URBANCREST
Community Plan

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Community Plan

Produced by:

**Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING**
1803

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URBANCREST COMMUNITY PLAN

Village of Urbancrest, Franklin County, Ohio

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URBANCREST COMMUNITY PLAN
ACKNOWLEDGMENTS

QUICK START

If you're looking for...   *...start here*

General overview

Overall summary
A summary and overview of this plan.

→ Plan Overview:
Page 6

Just the maps
Recommendations for future land use
and transportation infrastructure.

→ Map Center:
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Specific information

Detailed recommendations
The plan's recommendations, organized by theme.

→ Recommendations:
Page 39

Funding Resources
Potential opportunities to fund the plan's initiatives.

→ Funding:
Page 90

PLAN OVERVIEW

The Urbancrest Community Plan will guide future development in the Village of Urbancrest. It was drafted over the course of a 1.5-year public engagement process through in-person events and online, virtual meetings.

The plan includes recommendations for the next 10 years in the Village, including how land is used, where new housing and commercial developments are constructed, community building, and how people get around.

The plan provides an implementation framework, and it identifies potential funding resources to facilitate implementation. The plan has three major themes: strategic growth, community building, and safe travel.

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INTRODUCTION

Overview

In this section you'll find a summary of the plan's themes and recommendations, the process we used to develop the plan, and maps of the planning area.

Plan History

The Village of Urbancrest and Franklin County Economic Development and Planning started a community planning process in August 2019 to create a guiding vision for Urbancrest's future land use and development. Public engagement was central to the planning process; the project team hosted 5 working committee meetings and 3 public meetings.

In March 2020, the State of Ohio provided recommendations to restrict large public gatherings due to the COVID-19 pandemic, and the planning process therefore continued virtually through tele- and videoconferencing. The project team also collaborated with Village leadership to distribute packets of informational materials to all of the 300+ households within the Village. To complement the public meetings, the project team distributed surveys to collect feedback on community preferences. Surveys were administered online and through the mail. The project team also collaborated with Village leadership and local religious leaders to provide surveys directly to community members.

The planning process concluded following the in-person, third public meeting and open house in August 2021.

Plan Summary

The plan has three main focus areas: land use, community development, and transportation. These broad concepts include topics like how public and private land is used, how new buildings are sited and designed, how people travel in the community, and where people recreate within the Village. The plan also provides recommendations to generate economic investments within the Village.

Planning Area Boundaries

The planning area includes all of the Village of Urbancrest. The Village is located at the intersection of U.S. 62 and Interstate 270 approximately 6 miles southwest of downtown Columbus. The Village is approximately 306 acres in size. Although outside of the Village of Urbancrest, the plan also includes recommendations for infrastructure improvements on Broadway and Lewis Center Way.

VISION STATEMENTS

Strategic Growth

Land Use

Land uses should support and respect the quiet, small-town country feel of existing neighborhoods, while balancing the development of vibrant areas of interspersed commercial and residential development where appropriate.

This vision will ensure that the character of the village will not dramatically change, while allowing development in strategic locations to support the village's residents and those of nearby areas.

Quality of Development

Commercial development should complement existing land uses and promote economic vitality and sustainability, while respecting people-friendly design standards. This vision will ensure that future commercial uses are strategically developed and are meant to best serve the local residents.

Community Building

Sense of Community

Community and sense of place should be nurtured by creating visual appeal that builds on the Village's strong history, while bringing residents together to foster a sense of shared responsibility for the Village's future. This vision will bring people together while celebrating their pride in the community.

Housing

A variety of housing options should be available for residents of all ages to choose a home that best meets their needs, while allowing seniors to age in their communities. This vision will ensure that all residents have access to housing to meet their needs and remain in the community during different life phases.

Parks and Recreation

There should be sufficient parks, green space, and recreation activities that are available to persons of all ages and abilities. This vision will facilitate interactions between community members and enable more active lifestyles.

Safe Travel

Walking

Urbancrest should have a safe and well-maintained pedestrian network for those who do not drive and for those who want to walk around the Village. This vision promotes safety, a healthy lifestyle and community interaction.

Transit

A bus network offering frequent service and sufficient destinations, especially job centers, should be a transportation option. This vision will ensure that there are transportation opportunities for those who do not drive or others who wish take public transportation

Roadways

Urbancrest should have a well-connected street network that provides better access to nearby thoroughfares, while encouraging drivers to abide by speed limits. This vision improves access to and from the neighborhood while also addressing the safety needs of other transportation modes.

STRATEGIC GROWTH

Strategic growth ensures new development is compatible with the existing community character, while promoting economic and environmental sustainability. Strategic growth will guide the creation of vibrant neighborhoods and commercial developments. Some recommendations for strategic growth include:

- Follow the proposed land use map to site new development in key areas.
- Develop new park spaces to beautify the Village and provide more recreation.
- Enhance development standards for new commercial and residential buildings.

COMMUNITY BUILDING

Community building means developing more opportunities to recreate, creating a built environment that instills pride, and facilitating interactions among neighbors. Parks, the arts, gardening, and celebrating the Village's history will bring people together. Some recommendations for community building include:

- Commemorate historic events and locations.
- Commission public art that celebrates Urbancrest's past, present, and future.
- Develop community gardens on vacant, underutilized land.

SAFE TRAVEL

Persons of all ages, abilities, and identities deserve to travel throughout the Village safely, regardless of their travel mode. Complete streets accommodate all users efficiently, while emphasizing safety. Some recommendations for traveling safely include:

- Improving bus stops and creating an ADA compliant route to the bus stops.
- Installing sidewalks in designated priority areas.
- Creating connections to regional bikeway infrastructure, and accommodating cyclists through the Village.

ABOUT THIS PLAN
PROCESS AND PROCEDURE

Phase 1
- Plan Initiated
- Research & Data Collection
- Stakeholder Interviews
- Working Committee Orientation
- Current Conditions Assessment

Phase 2
- Working Committee Meeting #1
- Public Meeting #1
- Community Surveying
- Vision Statements Drafted

Project Scope

The planning process included three phases: evaluating current conditions and visioning, developing policies, and writing the plan. Accordingly, this document contains an assessment of Urbancrest's current conditions, community-driven vision statements, policy recommendations, and a policy implementation plan. The policy implementation plan includes potential funding resources that represent opportunities to facilitate projects throughout the Village. Three main themes underscore the plan's recommendations: strategic growth, community building, and safe travel.

Community Engagement

This plan represents Urbancrest's desired outcomes for its future, informed by residents, local leaders, business owners, and other stakeholders representing the private, public, and non-profit sectors. Stakeholders engaged in the planning process through participation in working committee meetings and public events.

Planning Process

The first step in the planning process was to assess the community's existing conditions. This included land use, state of infrastructure and buildings, where the community recreates in parks, businesses, and the local economy.

The second step was to determine the community's visions. In this plan, the visions span the next 10 years. Community members completed surveys, generating data to draft the plan's visions.

The third and final step was to outline policy recommendations the community can implement to achieve the visions.

Vision Statements

Community members provided their preferences on how the community functions and the structure of the built environment. This included topics like land uses, the environment, community identity, transportation, and commercial development. The

Phase 3

○ Policy Recommendations Drafted

○ Working Committee Meeting #2

○ Public Meeting #2

○ Community Surveying

Phase 4

○ Implementation Planning

○ Working Committee Meeting #3

○ Community Plan Drafted

○ Working Committee Meeting #4

○ Public Meeting #3

vision statements were drafted according to this data and are a guiding conceptualization of the community's future.

Policy Recommendations

The policy recommendations are specific goals and actions necessary to realize the plan's visions. Goals are the benchmarks to achieve a vision, while the actions are the specific initiatives needed to complete a goal.

Implementation

The plan also includes an implementation guide that prioritizes the policy recommendations and identifies potential resources to accomplish the action. Some policy recommendations can be achieved quickly and inexpensively, while others may require collaboration among municipal and state organizations and significant investments.
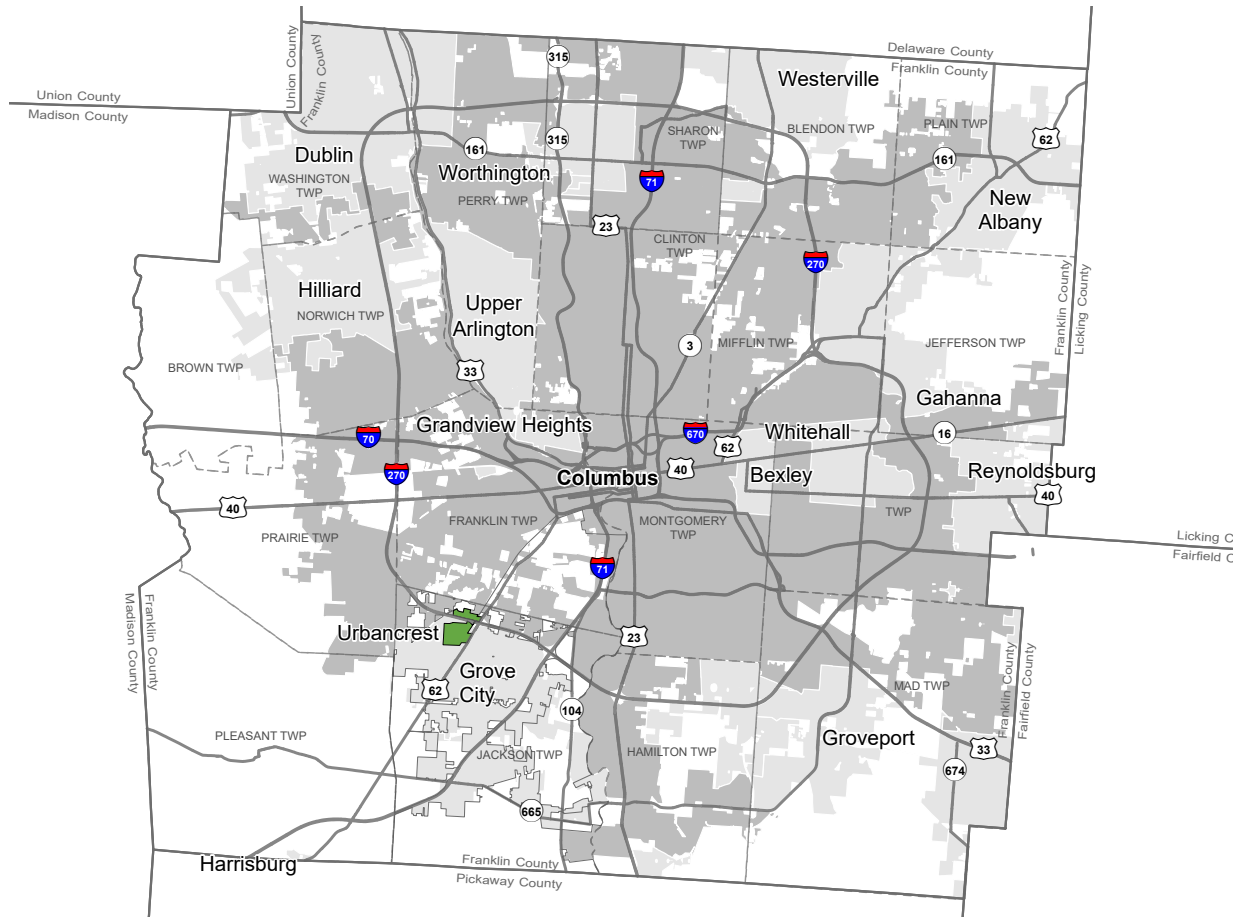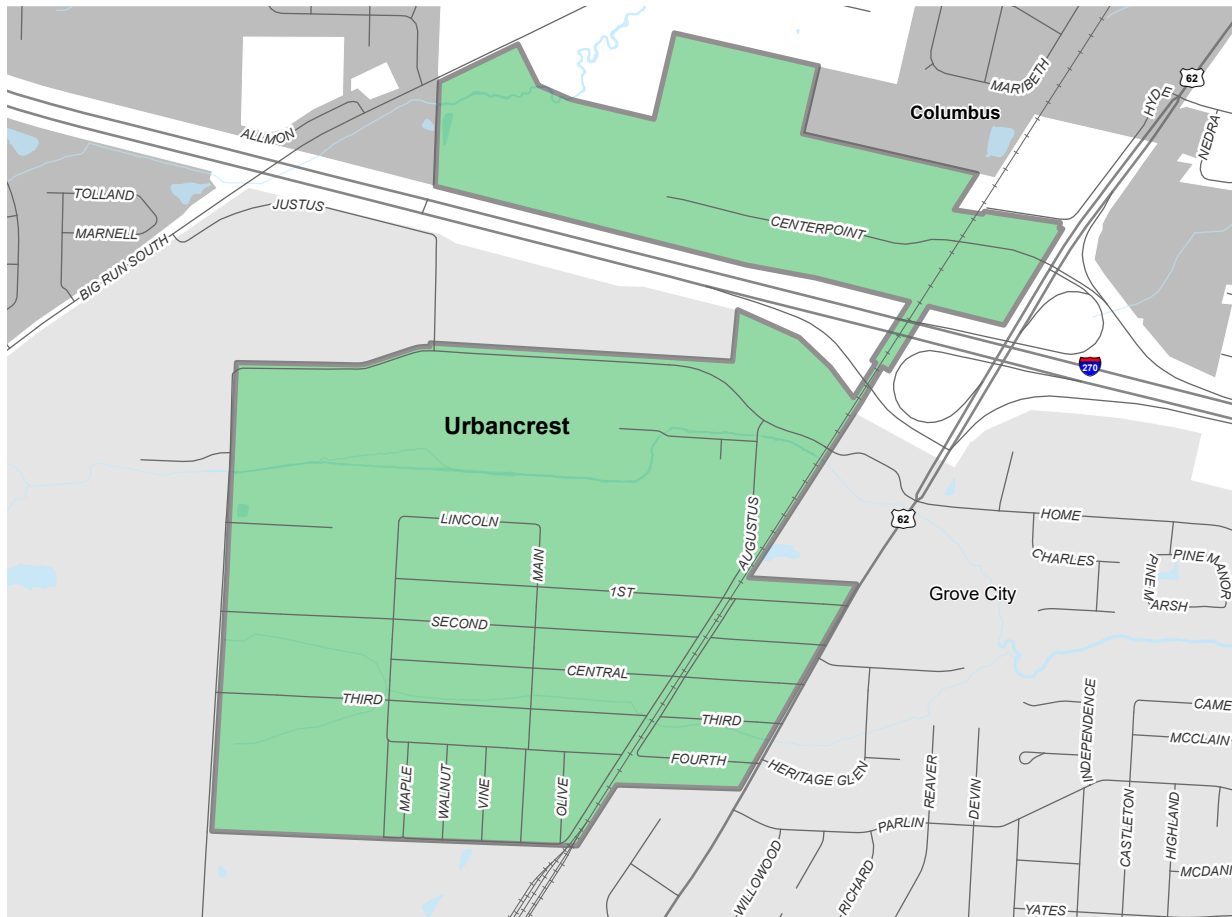
REGIONAL MAP
PLANNING AREA LOCATION

The Urbancrest Planning Area is shown in green.

PLANNING AREA

The Village of Urbancrest planning area consists of 306 acres (0.478 square miles) in southwestern Franklin County, Ohio.

