broad Street corridor has 75% of West Franklinton’s overall ground floor retail space, followed by Sullivant Avenue (18%), and the remainder is scattered in five nodes in the neighborhood (7%).

| Retail Corridors | | | |
|-------------------------|---|---------------------------------------|-----------------------|
| Corridor | Total Ground Floor Retail Space (SF) | Total Occupied Ground Floor SF | Occupancy Rate |
| West Broad Street | 213,543 | 176,795 | 82.8% |
| Sullivant Avenue | 52,256 | 35,468 | 67.9% |
| Other | 20,006 | 17,036 | 85.1% |
| Greenlawn Avenue | 8,796 | 5,826 | |
| Mound Street | 3,178 | 3,178 | |
| Rich Street | 2,608 | 2,608 | |
| Town Street | 4,284 | 4,284 | |
| West Park Avenue | 1,140 | 1,140 | |
| Total | 285,805 | 229,299 | 80.2% |

Sullivant Avenue is the corridor that is struggling the most with occupancy levels. Significant disinvestment has occurred along the corridor and nearly all of the vacant space requires substantial renovation to attract a retailer and patrons to the area.

Visibility and traffic volumes are essential considerations for retailers when choosing store locations. West Broad Street has high traffic volumes throughout the entire corridor peaking at an average daily traffic (ADT) count of 25,405 vehicles in Downtown Franklinton.

| Retail Corridors | |
|-------------------------|------------------------------------|
| Corridor | Average Daily Traffic (ADT) |
| West Broad Street | 18,104 – 25,405 |
| Sullivant Avenue | 5,600 – 9,920 |
| Town Street | 2,507 – 9,000 |
| Rich Street | <5,000 |
| West Park Avenue | <5,000 |
| Greenlawn Avenue | 11,889 – 27,505 |
| Mound Street | 8,699 – 22,047 |

Source: Esri, Incorporated

Sullivant Avenue has a more modest ADT of approximately 10,000 vehicles at the Sullivant/ Central Avenue intersection. Aside from traffic associated with access to and from Mount Carmel West, ADT in Town, Rich, and West Park Avenue is below 5,000 vehicles, generally not considered retail-supportive levels. Greenlawn Avenue has the highest ADT at 27,505 vehicles, but much is through traffic accessing I-70.

Mound Street has traffic counts of approximately 12,000 vehicles adjacent to the shopping center cluster (Central Point and Harrisburg Point) on the southwest periphery of the West Franklinton boundary. Mound Street east of Central Avenue has traffic counts of approximately 22,000 vehicles.

1. Retail – Tenant Types

The Food Services and Drinking Places retail category (NAICS Code 722), populated by restaurants and tavern establishments, is the leading tenant type in West Franklinton representing 30% of the retail tenants. This is also the leading retail tenant category throughout Franklin County indicated by the low population to retailer ratio in the county (461 persons per food services/drinking place establishment).

| Retail Tenant Types by North American Industry Classification System (NAICS) | | | | |
|---|---|------------------------------------|-------------------------------------|--|
| NAICS Code | Description | West Franklinton | | Average Population Per Establishment Franklin County, OH* |
| | | Number of Retail Businesses | Population Per Establishment | |
| 722 | Food Services and Drinking Places | 23 | 384 | 461 |
| 445 | Food and Beverage | 18 | 491 | 2,059 |
| 441 | Motor Vehicle and Parts Dealers | 9 | 981 | 3,091 |
| 8111 | Automobile Repair and Maintenance | 8 | 1,104 | 2,606 |
| 447110 | Gas Stations with Convenience Stores | 5 | 1,766 | 4,041 |
| 812 | Personal and Laundry Services | 2 | 4,415 | 1,520 |
| 446 | Health and Personal Care | 2 | 4,415 | 3,417 |
| 451 | Sporting Goods, Hobby, Books and Music | 2 | 4,415 | 7,036 |
| 522298 | All other Nondepository Credit Intermediation | 2 | 4,415 | 34,173 |
| 448 | Clothing and Accessories | 1 | 8,830 | 2,664 |
| 6244 | Child Day Care Services | 1 | 8,830 | 2,932 |
| 522110 | Commercial Banking | 1 | 8,830 | 3,115 |
| 453 | Miscellaneous | 1 | 8,830 | 3,304 |
| 443 | Electronics and Appliances | 1 | 8,830 | 6,295 |
| 452 | General Merchandise | 1 | 8,830 | 7,077 |

*US Census Bureau County Business Patterns; ESRI Incorporated (population)

The lower population per food services and drinking places ratio of West Franklinton is attributed to the dynamic of Downtown Franklinton which draws patrons from well outside the neighborhood. All of the restaurants, except for one fast food establishment, are located on West Broad Street. The sit-down casual and full-service restaurants are generally in Downtown Franklinton and fast food restaurants are near the West Broad Street/I-70 interchange.

The second leading retail tenant type in West Franklinton is Food and Beverage (NAICS code 445). This category includes neighborhood markets and convenience stores which collectively occupy more than 50,000 square feet of space or nearly one-fourth of the area's occupied ground floor retail. The corner markets continue to play an important role in the neighborhood, especially with an estimated 30% of the residents without a vehicle (source: American Community Survey). However, notably most of the small markets remained in business over the past two decades despite the decline of one-third of the population. The result is a disproportionately high share of convenience markets serving the neighborhood.



914 West Broad Street

Auto sales and services businesses make up slightly more than 20% of the areas retail business. At nearly 50,000 total square feet of retail space, West Franklinton has a higher than average share of auto-oriented space. In two comparable urban retail corridors, the south portion of Columbus' Clintonville neighborhood and Cleveland's East 185th Street District, the total square footage of occupied auto-oriented business is 31,820 and 31,228 total square feet, respectively. The 43,938 square feet of occupied auto-oriented business on Broad Street is 1.4 times greater than that of comparable markets.

Aside from corner markets/convenience stores and auto-oriented businesses, retail businesses in the area are largely service oriented, including printing/copying, day care centers, laundromat and bank services. Other businesses include a bicycle shop, hair salon, firearms store, cell phone and accessories, general merchandise, pharmacy, pawn shop and used furniture store.

Occupied Ground Floor Space By Retail Tenant Type (Estimated SF)

| Corridor | Market/ Convenience | Restaurant, Tavern & Specialty Food | | Auto Sales & Service | |
|-------------------|------------------------|---|---------------|-------------------------|-------|
| | | Retail | Other | Other | Other |
| West Broad Street | 28,562 | 48,446 | 55,849 | 43,938 | |
| Sullivant Avenue | 20,646 | 7,581 | 2,323 | 4,918 | |
| Other | 5,290 | 10,696 | - | 1,050 | |
| Greenlawn Avenue | - | 5,826 | - | - | - |
| Mound Street | 1,102 | 3,436 | - | - | - |
| Rich Street | 1,248 | 1,434 | - | - | - |
| Town Street | 1,800 | - | - | - | 1,050 |
| West Park Avenue | 1,140 | - | - | - | - |
| Total | 54,498 | 66,723 | 58,172 | 49,906 | |

2. Retail Opportunities: Broad Street

There is an estimated 516,595 total square feet of ground floor space along West Broad Street in West Franklinton. Retail uses account for one-third of the space and nearly another third is vacant. The former Graham Ford automotive dealership site accounts for more than half of the vacant space.

| Use Type | West Broad Street City Blocks (Area in SF) | | | | |
|--|--|------------------------|---------------|----------------|-------------------------------|
| | 700 | 800 - 900 (Core DT) | 1000 | 1100 - 1300 | 1400 - 1500 (West Gateway) |
| Retail Trade and Food & Drink | 1,769 | 64,598 | 14,234 | 47,319 | 48,875 |
| Vacant | 84,257 | 4,267 | 27,283 | 31,710 | 6,885 |
| Municipal/Institutional | 45,596 | 0 | 14,200 | 1,200 | 8,400 |
| Professional Office | 2,700 | 14,757 | 0 | 24,001 | 3,960 |
| Religious/Charitable Organizations | 0 | 1,800 | 0 | 28,312 | 0 |
| Flex Space User - Warehouse/ Storage/Small Office | 0 | 5,220 | 2,322 | 13,598 | 3,780 |
| Others | 0 | 3,346 | 0 | 8,454 | 3,752 |
| Total | 134,322 | 93,988 | 58,039 | 154,594 | 75,652 |
| Percent Vacant | 62.7% | 4.5% | 47.0% | 20.5% | 9.1% |

The core downtown area of West Franklinton (800 and 900 blocks of West Broad) has a low vacancy rate at 4.5%. This area includes the highest share of retail trade and food and drink businesses. Conversely, the middle area of West Broad (1000 through 1300 blocks) has very high vacancies and less than one third (28.9%) of the ground floor space is used by a retailer. Much of the vacant retail space in this area has deferred maintenance issues and requires prospective business owners to make significant upfront investments in order to make the space marketable and functional.