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MAP CENTER

Overview

The maps in this section represent the community's vision for Urbancrest's future development, including future land uses and transportation within and nearby the Village

Future Land Use Map, p. 18

The purpose of this map is to communicate residents' future land use preferences to elected officials and municipal staff who make zoning decisions and recommendations. It is used most often when a development proposal requires a rezoning or variance where officials reviewing the proposal assess whether a new development's proposed uses match the community's vision. Current property rights with existing zoning are not changed by the future land use map.

Bicycle Infrastructure Map, p. 21

The bicycle infrastructure map details existing and proposed bicycle infrastructure to facilitate Urbancrest's regional bikeway connectivity. Bikeways provide safer routes for cyclists to commute or recreate across the region.

Pedestrian Infrastructure Map, p. 22

The pedestrian infrastructure map details existing and proposed sidewalk infrastructure, including prioritization of new sidewalk installation. Sidewalks provide opportunities to recreate, safer walking routes, and increase foot traffic for commercial business. The map identifies strategic corridors to prioritize sidewalk installation while balancing the community's preferences for fewer sidewalks.

Transit and Roadways Improvements Map, p. 23

Intersection and alleyway improvements, traffic calming devices, and improved bus stops will improve safety and connectivity for pedestrians and motorists alike. The transit and roadways improvements map details recommendations for improving safety and connectivity for pedestrians and motorists, including bus stops, alleyways, stoplights, and traffic calming.

FUTURE LAND USE MAP
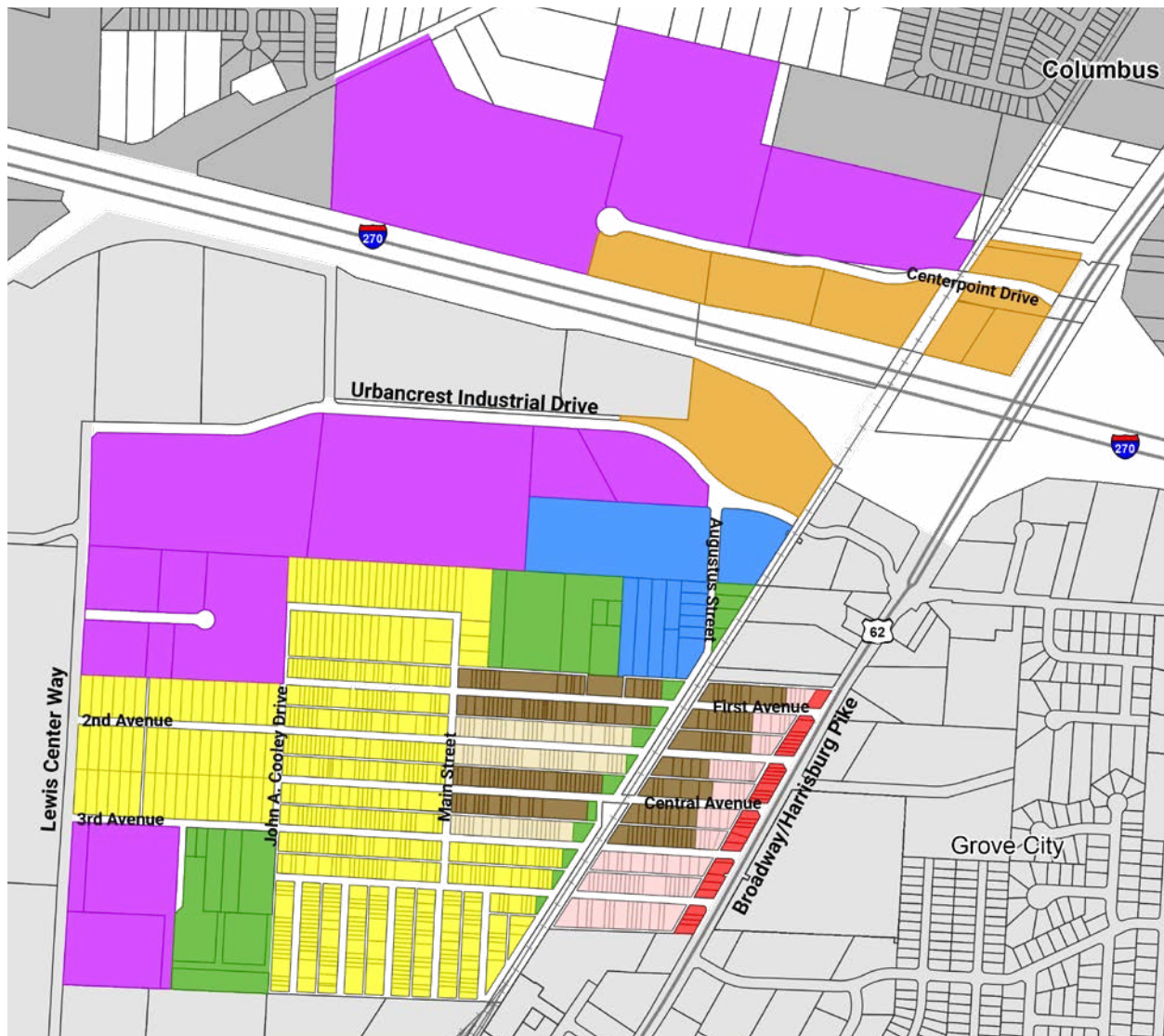
🟨 Single-Family Residential		🟥 Single-Use Commercial	
⬜ Two-Family Residential		🟧 General Commercial	
🟫 Townhome Residential		🟪 General Industrial	
🟦 Multi-Unit Residential		🟩 Parks and Recreation	
🟥 Single-Use Residential & Commercial			

LAND USE CATEGORY DESCRIPTIONS

Single-Family Residential
Single-Family Residential
Restricted to detached single-family homes.

Two-Family Residential
Single- or Two-Family Residential
Permits single-family homes and du-plexes.

Townhome Residential
Single-Family through Townhome Residential
Permits single-family, duplexes, and townhomes.

Multi-Unit Residential
Multi-Unit Development
Permits duplexes, townhomes, and multi-unit developments.

Single-Use Residential or Commercial
Commercial or Residential Use
Accommodates retail/offices, or a full range of residential development. Must be sited on separate lots.

Single-Use Commercial
Small-Scale General Commercial
Accommodates retail and offices.

General Commercial
Large-Scale Commercial
Permits large-scale commercial devel-opments.

General Industrial
General Industrial
Permits large-scale industrial uses.

Parks and Recreation
Restricted to green space and recre-ational uses.

FUTURE LAND USE MAP
(BLACK AND WHITE)

Single-Family Residential

Two-Family Residential

Townhome Residential

Multi-Unit Residential

Single-Use Residential & Commercial

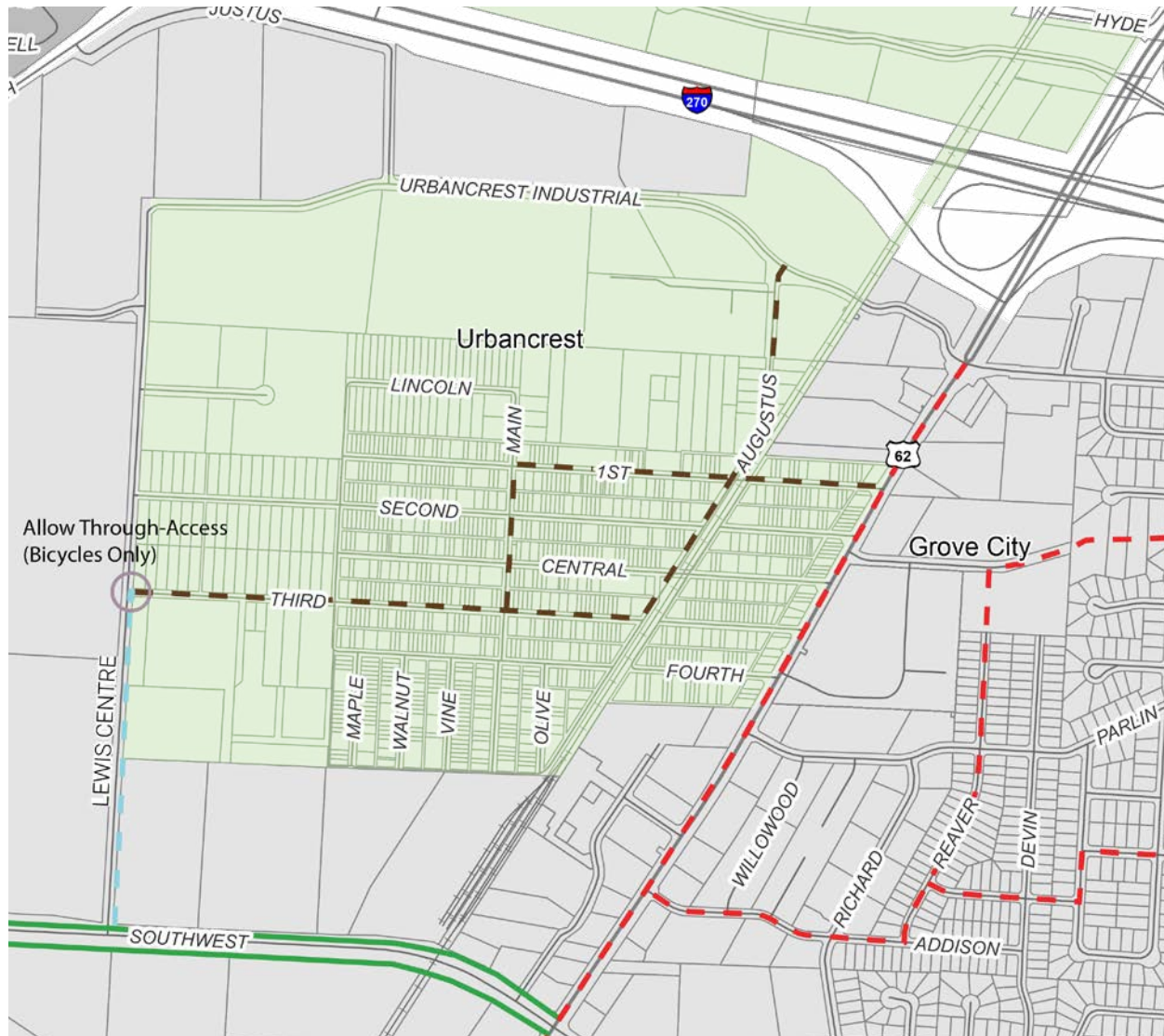**Single-Use Commercial**

General Commercial
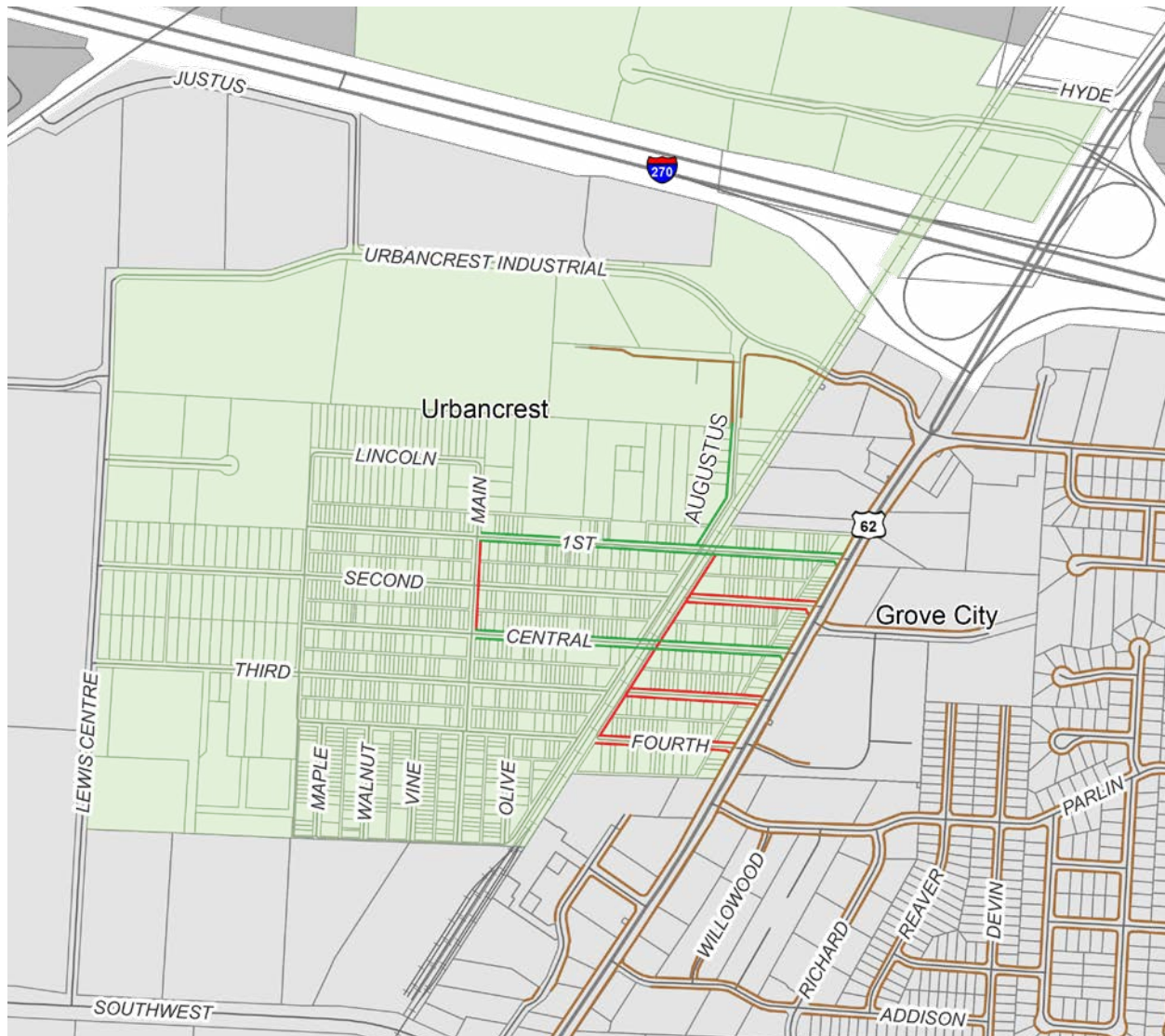
General Industrial

Parks and Recreation

BIKEWAYS MAP
OVERVIEW

Planning Area

Bicycle Lane (Grove City)

Proposed Shared-Use Trail

Proposed Signed Shared Roadway

Planned Bicycle Infrastructure (Grove City)

Allow Through-Access (Bicycles **Only**)

SIDEWALKS MAP
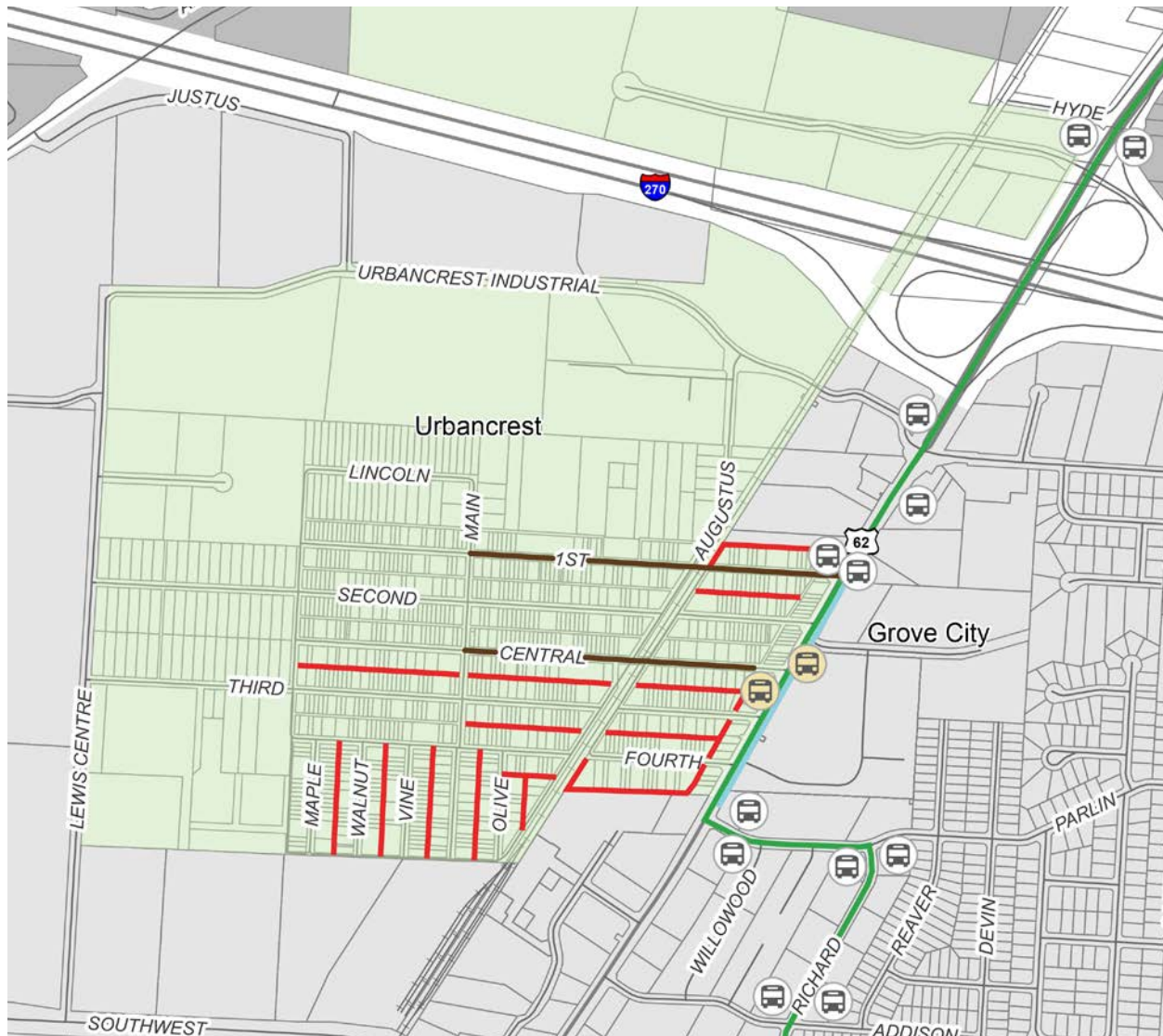

Planning Area

Existing Sidewalk

Proposed Sidewalk - Primary Priority

Proposed Sidewalk - Secondary Priority

TRANSIT AND ROADWAYS MAP

Legend:

- Planning Area
- Bus Stop
- Bus Stop, Proposed Modifications
- COTA #3 Bus Route
- Corridor for Stoplight Installation
- Corridor for Traffic Calming
- Alley, Upgrades Needed

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CURRENT CONDITIONS

Overview

Determining what a community is like today is the first step in the planning process. We gathered information on Urbancrest's physical conditions and residents' perceptions on the Village through interviews with community members.

Data Collection

We gathered information from sources including the U.S. Census Bureau, geographic information systems, the Mid-Ohio Regional Planning Commission, public engagement sessions, and resident interviews and surveys. Participants told us about what they like and dislike in Urbancrest, what should change, and what the community's future should look like. The following sections are the results of this data collection.
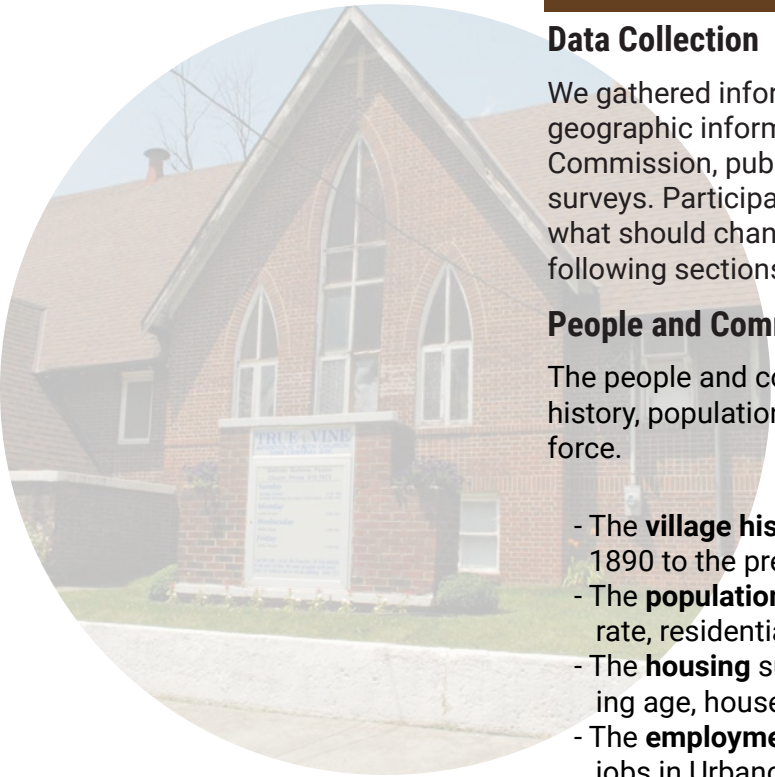
People and Community, p. 26

The people and community section is divided into four sub-topics: village history, population demographics, housing, and employment and labor force.

- The **village history** sub-topic details a brief history of Urbancrest from 1890 to the present.
- The **population demographics** sub-topic details population growth rate, residential density, and the population's racial and age make-up.
- The **housing** sub-topic details existing housing types, occupancy, housing age, household size, and housing market conditions.
- The **employment and labor force** section details overall employment, jobs in Urbancrest, primary business locations, income, education, and commutes to work.
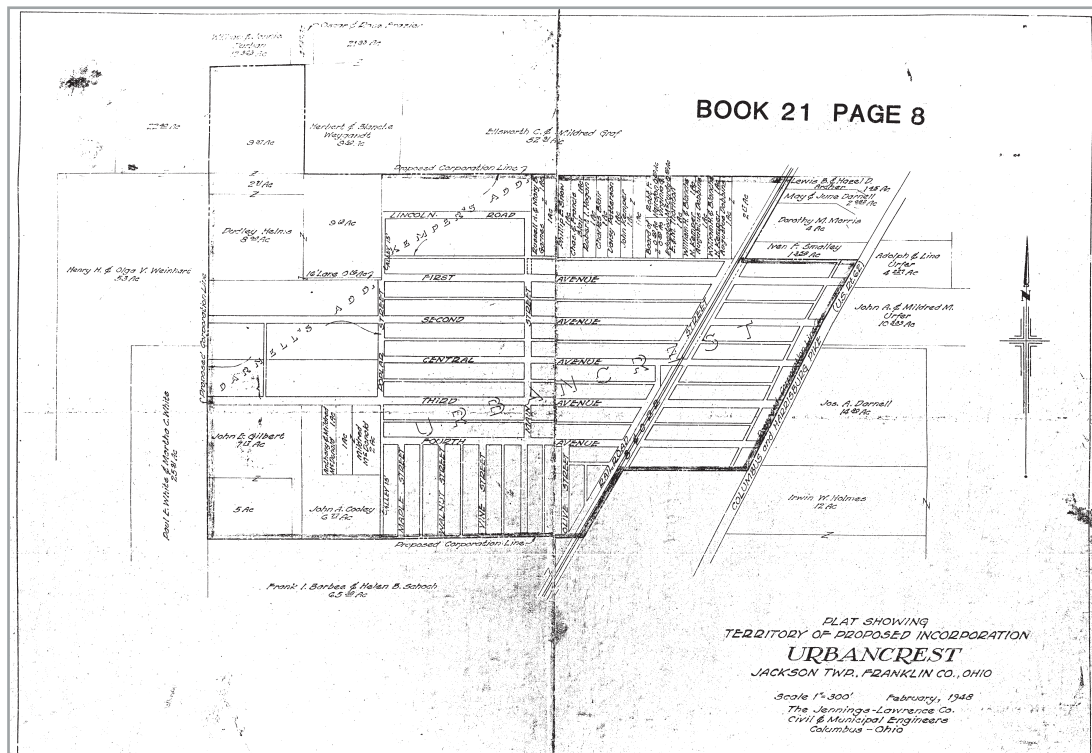
Current Conditions Maps, p. 30

The current conditions maps display Urbancrest's existing land use, zoning, bus routes, sidewalk locations, nearby bikeways and paths, and community facilities in the planning area.
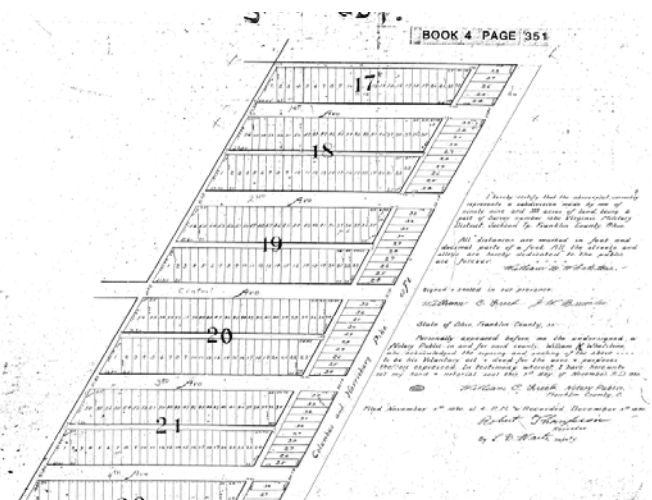
PEOPLE AND COMMUNITY
VILLAGE HISTORY

Above: A map detailing Urbancrest's boundaries and roads as incorporated in 1948.

History

The land that now includes the Village of Urbancrest was platted in 1890 from 99.94 acres of land subdivided into 1,171 lots. An additional 33 acres of land was platted in 1923 and 1924 adjacent to the original platted area. Urbancrest was incorporated as a Village in 1948 with Eugene Seabury appointed as the first Village mayor.

The Village has a strong African-American history which includes Ellen Craig-Jones having been the first African-American woman to be elected mayor of a municipality in the nation, in 1972. The Village has had a total of 11 mayors.
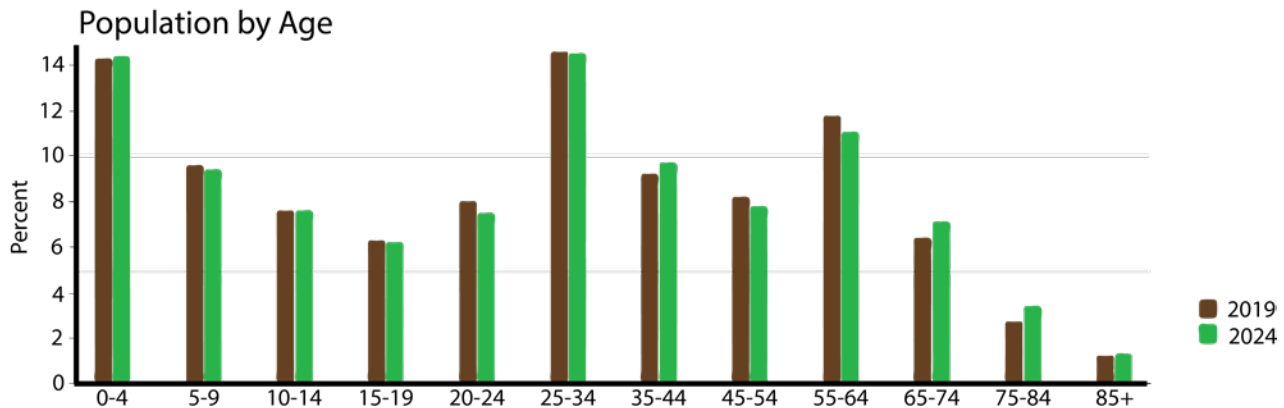
An additional 173 acres has been annexed to the Village since its original incorporation as a Village in 1948 for a total land area of approximately 306 acres today.

Above: Historic 1897 plat of the lots between 1st and 4th Avenues, along the road that is now Harrisburg Pike.
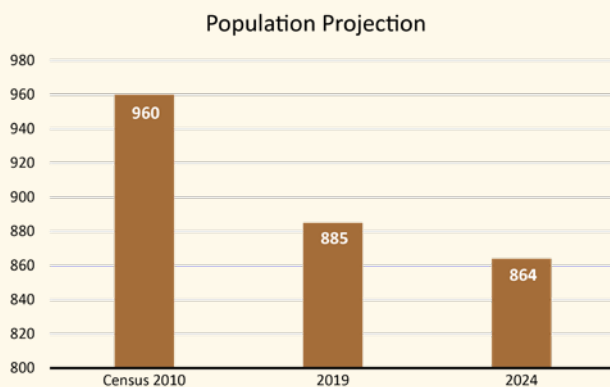
PEOPLE AND COMMUNITY
POPULATION DEMOGRAPHICS

Population by Age

Population
The Village of Urbancrest's population was 960 in 2010. Data from ESRI and the Census project a 9 percent decrease in population from 2010 to 2024.

Population Projection

Population Density
The population density for the planning area is 2,009 people per square mile. This is slightly lower than Franklin County's population density of 2,421 people per square mile.

Age
Approximately 14 percent of the total population are children under the age of 5, and an additional 14 percent are adults ages 25-34. The 2024 population projections show a less than 1 percent average change among all age groups.

The Village has a unique age breakdown with the largest age group being 19 and under. There is also a large group of residents at or near retirement age, which means the Village is in the unique position of having many young children as well as a large aging cohort in its population.

Race
Currently, African-Americans make up approximately 58 percent of the total Village population; the white population being the second largest demographic group with nearly 23 percent. The Village's racial make-up has historically had a higher percentage of African-Americans than all other racial groups, which is projected to continue into 2024.

PEOPLE AND COMMUNITY
HOUSING

Potentially Supportable New Housing Units – 2023 Conclusions				
Housing Type and Targeted Age	**Targeted Household Size**	**Minimum Income**	**Maximum Income**	**Supportable Units**
Affordable For-Sale Homes ($250,000 and Under) (30% to 120% AMHI)	All Sizes	$40,000	$111,000	Up to 40 Homes
Low-Income Housing Tax Credit Apartments (30% to 80% AMHI)	1-through 5-Person Renter Households	$18,000	$74,000	~ 170 – 250 Units
Affordable "Workforce" Apartments (80% to 120% AMHI)	1-through 5-Person Renter Households	$48,000	$111,000	~ 85 – 130 Units
Senior (Age 55+) Low-Income Housing Tax Credit Apartments (30% to 80% AMHI)	1- & 2-Person Renter Households	$16,500	$55,000	~ 70 – 110 Units
Senior (Age 55+) Affordable Apartments (80% to 120% AMHI)	1- & 2-Person Renter Households	$40,000	$82,000	~ 60 – 90 Units

Above: A housing market study revealed that Urbancrest can support the development of 425-620 new dwelling units by the year 2023.