Photo of vacant stretch of properties in middle portion of West Broad Street

Two-thirds of the ground floor space along the West Gateway portion of West Broad (1400 and 1500 blocks) is used by retailers. The vacancy rate among the ground floor space is relatively low at 9.1%.

The ground floor space along the 700 block of West Broad Street is dominated by the former Graham Ford site and the office building at 770 West Broad Street occupied by the Ohio Department of Rehabilitation and Correction's Operation Support Center.

a. Downtown Franklinton

The 800 and 900 blocks of West Broad Street represent the core area of Downtown Franklinton. Downtown Franklinton is noteworthy for its close concentration of restaurants.



Expansion of retail into the 700 and 1000 blocks of West Broad Street is currently challenging because pedestrian flow is hindered by physical breaks in architecture, open parking lots, and lack of interactive uses.

Near-Term Opportunities (5 years)

The restaurants in West Franklinton have made the downtown a destination for workers, residents, and visitors, laying a foundation for the downtown going forward.

A review of other urban districts in Central Ohio indicates that food and beverage establishments make up nearly one-third of the retail space in downtown areas. With restaurants at one-fourth of the retail space in the 800 to 900 blocks of West Franklinton, Downtown Franklinton has the potential to expand its food services business. Health and Personal Care and Clothing and Accessories categories were also underserved (refer to NAICS table on page 13).

Near-term opportunities in Downtown Franklinton exist for an additional 10,000 to 15,000 square feet of retail space, including, but not limited to:

- Fast/casual restaurant
- Specialty food, coffee shop, ice cream
- Consignment shop
- Tavern
- Barber shop and hair salon

Key factors to consider to capitalize on near-term opportunities include pedestrian friendly access and ample parking, which could include the following elements:

- Patrons must be able to safely cross Broad Street
- Outdoor seating at restaurants
- If necessary, valet service to supplement lot parking
- On-street parking

Long-Term Opportunities (10 years+)

The maturation of retail in a downtown or urban core environment generally starts with food and beverage establishments, and is followed by resident/business services and visitor/tourist-oriented business.

With increased activity in a pedestrian friendly downtown, support will exist for more visitor/tourist-oriented retail, including, but not limited to:

- Antique stores
- Gift/hobby/book store
- Vintage shop
- More restaurants

One of the biggest challenges will be finding available and suitable space for these uses.

Mount Carmel West Potential Repositioning

Possible changes to the Mount Carmel West campus may result in transferring inpatient beds out of the area; thereby repositioning the hospital to focus more on outpatient services. The nursing college function would remain, as would the emergency department and other ambulatory services.



The potential loss of more than 70,000 inpatient days from this possible transition will likely result in a small decline in restaurant, gas station and convenience sales. Losing this many visits over a one-year period is akin to losing half the patron volume of one successful full-service restaurant. The loss will certainly lower retail spending volumes in the short-term for the neighborhood, especially among restaurants, but is not expected

to adversely impact the overall retail market. This will be less of a factor if Downtown Franklinton is able to capitalize on some of the current momentum for the area to leverage redevelopment.

Projected employee loss from any repositioning of Mt. Carmel is unknown as more employees may transition to other outpatient and administrative areas of the hospital. Currently an estimated 75% to 80% of the hospital employees use the cafeteria facilities, as compared to 40% at the Mount Carmel campus located on East Broad Street. The East Broad Street campus includes Mount Carmel East as well as the Mount Carmel Corporate Services Center, which contains administrative functions for the entire health system. Because of half-hour lunch periods, dining outside the campus for employees is difficult, especially at full-service sit-down restaurants. This presents an opportunity for quick service food and beverage businesses near the hospital and Downtown Franklinton (in addition to the restaurants operating within the hospital).

b. West Gateway

The freeway portion of the West Broad Street corridor generally includes the 1400 and 1500 blocks of West Broad Street. This area is primarily an auto-oriented retail corridor with interstate access and nearly 12,000 employees within one mile of the interchange.