Housing Types
There are 438 total housing units in the Village. 48 percent are single-family homes, while 42 percent include buildings with 5-units or more.

Occupancy
Approximately 16 percent of all housing units are vacant, while 84 percent are occupied. The Franklin County vacancy rate is approximately 9 percent. Of the occupied housing units, 63 percent are renter occupied, while 37 percent are owner occupied. This high rental rate is likely attributable to the Bending Brook apartment complex.

Housing Age
Approximately 61 percent of the housing stock in the Village was built in 1979 or earlier. Census estimates indicate that no new homes were built between 2010 and 2017. However, Franklin County building permit data shows 3 permits were issued for new homes in 2016 and 2017.

Based on the percentage of homes built prior to 1979, there is a high likelihood of lead paint within the Village's housing. Lead was banned in household paints in 1978.
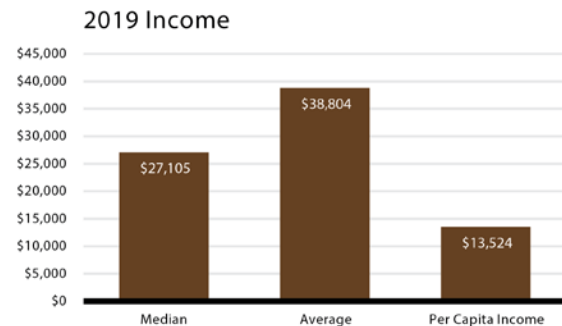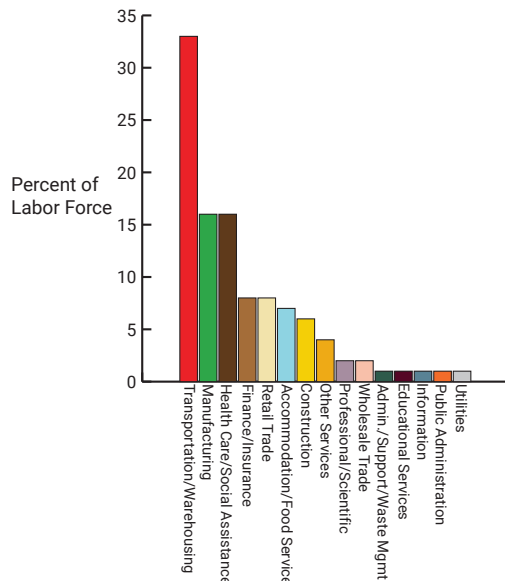
Household Size
The average household size in the Village is 2.85 people, slightly higher than the Franklin County and National averages of 2.38 and 2.58, respectively. It is important to note that several stakeholders stated that multi-generational families are common in Urbancrest, especially in single-family homes.

Housing Market
In 2019, the Central Ohio Community Improvement Corporation commissioned a housing study on the Urbancrest Primary Market Area. The study describes the number of units that can be absorbed into the local community -- see the table above. The study states that Urbancrest's limited land area will likely limit simultaneous development of the maximum supportable units for each product type.

PEOPLE AND COMMUNITY
EMPLOYMENT AND LABOR FORCE

2019 Income

Employment and Income
The unemployment rate for the Village is 2%, and the average household income of residents is $38,804. Ohio's average income is approximately $54,000, and the national average is approximately $59,000. About one-third of households in Urbancrest earn less than $15,000 per year. In contrast, the second largest group of households in the Village earn between $50,000 and $74,900 per year. The community's average income per person (per capita) is $13,525.

Jobs in Urbancrest
According to 2019 ESRI data, 283 jobs are located in Urbancrest. The top three industries are warehousing/transportation (32%), manufacturing (16%), and health care/social assistance (9%).

Primary Business Locations
Businesses are predominately located along the following corridors: Lewis Center Way, Urbancrest Industrial Drive, and Centerpoint Drive.

Education
Of the 479 residents that are of the age to receive a high school diploma, 24% did not graduate high school, and 37% hold a high school diploma or GED. 14% of residents graduated from an institution of higher learning with an associate's degree (4%), bachelor's degree (6%), or a graduate/professional degree (4%).

Commutes to Work
Census data indicates that 51% of employed residents travel outside of the Village for employment. The average commute time to work for residents is just over 19 minutes. 50% of residents commute 15 to 24 minutes and another 16 percent commute for less than 15 minutes. This is significantly lower than the national average commute time of over 26 minutes. 76% of residents commute by car alone. 11% of residents walk to work, and 9% carpool.

CURRENT CONDITIONS MAPS

Maps on the following pages show spatial data about our planning area:

Village Planning Area, p. 30
Shows the areas and corridors that help to define the community

Current Land Use map, p. 31
Shows how land within the planning area is currently being used

Current Zoning map, p. 32
Shows existing zoning districts, which determine the range of permitted land uses

Roads and Transit map, p. 33
Shows major roads and bus routes connecting people to destinations

Sidewalks map, p. 34
Shows locations of existing sidewalks connecting pedestrians to schools and businesses

Bikeways and paths map, p. 35
Shows existing and proposed locations of bikeways and paths for recreation and commuting

Community Facilities map, p. 36
Shows places residents rely on for community services that enhance the quality of life
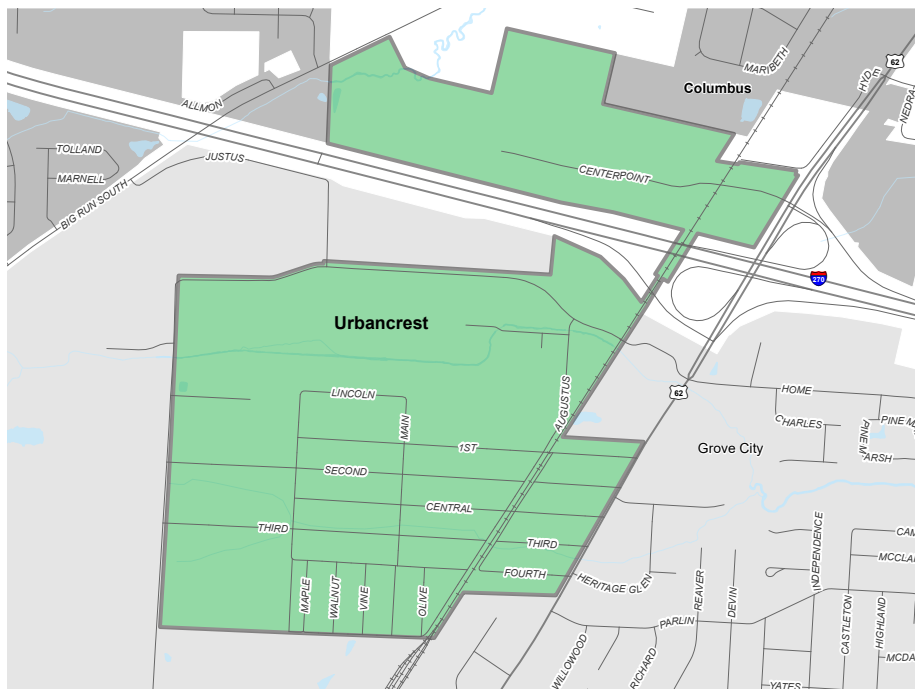
The Urbancrest Planning Area is shown in green.
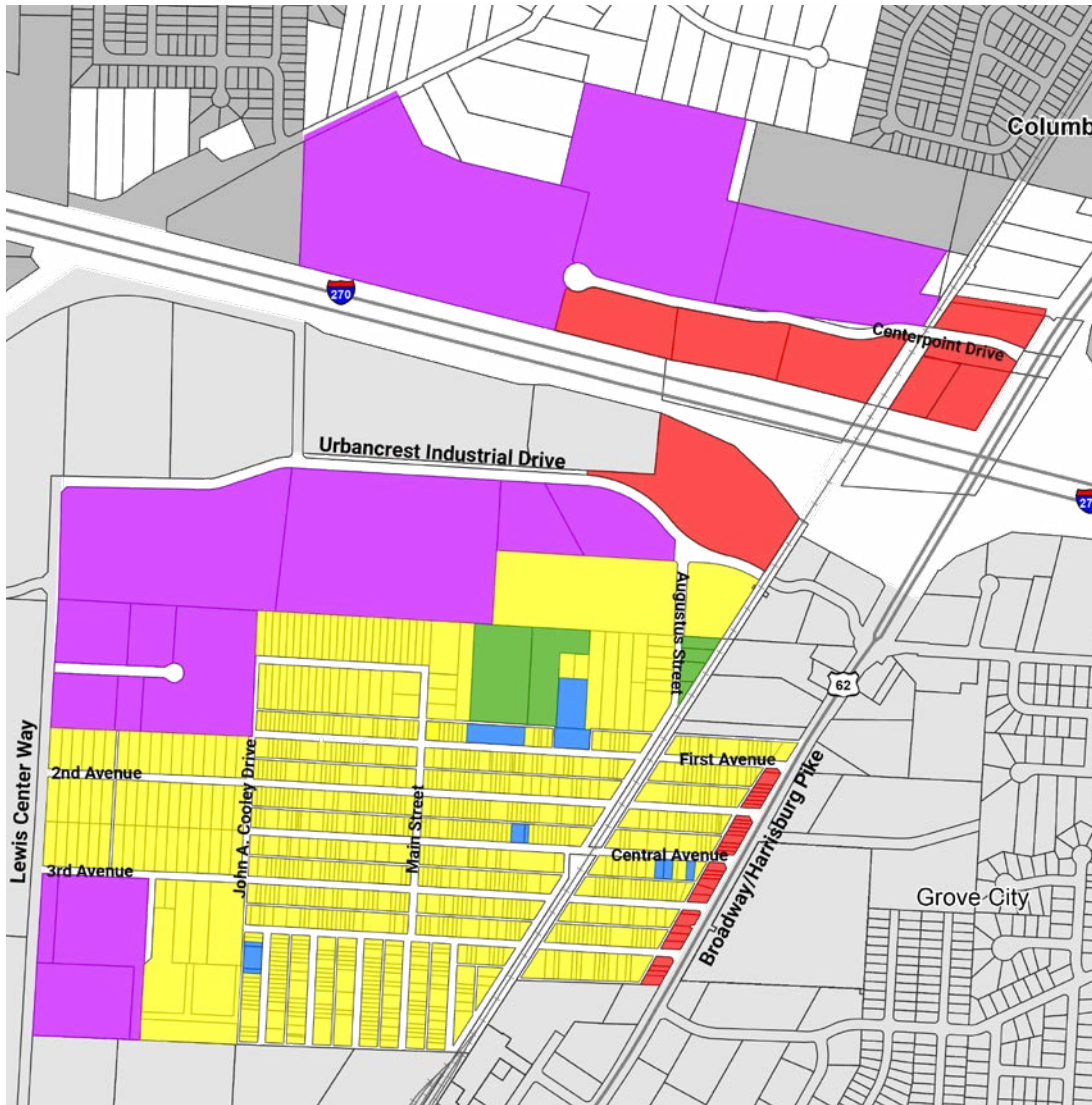
Map and Graph Key

Residential

Commercial

Industrial

Institutional

Parks and Recreation

Land Use in Urbancrest

Understanding and considering existing land uses ensures that future land use recommendations are compatible with existing development.

The map above shows current land uses in the planning area. Industrial uses represent the most land area, followed by residential uses.

Commercial uses make up third largest percentage of the planning area, concentrated on Centerpoint Drive.

The Village is host to a variety of industrial and commercial businesses, including warehousing, manufacturing, storage, transportation, food production, and distribution.

Religious and municipal uses and park and recreation spaces occupy the remaining land in the planning area.

The graph below displays the area distribution of Urbancrest's current land use.

CURRENT LAND USE

31
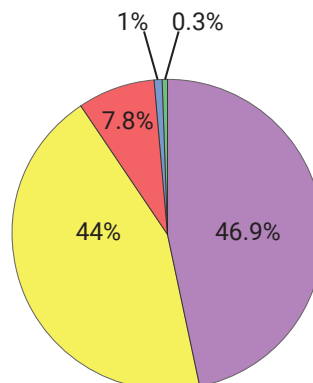
Map and Graph Key

☐ (R-1) Single-Family Residential District

☐ (R-2) Two-Family Residential District

☐ (R-3) Medium Density Multifamily Residential District

☐ (R-4) High Density Multifamily Residential District

☐ (C-1) Commercial and Office District

☐ (C-2) General Commercial District

☐ (I-1) Light Industrial District

☐ (I-2) Heavy Industrial District
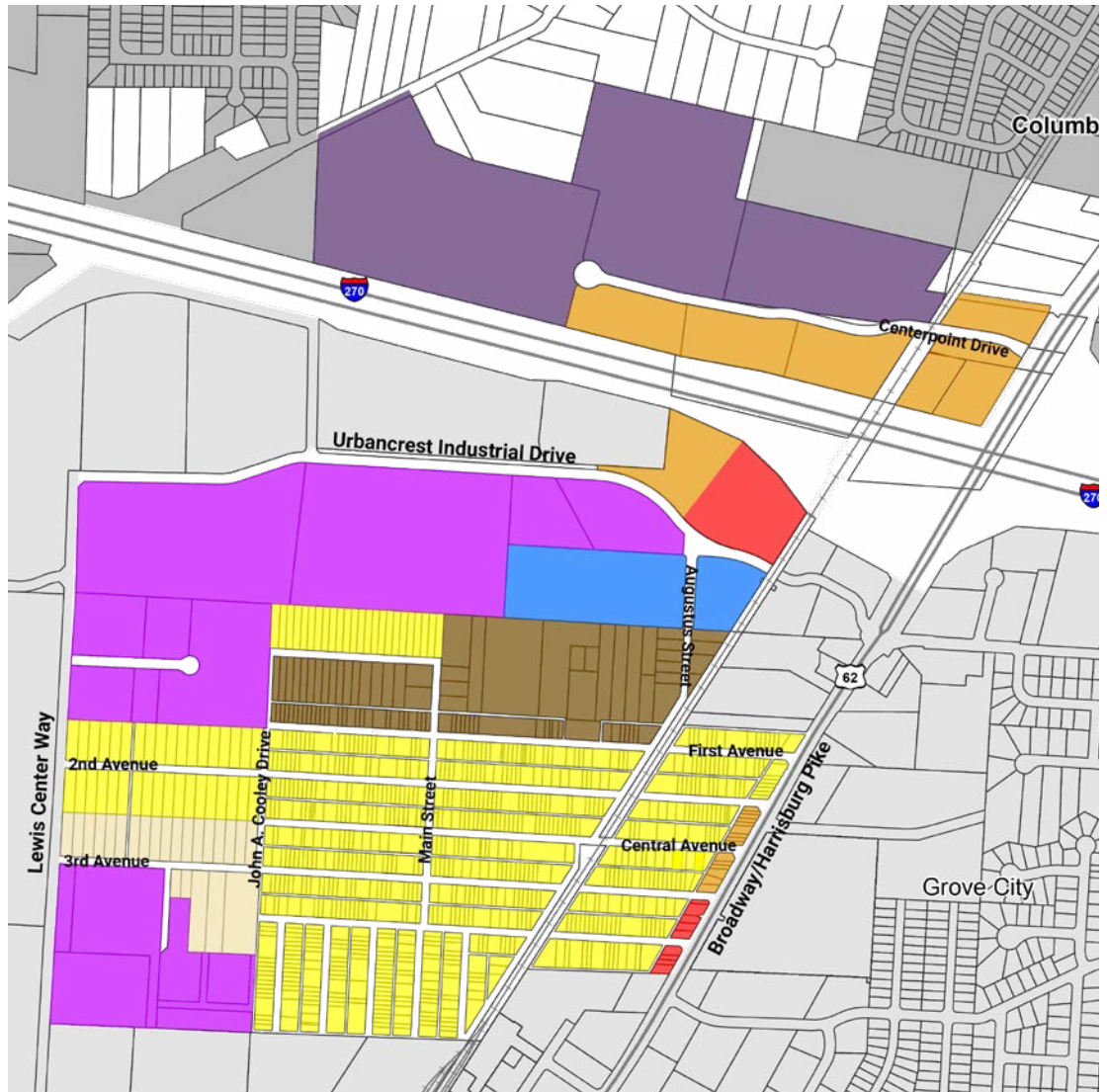
CURRENT ZONING

What is zoning?

A property's zoning classification determines the range of uses permitted on that property.

The community must consider existing zoning and currently permitted uses when making recommendations for future land uses. This helps ensure that land use recommendations are compatible with currently permitted land uses.

Current Zoning

Urbancrest's simplified zoning map and a pie chart allow us to quickly determine the range of uses permitted across the village. About half (48.8%) of the village's land is zoned for industrial purposes, and 43.3% of the village is zoned for residential uses. Over a quarter is reserved for single-family homes.

Commercial uses make up the remainder of the village's zoning, amounting to 8.9% of the allowed land uses.
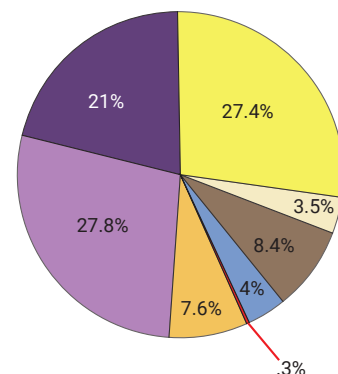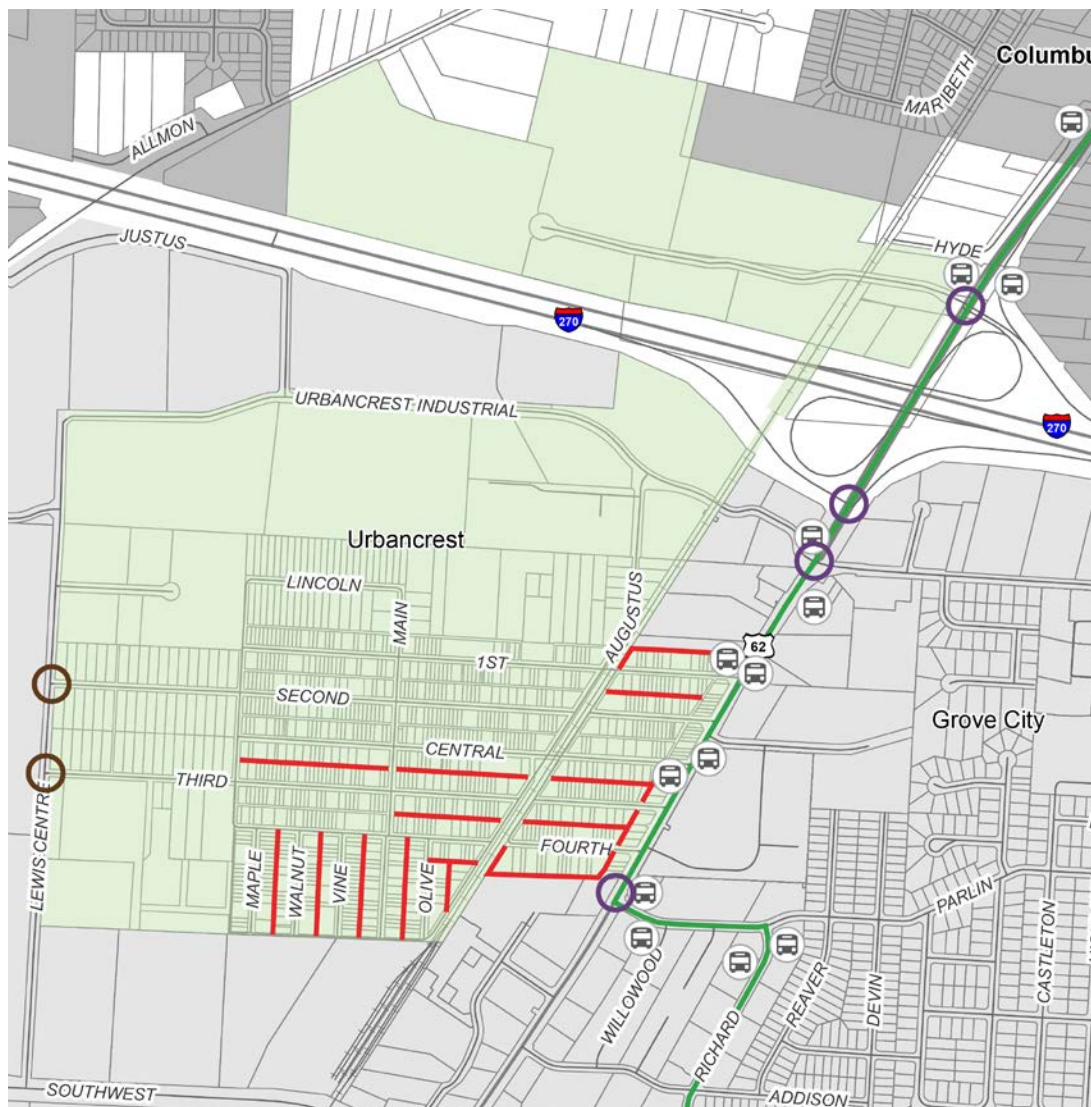
Map Key

Planning Area

COTA #3 Bus Route

Bus Stop

Signalized Intersection

No Through-Access

Alley, Upgrades Needed

Roadway Access

The Village of Urbancrest has easy access to major roadways. The Village's most prominent point of access is along Interstate 62 (Broadway), which runs northeast into the City of Columbus and southwest into Grove City. Urbancrest also has convenient access to the metropolitan area's beltway, I-270.

Urbancrest Industrial Drive and Lewis Center Way allow for travel through the Village, bypassing residential areas. The intersections of Second and Third avenues with Lewis Center Way are closed to traffic entering or exiting the Village. The Village is served by a network of platted alleys, and many are surfaced with gravel. The map above identifies alleys in need of hard surfacing to facilitate rear property access.

There are two signalized intersections along or near the Village planning area on Route 62. They are located at Route 62's intersection with Centerpoint Drive and Home Road. Both intersections facilitate access to I-270 and have left turn lanes.

Public Transportation

The Village of Urbancrest is served by the Central Ohio Transit Authority (COTA) #3, Northwest/Harrisburg, line. The #3 line provides access to the Downtown Grove City, Stringtown Road commercial corridor, downtown Columbus, Grandview Heights, and Upper Arlington. Bus stops are located near the planning area at Centerpoint Drive, Home Road, 1st Avenue, Central Avenue, and 4th Avenue.

TRANSIT AND ROADS

Map Key

- Planning Area
- No Sidewalk
- Sidewalk, One Side
- Sidewalk, Both Sides
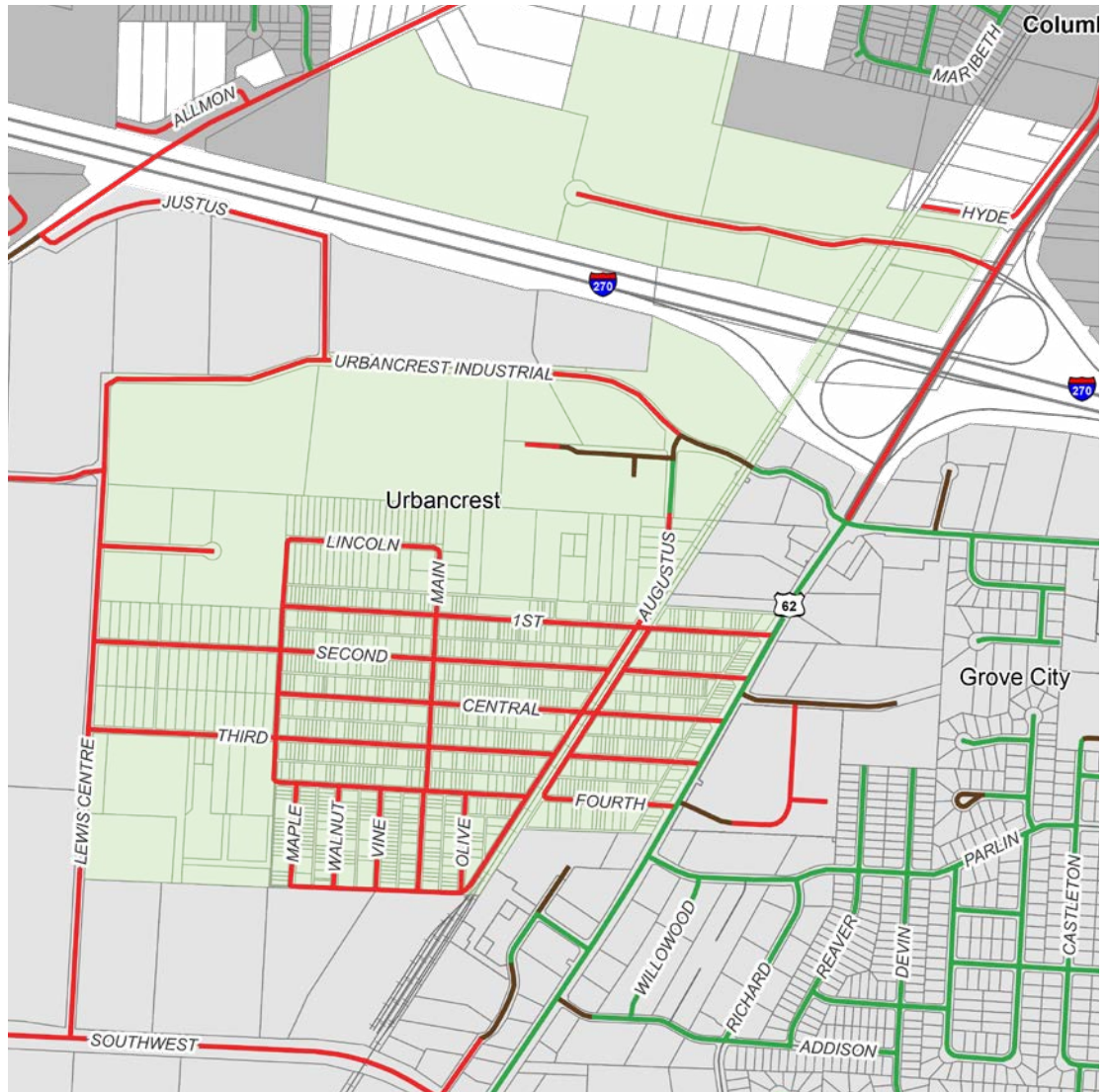
SIDEWALKS

Sidewalk Coverage

Sidewalks are transportation and recreation infrastructure that provide safe walkways for pedestrians and a place for residents to recreate. They facilitate safe access to nearby transit stops, commercial businesses, parks, schools, and other community amenities.

The above map details sidewalk coverage throughout the Village, in addition to regional connectivity.

The majority of the Village is not served by pedestrian infrastructure. Sidewalks are located along Urbancrest's Broadway corridor on both sides of the street. A small section of Augustus Drive, between Mayor's Park and the Bending Brook Apartments development, has sidewalks on both sides of the street. Urban Hollow Court, an access road for Bending Brook, has a sidewalk on its south side. The middle section of this sidewalk is at-grade with the parking lot that serves Bending Brook. Finally, a sidewalk curves around the southeast corner of the intersection of Augustus Drive and Urbancrest Industrial Drive, extending to Grove City's sidewalk infrastructure on Home Road.
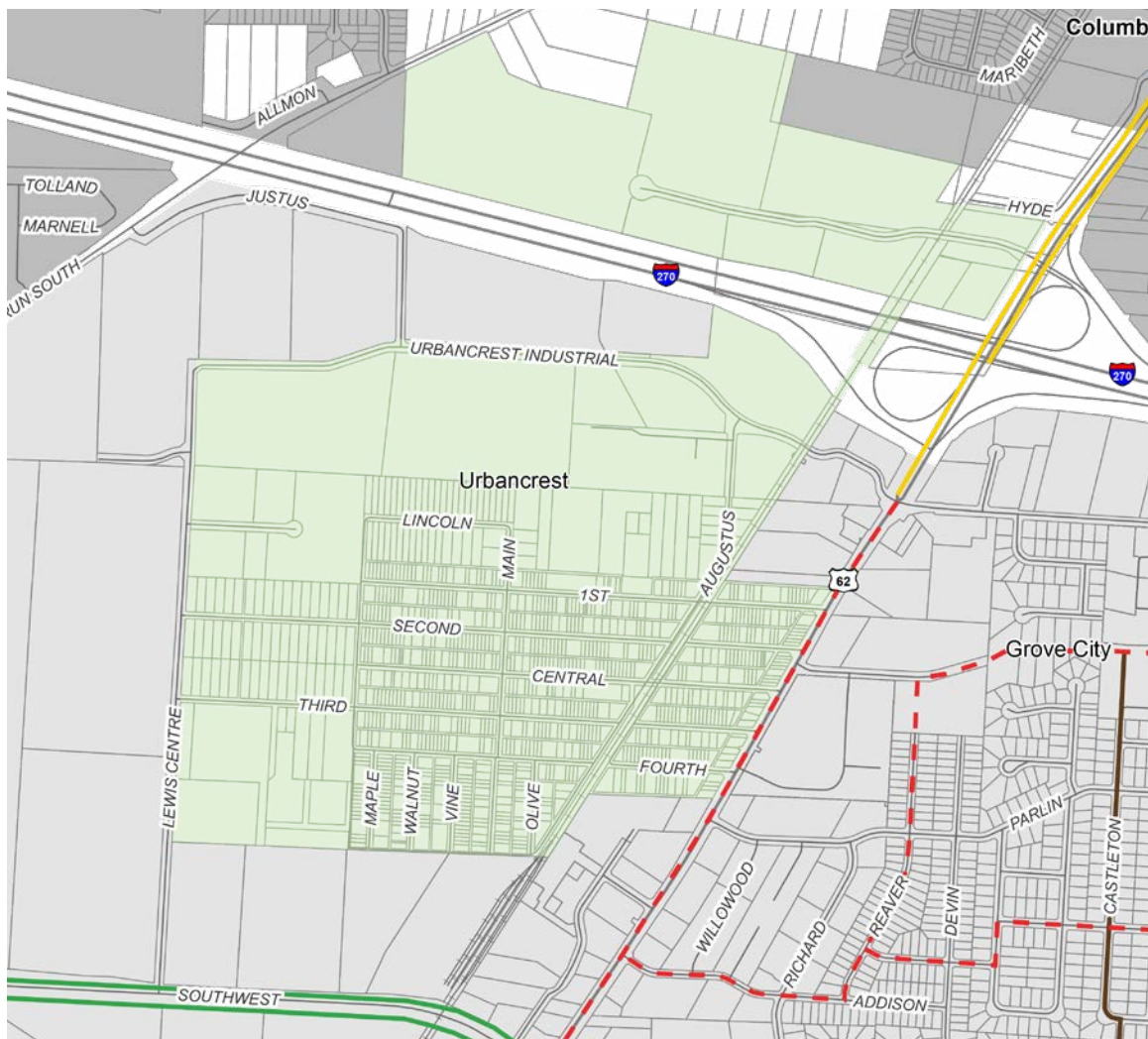
Bicycle Infrastructure

Urbancrest currently does not have bicycle infrastructure within the planning area. However, Centerpoint Drive is served by a paved shoulder that Franklin County maintains. Additionally, Grove City has bicycle infrastructure planned along the Village's frontage on Broadway. Grove City also maintains bicycle lanes on both sides of Southwest Boulevard. The existing bicycle infrastructure that is either in place or planned provides Urbancrest an opportunity to connect to the regional bicycle infrastructure network.