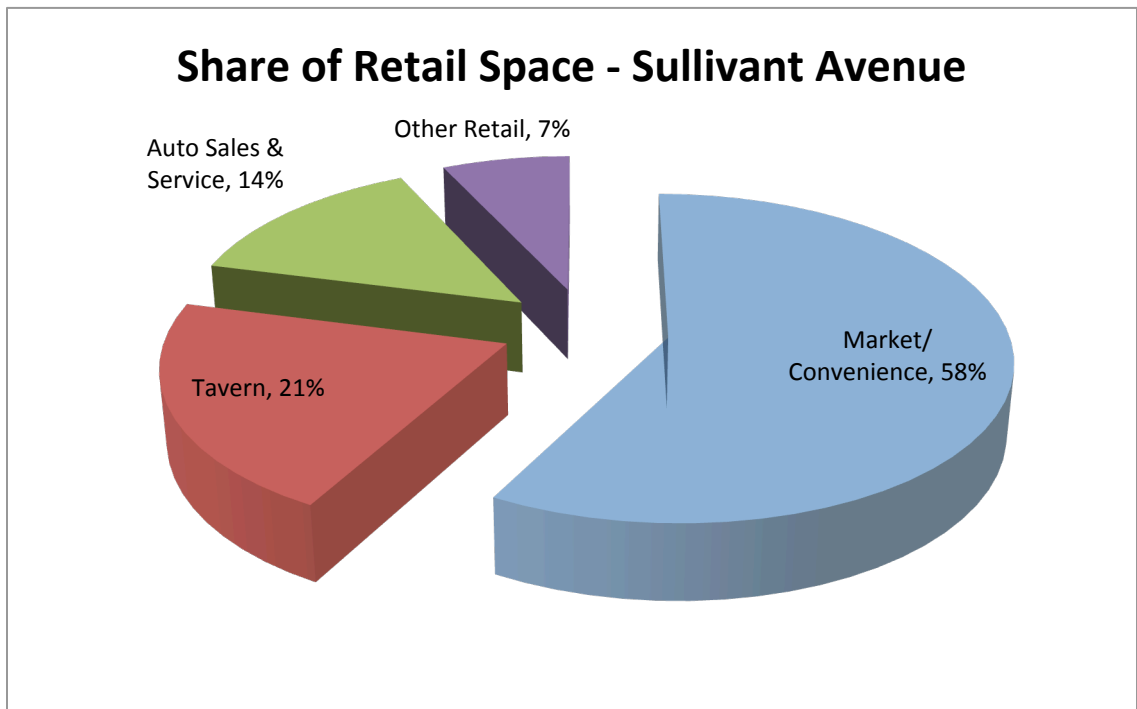
Approximately one-third of the ground floor retail space is connected to a drive-thru. According to QSR Magazine’s Drive-Thru Performance Study, as much as 60% to 70% of revenue for some fast food restaurants is through drive-thru sales. With no other fast food chains within a one-mile radius of the Ohio Department of Transportation headquarters, more service-oriented convenience retail potential for daytime employees exists, including, but not limited to:

- Dry cleaner
- Bank/ATM
- Florist
- Casual Restaurant
- Car wash



3. Sullivant Avenue

Sullivant Avenue is West Franklinton’s second most active commercial corridor in terms of traffic volume and retail offerings. Residential housing accounts for more than two-thirds of parcels along Sullivant Avenue. There is approximately 35,000 square feet of occupied ground floor retail located in eight nodes/intersections along the corridor.



Markets/convenience stores account for 20,000 square feet or 58% of the retail space. Sullivant Avenue has three of West Franklinton’s five taverns and includes the neighborhood’s only hair salon.



Salley's Market

D. Planning Area Aspirations

Resident and stakeholder aspirations of what West Franklinton could become were identified during the course of public workshops and online surveys.

1. Grocery Store

A full-service grocery store was the most sought after retail business to add to West Franklinton.

While the current demographics, spending patterns and market conditions do not support a grocery store in the short-term, the area could potentially attract a grocery store operator in the long-term under the following scenario.



Household growth and income diversity in Franklinton are key to attracting a full-service grocery store and even more resident-specific retail. The average household spending on food and beverage (F&B) at home for Franklinton residents is \$2,100, nearly half that of the average City of Columbus household (\$4,000). If neighborhood growth continues to be concentrated at the same income level, the household base in Franklinton would have to more than double (from 3,600 to 8,500) to support the average supermarket which has gross annual sales of \$17.8 million.

Households Required to Support Average Grocery Store

| Area | Median Household Income | Average Household Spending on Food & Beverage at Home | Total Households Required to Support Grocery Sales |
|------------------|-------------------------|---|--|
| Franklinton | \$20,000 | \$2,100 | 8,500 |
| City of Columbus | \$40,000 | \$4,000 | 4,500 |
| Columbus MSA | \$50,000 | \$5,000 | 3,500 |

As a 10-year goal, increasing the household base to 5,900 could reach the grocery store threshold sales amount of \$17.8 Million (refer to the following chart).