BIKEWAYS AND PATHS

Map Key

- **Planning Area**
- Medical Facility
- Municipal Building
- Park
- Recreation Center
- Religious Center

A. Vaughn E. Hairston YMCA
B. Recreation Fields
C. William H. Johnson Village Municipal Hall
D. Quinichett Pavilion
E. Union Baptist Church
F. Bending Brook Playground
G. Mayor's Park
H. Bible Baptist Church
I. True Vine Church of Apostolic
J. Bethel Apostolic Church of Christ
K. Southwest Dentistry

COMMUNITY FACILITIES
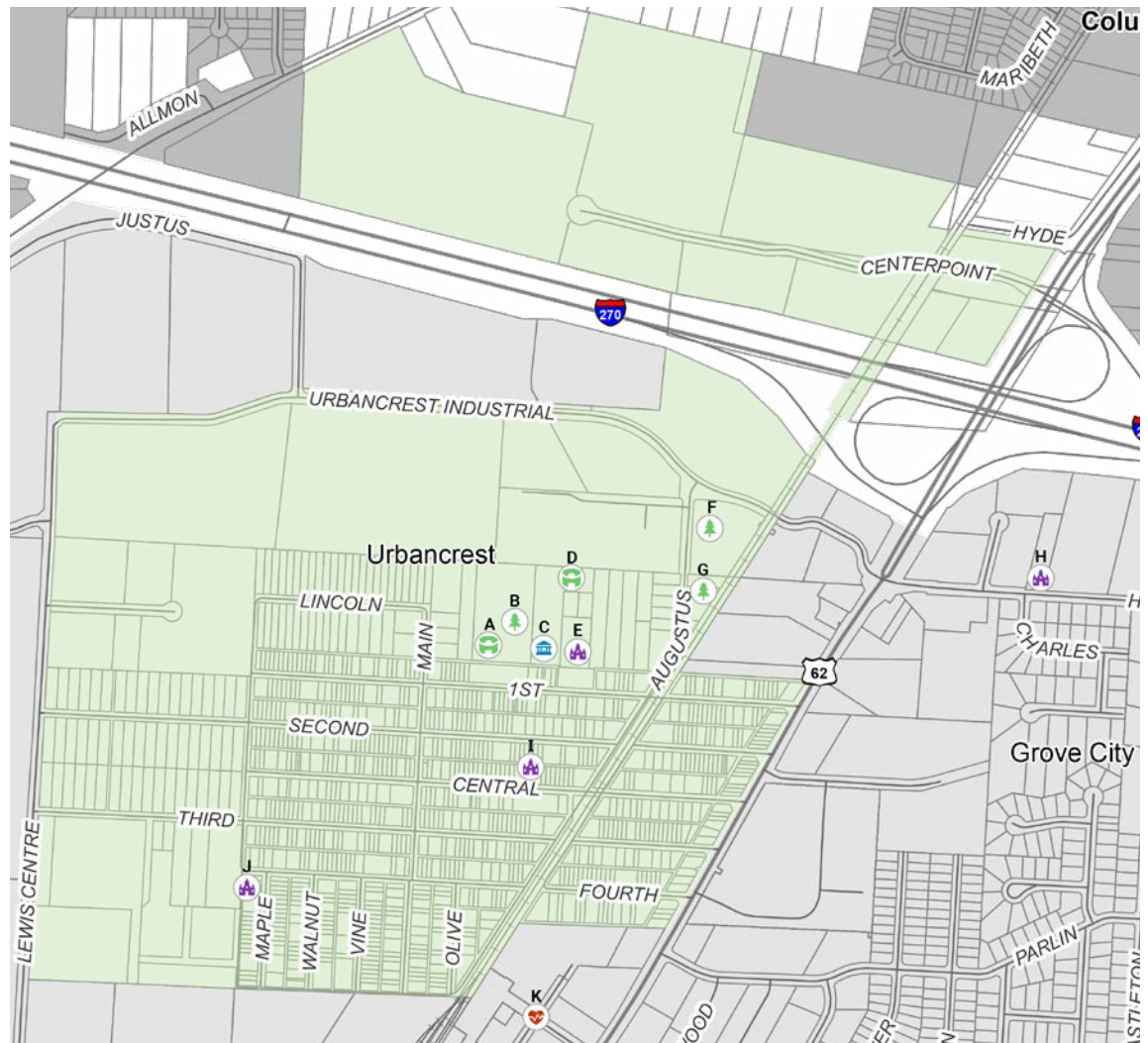
Parks

Urbancrest has one municipal-owned park, Mayor's Park. It is located on Augustus Court and is approximately 0.13 acres (5,663 square feet). There is a pavilion with picnic area, surrounded by open green space.

Recreation

The Bending Brook development has open space next to the leasing office -- its main attraction is a playground.

The Vaughn E. Hairston YMCA is host to a large, 6.51 acre recreational center that includes a community center with workout equipment, open play fields, basketball courts, a baseball field, walking trails, a playground, and a pavilion.

Adjacent to the YMCA facility is the Village of Urbancrest's Quinichett Pavilion, a community center and shelter house.

Government

The municipal offices are located on 1st Avenue in the William H. Johnson Village Municipal Hall.

The Village does not have its own police department; it is served by the Franklin County Sheriff's Department, and a station is located on Central Avenue.

Religious Centers

Multiple houses of worship are located within the Village planning area. The following churches are active in the community: Union Baptist Church (First Avenue), True Vine Church of Apostolic (Central Avenue), and Bethel Apostolic Church of Christ (Maple Street).

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RECOMMENDATIONS

Overview

The policy recommendations are a set of goals and actions developed to achieve the community's visions. They demonstrate community preferences for investments and regulatory changes.

Visions for the Future, p. 41

Public Meeting #1 survey results informed the creation of vision statements. Vision statements are a future desired outcome for housing, transportation, commercial development, and community building.

Policy Recommendations, p. 42

Public Meeting #2 survey results informed the creation of policy recommendations. The policy recommendations are goals and actions that, when achieved, lead the community towards realizing a vision.

The policy recommendations are separated by the plan's themes:

Strategic Growth
Strategic growth is an approach to new development to ensure compatibility with the existing community character, while promoting economic and environmental sustainability. Strategic growth will guide the creation of vibrant neighborhoods and commercial developments.

Community Building
Community building means developing more opportunities to recreate, creating a built environment that instills pride, and facilitating interactions among neighbors. Parks, the arts, gardening, and celebrating the Village's history will bring people together.

Safe Travel
Persons of all ages, abilities, and identities deserve to travel throughout the Village safely, regardless of their travel mode choice. Complete streets accommodate all users efficiently, while emphasizing safety.

Implementation Plan, p. 77

The policy recommendations are prioritized by feasibility and community preferences. Additionally, the implementation plan includes the parties necessary to complete the action and potential funding resources for the project.

How to Use This Guide

Each theme -- strategic growth, community building, and safe travel -- is divided into vision statements by topics like land use, quality of development, sense of community, housing, parks and recreation, and safe travel by walking and transit and on roadways. The visions have a set of goals, which are further broken down by the necessary actions to achieve the goals. There are logos beneath the action steps that indicate the stakeholders that are either necessary to engage to complete the action or can assist with its completion.

Logo Key

Village of Urbancrest

Building Industry Association of Central Ohio

Central Ohio Community Improvement Corporation

Central Ohio Food Truck Association

Central Ohio Transit Authority

Columbus/Franklin County Local Food Team

Columbus Historical Society

Columbus Landmarks

Columbus Urban League

Economic Community Development Institute

Franklin County Economic Development and Planning

Franklin County Soil and Water Conservation District

Franklin County Treasurer's Office

Food Fort

Grove City

Grove City Chamber of Commerce

Homeport

Jackson Township

Local Matters

Mid-Ohio Regional Planning Commission

Ohio Arts Council

Ohio Department of Transportation

Ohio Farmers Market Network

Ohio History Connection

Ohio Minority Business Assistance Center

Ohio Small Business Development Center

Private Property Owners

Solid Waste Authority of Central Ohio

Union Baptist Church

Urbancrest Redevelopment Corporation

YMCA of Central Ohio

VISION STATEMENTS

Strategic Growth

Land Use

Land uses should support and respect the quiet, small-town country feel of existing neighborhoods, while balancing the development of vibrant areas of interspersed commercial and residential development where appropriate.

This vision will ensure that the character of the village will not dramatically change, while allowing development in strategic locations to support the village's residents and those of nearby areas.

Quality of Development

Commercial development should complement existing land uses and promote economic vitality and sustainability, while respecting people-friendly design standards. This vision will ensure that future commercial uses are strategically developed and are meant to best serve the local residents.

Community Building

Sense of Community

Community and sense of place should be nurtured by creating visual appeal that builds on the Village's strong history, while bringing residents together to foster a sense of shared responsibility for the Village's future. This vision will bring people together while celebrating their pride in the community.

Housing

A variety of housing options should be available for residents of all ages to choose a home that best meets their needs, while allowing seniors to age in their communities. This vision will ensure that all residents have access to housing to meet their needs and remain in the community during different life phases.

Parks and Recreation

There should be sufficient parks, green space, and recreation activities that are available to persons of all ages and abilities. This vision will facilitate interactions between community members and enable more active lifestyles.

Safe Travel

Walking

Urbancrest should have a safe and well-maintained pedestrian network for those who do not drive and for those who want to walk around the Village. This vision promotes safety, a healthy lifestyle and community interaction.

Transit

A bus network offering frequent service and sufficient destinations, especially job centers, should be a transportation option. This vision will ensure that there are transportation opportunities for those who do not drive or others who wish take public transportation

Roadways

Urbancrest should have a well-connected street network that provides better access to nearby thoroughfares, while encouraging drivers to abide by speed limits. This vision improves access to and from the neighborhood while also addressing the safety needs of other transportation modes.

Achieve these goals:
- Maintain small-town character.
- Revitalize existing structures.
- Repair and reuse vacant properties.
- High quality commercial and residential development.
- New development that is compatible with existing development.

To realize these visions:
- New commercial and residential development should be compatible with the existing community character.
- New pedestrian-friendly commercial development should be well-integrated with existing land uses.

LAND USE

Goal A: Maintain small town character.

Action 1: Adhere to recommended land uses.

The future land use map demonstrates a range of uses the community has envisioned for specific areas.

When Urbancrest receives requests to rezone properties, use the future land use map to guide decision-making. Prioritize the future land use types and similar uses when evaluating rezoning requests. Similarly, review variance applications for consistency with the future land use map, and permit them only if the proposed use is consistent with the future land use map.

Action 2: Develop regulations to enhance small-town character.

Revise Urbancrest's zoning to enhance the small-town character by establishing comparable zoning districts to the recommended land use types. This requires the incorporation of the Single-Use Commercial & Residential land use designation.

Revise regulations to support development patterns typical of vibrant small-town neighborhoods with active community and economic life. The comprehensive list of action steps includes a range of zoning code revision recommendations, such as allowing interspersed commercial and residential development, community commercial spaces, small-scale farming, and food trucks; requiring pedestrian-oriented site and building design, bicycle amenities, and sidewalk and multi-use path extensions; and encouraging residential infill.

Action 3: Adopt commercial and residential design standards.

Incorporate design standards in the zoning code to ensure that new development and redevelopment contributes to the people-oriented design of existing homes. Many homes are located close to the street with porches, and garages are located behind front building lines. Require these design elements in new residential housing to ensure a consistent neighborhood feel.

Similarly, incorporate distinctive designs and the human scale in substantially modified or new commercial developments to create pedestrian-friendly environments by including street-facing windows vertical and horizontal building elements to visually break wide walls, and aesthetically pleasing facades.

Goal B: Revitalize existing structures.

Action 4: Create opportunities to facilitate home repairs.

When identifying code violations, connect private property owners to information and resources that can help resolve the code violation.

The Franklin County Economic Development and Planning Department funds an emergency home repair program through the Mid-Ohio Regional Planning Commission that assists income eligible property owners in performing home repair. Local non-profits, such as Modcon Living and Economic Community Development Institute, also provide emergency home repair assistance to eligible homeowners.

Action 5: Implement a rental housing inspection program.

Neglected rental housing can become dilapidated, affecting nearby property values and potentially posing safety risks to inhabitants. A rental housing inspection program empowers tenants to report landlords neglecting necessary building maintenance and repairs. Rental inspections compel corrective action, ensuring that tenants reside in safe housing. They also provide a path forward for improving the housing's appearance. Provide connections to maintenance program funds to facilitate addressing the needed repair.

Goal C: Facilitate maintenance and reuse of vacant properties.

Action 6: Expand regulations of the existing property maintenance code.

The existing property maintenance code covers lawn care, trash collection, parking on lawns, and unregistered vehicles. Expanding upon the existing provisions further ensures that properties are well-maintained.

Enhance the current maintenance code by including provisions for removal of dead/dying trees and shrubs, maintaining fencing in good repair, and general housing maintenance standards (e.g. gutters, windows, siding, front door). When identifying property maintenance code violations, refer private property owners to resources to assist with addressing the violation, such as emergency home repair funding programs.

Action 7: Establish community gardens on vacant properties.

COCIC URC

Partner with the Urbancrest Redevelopment Corporation (URC) and the Central Ohio Community Improvement Corporation (COCIC) to create opportunities for establishing community gardens.

Make undeveloped, vacant parcels owned by the URC or COCIC eligible for establishment of a community garden upon application. The City of Columbus has a land bank community garden program that Urbancrest can use as a model to develop its own program.

Commercial Development: Frontage Design Requirements

Require new or substantially modified commercial developments on Broadway to incorporate streetscape design elements. Such elements include street trees, commercial lighting, shrubbery and other landscaping, and decorative piers. These improvements will provide parking screening, beautification, and visual interest through the Village's most prominent corridor.

Action 8: Pursue corrective actions against tax delinquent, and acquire foreclosed properties.

When tax delinquent and foreclosed properties fall into abandonment, they become an eyesore and negatively impact nearby property values. Collaborate with the Franklin County Treasurer's Office to identify abandoned and vacant parcels with overdue taxes to pursue corrective action.

Coordinate with Franklin County and the county land bank, COCIC, to strategically acquire

parcels, put vacant land back to economic use, and facilitate municipal projects.

Lot Acquisition and Master Site Planning

The vacant and underutilized lots in Urbancrest are an opportunity for the Village to assemble properties for master planning. A master plan is a comprehensive approach to site planning that involves a large land area and includes infrastructure and other improvements to accommodate the development. Master plans frequently involve community input to guide the project's land uses, building form and function, and integration with the greater landscape.

Facilitating a master plan development provides the Village and its residents more influence to create a community-serving development. Collaborate with the Central Ohio Community Improvement Corporation, the county land bank, to assemble properties for master planning. The Neighborhood Design Center created several conceptual development plans to demonstrate how a master-planned project results in a well-coordinated development pattern.
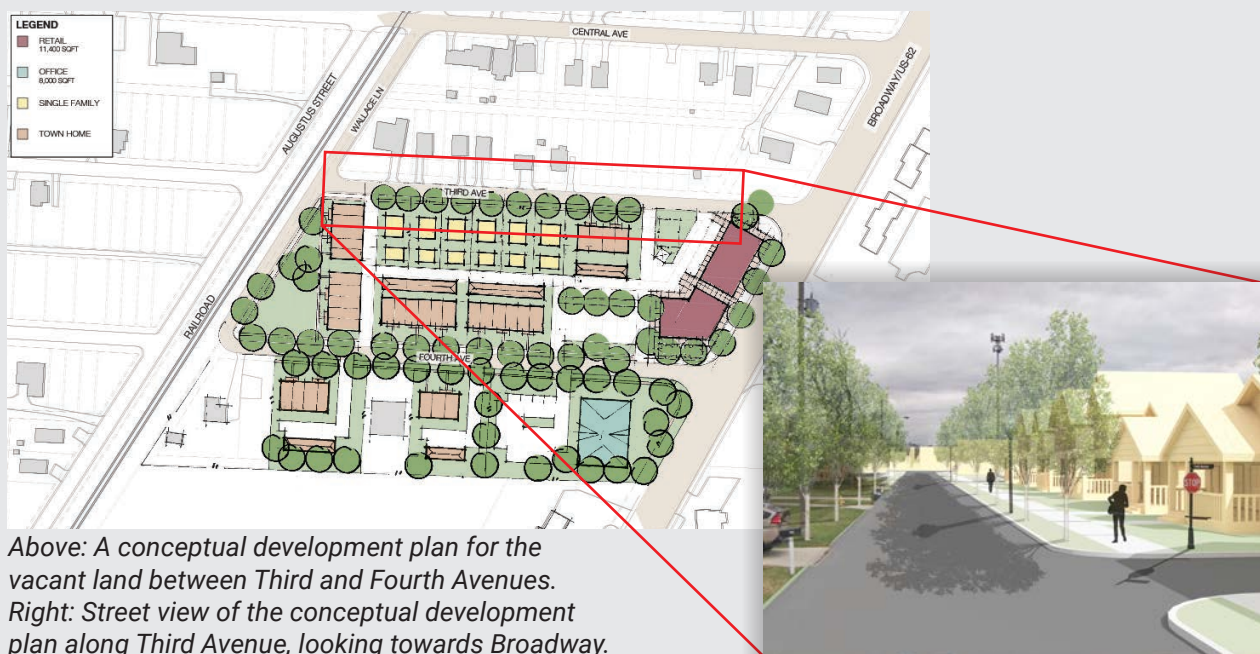
Above: A conceptual development plan for the vacant land between Third and Fourth Avenues. Right: Street view of the conceptual development plan along Third Avenue, looking towards Broadway.

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Lot Acquisition and Master Site Planning (continued)

Above: Overview of the conceptual development plan on page 45. This concept includes a small park (foreground), a mixture of detached single-family homes and townhomes (center), and commercial buildings along the Broadway corridor (background).

Above: This site plan is an alternative layout to the concept depicted on page 40. The layout contains more residential units with duplexes along Third Avenue. Additionally, the retail building on Broadway provides parking on Broadway, instead of locating the parking behind the structure like the concept on page 40.

The benefit of a Village-facilitated, master-planned community is that residents can provide their preferences on desired housing types, building arrangements, pedestrian amenities, etc. when redevelopment projects are initiated.

Lot Acquisition and Master Site Planning (continued)
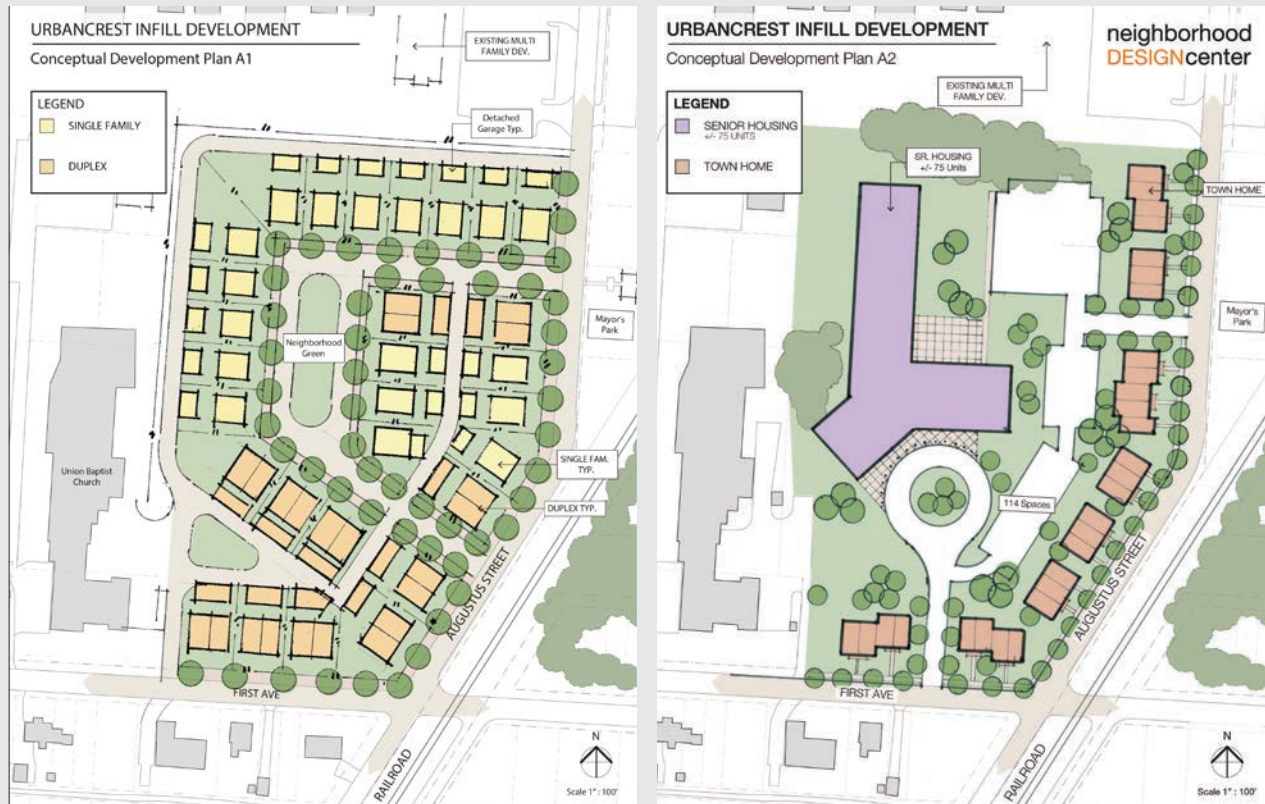
Conceptual Development Plan A1 (left): A conceptual development plan for the area near the intersection of Augustus Street and First Avenue. Depicted is a mixture of duplexes and single-family homes.
Conceptual Development Plan A2 (right): Concept A2 imagines the same intersection of Augustus Street and First Avenue developed with townhomes and a large senior housing development.

Above: Infill development concept A1 depicted at the street view at the intersection of Augustus Street and First Avenue. Duplexes are depicted with sidewalks, street trees, and streetlights.

QUALITY OF DEVELOPMENT

Goal D: Enable high quality commercial and residential development.

Action 9: Require new development to be pedestrian-oriented.

Require new multi-unit and commercial development to include adequate pedestrian and bicyclist amenities. Require improvements like sidewalks, pedestrian paths, multi-use path extensions where planned, and bike racks as components to new development.

New developments must locate parking lots to promote a safe, uninterrupted pedestrian landscape to the greatest extent feasible. Place parking to the side or rear of the principle building(s) in the development, and orient principle buildings towards and located near the street.

Accordingly, revise the Village's zoning code to ensure that new and substantially modified developments are pedestrian-oriented. Once revised, Franklin County will refer to the new pedestrian-friendly code when reviewing residential building permits. Consult the Mid-Ohio Regional Planning Association (MORPC) for assistance with developing the regulatory framework.

Action 10: Require the use of stormwater management best practices.

Require that applicants for new or substantially modified commercial and residential development incorporate best practice stormwater management. Some of these practices include installation of rain gardens, bioswales, pervious surfacing, and parking lot landscaping.

Effective stormwater management improves control of water runoff, reducing pollution in groundwater, allows for better infiltration, and reduces erosion. Consult with the Franklin Soil and Water Conservation District for implementation of best practices.

Additionally, incorporating natural elements with stormwater infrastructure reduces the urban heat island effect and creates more visually appealing landscaped developments. This helps to achieve balance between the built and natural environments.

Action 11: Encourage energy efficient and accessible-for-all designs.

Energy efficient home designs reduce residential heating and electrical bills and create a more environmentally sustainable community.

Universal design is an approach to designing residential units that can accommodate all persons regardless of their age or physical ability. Accessible-for-all housing enables residents to age in place.

Consult the Mid-Ohio Regional Planning Commission for recommendations on energy efficient and accessible-for-all residential designs. Incorporate these recommendations into the Village's building code to require implementation with new residential construction or substantially modified residential developments. Consult the Mid-Ohio Regional Planning Commission for technical assistance.

Action 12: Support small business development.

Small businesses are critical to local economies because their investments and economic benefits stay in the community. Small businesses also provide sense of place and unique community identity. The Future Land Use map indicates areas appropriate for small business development in the Single-Use Commercial & Residential and Limited Commercial land use designations.

Potential partners to support local, small business development include regional non-profits and statewide government agencies. Economic Community Development Institute (ECDI) and the Columbus Urban League are local non-profits that provide start-up capital and business education to support small business development. Similarly, the Ohio Small Business Development and Minority Business Assistance centers provide training, access to capital, and other services to create jobs and economic growth through Ohio's small business community.

Finally, engage the Grove City Chamber of Commerce to expand opportunities for enhanced networking, Village marketing, and investment ventures.

Goal E: Ensure that new development is compatible with existing residential development in use and scale.

Action 13: Implement the recommended land use map for residential uses.

Current zoning distributes more intensive residential uses across the Village. To ensure coordinated development patterns that scale down from the Broadway corridor and preserve the interior village's small-town character, closely follow the recommended land use map when considering new development and rezoning requests.

Ensure that more dense housing is concentrated in strategic corridors to preserve the detached, single-family home character of the interior village.

Action 14: Permit interspersed residential and commercial uses in key corridors.

Urbancrest's zoning code requires a variance from the code in order to permit a mix of uses. A mix of residential and commercial uses in strategic corridors will allow for more walkable neighborhoods, better integration of commercial activity into the community fabric, and enable the creation of gathering spaces that is typical of small towns.

Modify the zoning code to permit a mix of residential and commercial uses in the areas identified on the Future Land Use Map, the Neighborhood Commercial and Residential and Limited Commercial and Residential designations.

FUTURE LAND USE MAP

Legend:
- 🟨 Single-Family Residential
- ⬜ Two-Family Residential
- 🟫 Townhome Residential
- 🟦 Multi-Unit Residential
- 🟧 Single-Use Residential & Commercial
- 🟥 Single-Use Commercial
- 🟧 General Commercial
- 🟪 General Industrial
- 🟩 Parks and Recreation

LAND USE CATEGORIES - PERMITTED USES

Overview

Each category represents the most intensive recommended land use permitted in the defined area. A full range of recommended land uses are found below the land use category. These uses are examples and not intended to be exhaustive.

Urbancrest's existing zoning requires that residential, commercial, and industrial developments are separate from each other. This plan recommends that the Village implement a new zoning district type that allows for interspersed commercial and residential development. In the Single-Use Residential or Commercial District, residential and commercial developments may be distributed across the district provided the developments are on separate lots.

Single-Family Residential
Residential: Detached single-family

Other: Places of worship, public buildings and/or uses

Two-Family Residential
Residential: Detached single-family, duplex

Other: Places of worship, public buildings and/or uses, essential services

Townhome Residential
Residential: Detached single-family, duplex, town-home, fourplex

Other: Places of worship, public buildings and/or uses, essential services

Multi-Unit Residential
Duplex, townhome, fourplex, multi-unit

Other: places of worship, public buildings and/or uses, essential services

Single-Use Residential or Commercial
Residential: single-family, duplex, townhome, fourplex, multi-unit

Commercial: Office uses and small-scale commercial development, such as restaurants, grocers, cafes, childcare, personal services, etc.

Other: places of worship, public buildings and/or uses, essential services

Single-Use Commercial
Commercial: Office uses and small-scale commercial development, such as restaurants, grocers, cafes, childcare, personal services, etc.

Other: places of worship, public buildings and/or uses, essential services

General Commercial
Commercial: Gas stations, automobile-oriented businesses, and large-scale commercial development, such as department stores, hardware stores, home improvement retailers, grocery stores, etc.

Other: places of worship, public buildings and/or uses, essential services

General Industrial
Industrial: Manufacturing, warehousing, fabrication, assembly, processing, packaging, laboratories, etc.

Other: public buildings and/or uses, essential services

Parks and Recreation
Outdoor recreation, places of worship, public buildings and/or uses, essential services

CORRESPONDING ZONING DISTRICTS

Land Use Category	Zoning Districts							
	Residential				Commercial		Industrial	
	(R-1)	(R-2)	(R-3)	(R-4)	(C-1)	(C-2)	(I-1)	(I-2)
▮ Single-Family Residential	✓							
▮ Two-Family Residential		✓						
▮ Townhome Residential			✓	✓				
▮ Multi-Unit Residential			✓	✓				
▮ Single-Use Residential or Commercial	✓	✓	✓	✓	✓			
▮ Single-Use Commercial					✓			
▮ General Commercial						✓		
▮ General Industrial							✓	✓
▮ Parks and Recreation	✓	✓	✓	✓	✓	✓	✓	✓

Use this page in conjunction with the Land Use Category Descriptions on page 51.

Corresponding Zoning Districts Table

What it is: The Urbancrest Community Plan's future land use categories are matched to existing zoning districts in the corresponding zoning district table. The Future Land Use map shows the community's desired future land uses. The zoning district regulations govern which uses are permitted.

Why we need it: When evaluating a development proposal, public officials use the table to determine whether a development proposal's desired zoning district matches the Future Land Use map. Since the map represents the community's desires for the future, following the map ensures the community's preferences are represented.