Path to Get To \$17.8 Million in F&B Spending in Franklinton

| Area | HOUSEHOLDS | TOTAL SPENDING | CUMULATIVE SPENDING |
|--|--|-----------------------|---------------------|
| Franklinton | 3,600 Existing | \$7.5 Million | \$7.5 Million |
| East Franklinton | 1,800 New* | \$8.1 Million | \$15.6 Million |
| West Franklinton | 300 Additional (vacant rehab & infill) | \$1.2 Million | \$16.8 Million |
| West Franklinton | 200 High-Density Housing Units | \$1.0 Million | \$17.8 Million |
| 5,900 Households (10-Year Period) | | \$17.8 Million | |

*Source: November 2012, East Franklinton Creative Community District Plan

The need to have a more income-diverse neighborhood is even more important with the recent reduction of funding in the Supplemental Nutrition Assistance Program (SNAP) program.

It is important to note that obtaining the spending power on its own may not be enough to attract a grocer. There are many site-related criteria and corporate decisions that factor into location decisions for such businesses.

In the interim, there are several strategies that could be employed.

- Continue to get local market owners to improve curb appeal and sell fresh produce as they did at the Broad & Princeton Market.
- Explore further expansion and partnership opportunities for Franklinton Gardens.
- Start a cooperative as was done on the east side (Near East Side Cooperative).
- Incentivize a small grocer (approximately 15,000 square feet) as a tenant of a larger mixed-use development. Example: a 16,000 square foot grocery was built in Cleveland partially funded through a local foundation and federal funds (Constantino's Market in Uptown).
- Seek federal funds available to "Food Deserts."
- Attract Project Related Investment (PRI) from local foundation(s).

2. Reuse of Graham Ford dealership

It is anticipated that the former Graham Ford dealership will be available for reuse next year following environmental cleanup.

The overall size, high visibility and access of this site make it ideal as a potential regional site. Unless there is a mixed-use redevelopment of the site, it is unlikely that a grocery will be sited at this location.

The buildings on the site include a substantial amount of underground parking that should be considered in any reuse of the property. This may facilitate a mixed-use approach.

3. Increase Local Employment Opportunities

Local employment opportunities are vital to the long term redevelopment of Franklinton.

The SPARC development on West Mound Street, with its planned venue, outlet restaurants and lodging can be a catalyst for the Mound Street-Harmon Avenue Corridor to help attract new businesses / employees. The trend among technology and industrial employers is to be in more mixed-use environments which offer more than just a place to work.

The 1000 through 1300 blocks of West Broad Street have more than 50,000 square feet of vacant ground floor space. This area should be considered for improved employment options, including incubator businesses, and trade schools.

There has been some interest from businesses to locate in this middle section of Broad Street (Downtown West) but the interior space is typically in very bad condition and dissuades tenants from considering the space.

West Broad Street from the Scioto River to Central Avenue is one of the six Neighborhood Commercial Revitalization (NCR) Districts in Columbus. The NCR program offers facade and storefront renovation grants among other programs. In 2014, the program was funded with an additional \$360,000 to begin a new interior grants program for qualifying projects.

The utilization of the interior program coupled with the façade program can provide this area with much more marketable space.

Interior improvements to buildings alone will likely attract a couple of businesses. The occupancy of more space by new businesses could be accelerated by implementing a tiered-rent program targeting new businesses/start-ups. In other communities, this type of program has been administered and funded by the local Community Development Corporation.

Affordable space is paramount for new start-ups and this area has a mix of building types that can cater to a wide variety of businesses including:

- Office space,
- Retail/gallery space,
- Flex space (small portion of finished space for office, retail, or showroom with raw space for assembly, storage, distribution, etc.)

A combination of the programs and actions outlined above could provide the type of low-cost/low-risk space (and proximity to downtown) needed by startups that are graduating from incubator, accelerator, and/or co-working programs, and might be initiated by the city (Columbus 2020), Franklinton Development Association, CCAD, OSU, and many other organizations.

The success and redevelopment of Downtown Franklinton and surrounding areas will be an important part of attracting small businesses to West Franklinton.

Neighborhood Commercial Revitalization District (Franklinton #1 on map below)