Key to Zoning Districts

Residential
R-1:   Single-Family Residential District
R-2:   Two-Family Residential District
R-3:   Medium Density Multifamily Residential District
R-4:   High Density Multifamily Residential District

Commercial
C-1:   Commercial and Office District
C-2:   General Commercial District

Industrial
I-1:   Light Industrial District
I-2:   Heavy Industrial District

COMMUNITY BUILDING

Achieve these goals:
- Create a strong sense of place informed by Urbancrest's history.
- Improve the Village's overall appearance.
- Support a sustainable, local food system.
- Support new housing and infill development for all ages, abilities, and incomes.
- Create more green and recreational space and more opportunities for biking.

To realize these visions:
- Urbancrest should enhance the community identity to create a strong sense of shared responsibility for the Village's future.
- There should be a variety of housing options for people of all abilities, ages, and incomes.
- The Village should have sufficient green space and recreational areas for active lifestyles of all ages and abilities.

SENSE OF COMMUNITY

Goal F: Create a strong sense of place informed by the Village's history.

Action 15: Inventory and commemorate historic places.

Inventory historic sites and buildings in Urbancrest. These locations can be identified with placards and signage that emphasize the building or site's significance to Urbancrest's history. As the community evolves over time, reminders of its past will remain and be celebrated. Collaborate with Ohio History Connection and the Columbus Historical Society to identify historic sites and events and Columbus Landmarks to identify structures of historical significance.

Action 16: Enhance the community's sense of place through public art installations.

Public art instills community pride, provides vibrancy to under-utilized or unattractive spaces, reduces vandalism, and creates a visual interest that encourages walking in the community. Installation of public art can be paired with recreational programming, such as art and historic place walks; the City of Columbus has an art and history walking tour program that can be used as a guide for similar programming in Urbancrest.

Public art should commemorate historic events or persons and incorporate local themes inspired by the Village. Where feasible, a local artist or former resident should be commissioned to maintain a connection between the Village and the artist.

The Village, business owners, local non-profits, or other private parties can commission public art on their property.

Goal G: Improve the Village's overall appearance.

Action 17: Install municipal infrastructure with consistent designs.

To enhance the community's visual identity, install municipal infrastructure with common design elements and color schemes. Such infrastructure includes road name signposts, banners, light posts, bollards, pedestrian and bicycle facilities, and fire hydrants. New or modified infrastructure along Broadway may require collaboration with Grove City and the Ohio Department of Transportation (ODOT). Contact the Jackson Township Fire Department, which provides the village fire service coverage, prior to fire hydrant modifications.

Road name signposts: Install all posts displaying road names with the same design as existing road name posts (see image below).

Banners: Banners can be attached to light poles to create visual identity throughout the community. These can be installed on high-visibility corridors, like Broadway, to create more distinction between Urbancrest and Grove City.

Light posts: Use light posts with a design similar to that of Urbancrest's decorative street sign posts. Install light posts in areas with

Municipal Infrastructure Designs: Streetlights and Fencing

Create aesthetic branding throughout the Village by using consistent infrastructure designs. Neighborhood Design Center provided a range of streetlight and fencing designs for public evaluation during the second public meeting. The resulting survey outcomes revealed preferences for the infrastructure elements depicted in the images below. The left image depicts a residential streetlight. The middle image depicts a commercial streetlight. Require streetlight installation along the sidewalks of large-scale residential and commercial developments. Fencing (image at right) can be installed along vacant lots, community gardens, or as needed to delineate property boundaries.

sidewalks and other pedestrian infrastructure to improve safety. Consult with the local electrical utility provider when installing light posts, and prioritize energy efficient fixtures.

Fire hydrants: Fire hydrants can be incorporated with the infrastructure color scheme. Contact the Jackson Township Fire Department before repainting hydrants a different color.

Bollards and Garbage Cans: Similar to fire hydrants, bollards and garbage cans can have the same color scheme for consistent branding across the Village.

Action 18: Install landscaping improvements in high visibility locations and corridors.

Street trees are plantings along roads that can help enhance the natural, green character of the area. They can be complemented by shrubbery at key locations to create more visual emphasis. Prioritize street tree planting along planned and existing sidewalks.

Street trees, in addition to beautification, have the added benefits of slowing traffic, collecting stormwater runoff, decreasing the urban heat effect, and create a calming effect that reduces stress levels.

Along the Broadway commercial corridor, coordinate with Grove City's ongoing beautification efforts on Route 62 and the Ohio Department of Transportation to ensure conformity to state highway requirements.

Action 19: Initiate a vacant lot maintenance program.

Vacant, unmaintained lots cause stress, lower property values, pose public health and safety risks, and can appear unsightly. Collaborate with the county land bank (COCIC), and Urbancrest Redevelopment Corporation (URC) to clean up and improve vacant lots in their ownership. Refer large-scale waste dumping to the Solid Waste Authority of Central Ohio (SWACO) for enforcement action.

Vacant lot clean up encompasses removal of all garbage, underbrush, and dead or dying foliage. The installed improvements include small fences and limited landscaping installments where desired. The fencing's design needs to discourage dumping, while allowing people to access the lot. Periodic maintenance is required for grass mowing.

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Imagery Source: The Journal of the American Medical Association, *Effect of Greening Vacant Land on Mental Health of Community-Dwelling Adults*

Local businesses, community organizations, and individuals can be engaged to sponsor and participate in the process.

Similar vacant lot maintenance programs (see example above) have been connected to decreases in crime and positive health outcomes for community members.

Goal H: Support a sustainable, local food system.

Action 20: Permit gardening on vacant, village-owned properties.

Allow residents to garden on village-owned properties through an application process. Community gardens will bring new life to parcels of land currently village-owned but unused. Additionally, community gardens provide access to healthy, fresh foods, improve food security, and provide access to physical activity and social interaction.

Action 21: Allow farm stands as an accessory use.

To allow residents the opportunity to distribute their crops to community members, expressly allow by-right the ability to sell and distribute produce and other value-added farm products at small farm stands in all zoning districts as an accessory use.

Action 22: Establish a farmers market.

Farmers markets provide connections between food producers and consumers, providing community members with fresh foods. Access to fresh foods can lead to healthier eating and improved health outcomes. A farmers market could be established at the Municipal Hall & YMCA or on one of the large vacant lots along Broadway for greater visibility.

Farmers markets are frequently supported through Community Supported Agriculture (CSA), an arrangement in which customers buy a share of a farm's harvest and receive food throughout the season. This arrangement gives farmers capital up-front and enables consumers to receive a variety of fresh foods.

Consult with the Ohio Farmers Market Network to identify best practices and next steps for establishing a farmers' market, including compliance with local and state regulations, attracting vendors, and nutrition incentives.

Action 23: Permit food truck operations in commercial areas.

Food trucks are a method to start up a small-scale, mobile food business with less capital than the traditional, brick-and-mortar restaurant. Food trucks, and restaurants in general, provide an immediate market for locally generated food.

Food trucks also provide use and activity to formerly abandoned parking lots, bringing new life to underutilized or vacant commercial lots.

Accordingly, revise the zoning code to allow food truck siting on commercial properties. Coordinate with the Central Ohio Food Truck Association and Food Fort to identify barriers to establishing food trucks in local ordinances.

Action 24: Develop a community kitchen and food hub.

A commercial community kitchen is an asset for both community members and the local business community. A community kitchen can provide cooking classes to residents to

improve their knowledge and skills of cooking with fresh food. Coordinate with Local Matters, an area non-profit dedicated to equitable access to sustainable food systems, for cooking and nutrition education programming.

A community kitchen and food hub can also operate as a business incubator for startup restaurants, food trucks, manufacturers, and catering entrepreneurs. Business owners can rent the kitchen at an affordable rate to cook meals and prepare food. The addition of cold and dry storage would support the manufacturing component of the community kitchen.

The former Elementary School behind Union Baptist Church could be adapted to accommodate the community kitchen in the structure's former cafeteria. The Village should collaborate with Union Baptist Church to determine the feasibility of establishing a community kitchen at this location.

Economic Community Development Institute is a potential resource to provide guidance on developing a community kitchen and food hub, as they have materialized similar initiatives. Collaborate with Local Matters and the Columbus and Franklin County Local Food Team for their expertise in food systems and coordination of local resources.

Food-Access and Food-Related Economic Activity

The Columbus & Franklin County Local Food Action Plan (LFAP) (www.columbus.gov/LFAP) is an adopted framework of countywide goals and actions that unifies residents, schools, community organizations, businesses, and local government to promote a healthy, strong, and resilient local food system. The LFAP envisions "a fair and sustainable food system that benefits our economy, our environment, and all people" through enhanced coordination and communication, improved food access and education, increased food-related economic development, and reduced food-related waste.

Urbancrest should partner with the City-County Local Food Team to explore the most effective ways to improve food access and increase food-related economic activity. The Local Food Team can provide connections to expertise, potential partners, and potential sources of funding to advance the food-related actions identified in this plan. Additionally, by remaining connected to the broader work of LFAP implementation, Urbancrest may benefit from increased knowledge of local best practices, nearby projects, and opportunities for collaboration.
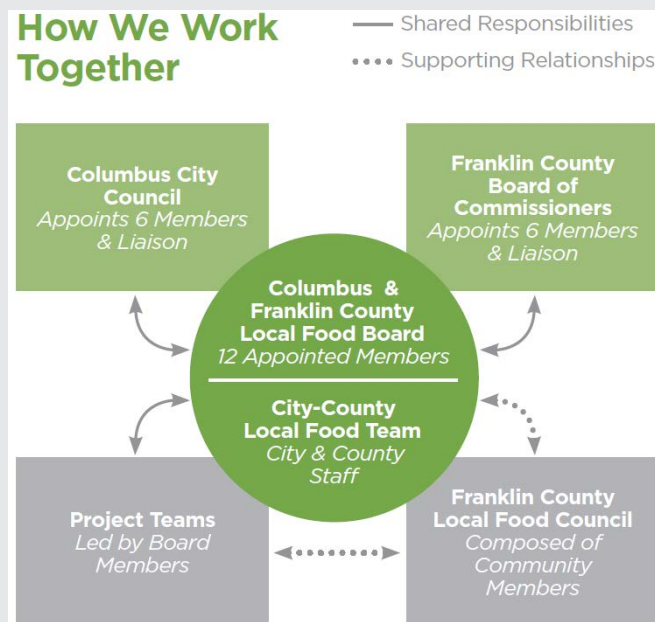
How We Work Together

— Shared Responsibilities

•••• Supporting Relationships

Columbus City Council
Appoints 6 Members & Liaison

Franklin County Board of Commissioners
Appoints 6 Members & Liaison

Columbus & Franklin County Local Food Board
12 Appointed Members

City-County Local Food Team
City & County Staff

Project Teams
Led by Board Members

Franklin County Local Food Council
Composed of Community Members

HOUSING

Goal I: Support land use and building code policies that enable aging in place for all ages in sustainable housing.

Action 25: Enable the construction of more housing types, particularly senior housing.

More types of housing , such as single-family homes, duplexes, townhomes, and apartments, accommodate different demographics at different life phases. In particular, senior housing is needed to accommodate individuals who want to age in place but also have special needs for assisted living.

Collaborate with the Mid-Ohio Regional Planning Association and the Building Industry Association of Central Ohio to identify barriers to enabling housing development in Urbancrest.

Action 26: Provide information regarding emergency home repairs and accessibility modifications.

Common barriers to aging in place are homes that are incompatible with a senior's changing accessibility needs and disrepair due to fixed income that renders the home uninhabitable.

Providing information to low-income seniors that connects them to non-profits providing accessibility modifications and emergency repairs will facilitate aging in place.

Mid-Ohio Regional Planning Commission administer programs that provide home repair

and accessibility modification assistance to eligible homeowners. Refer residents with known accessibility or repair needs accordingly.

Action 27: Provide information regarding energy efficiency programs.

Reducing household energy consumption is environmentally friendly and decreases costs of living by reducing utility bills.

Utility companies, public agencies, and non-profits offer a variety of financial incentives to retrofit buildings and purchase energy efficient appliances, equipment, and lighting.

The Home Weatherization Assistance Program replaces electric appliances, lightbulbs, water heaters, and furnaces which in turn reduces energy consumption and utility costs. The program is administered by the Mid-Ohio Regional Planning Commission, and services are free to income-eligible residents.

Action 28: Support the use of renewable energy sources such as wind, geothermal, and solar.

Renewable energy sources have no greenhouse gas emissions, reduce reliance on non-renewable, carbon-based resources, reduce energy costs, and potentially provide income. Particularly, solar energy is an increasingly affordable alternative to fossil fuels.

To incentivize installation of renewable energy, the village could waive permitting fees and streamline permitting processes for residential solar arrays. Engage the Mid-Ohio Regional Planning Commission for assistance with facilitating renewable energy installation in the zoning code and permitting process.

Residential Infill Development Designs

Residential infill development includes small-scale housing projects, such as single-family homes, duplexes, and townhomes. Different housing types in the community promotes aging in place where residents do not have to move out of their community in order to adapt to life circumstances. New infill development can be required to incorporate design elements that enhance the Village's character.

The Neighborhood Design Center provided a range of housing designs for community members to rank their preferences. The following images represent the community's preferred housing designs for single-family, duplexes, and townhomes. Each housing type includes a diagram of its architectural features that the Village of Urbancrest can reference when drafting its own design guidelines for residential development.
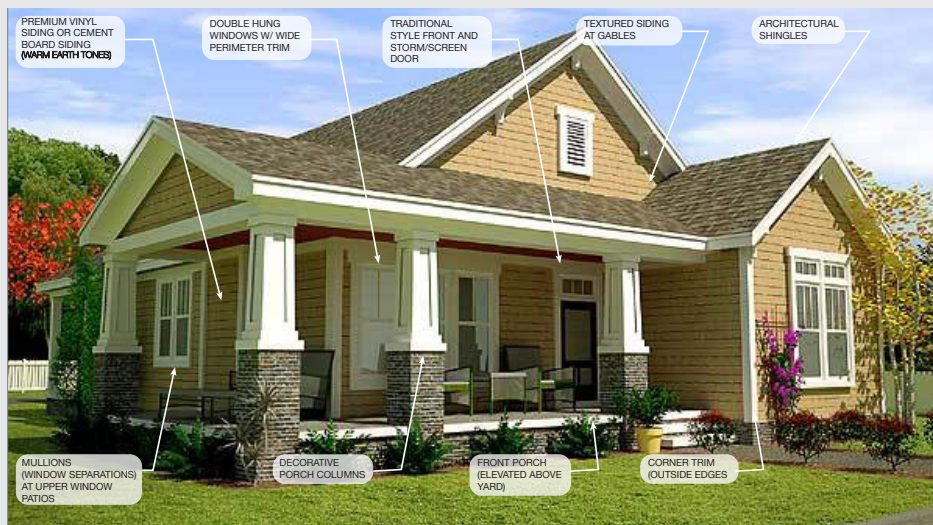
PREMIUM VINYL SIDING OR CEMENT BOARD SIDING (WARM EARTH TONES)

DOUBLE HUNG WINDOWS W/ WIDE PERIMETER TRIM

TRADITIONAL STYLE FRONT AND STORM/SCREEN DOOR

TEXTURED SIDING AT GABLES

ARCHITECTURAL SHINGLES

MULLIONS (WINDOW SEPARATIONS) AT UPPER WINDOW PATIOS

DECORATIVE PORCH COLUMNS

FRONT PORCH (ELEVATED ABOVE YARD)

CORNER TRIM (OUTSIDE EDGES

neighborhood DESIGNcenter   1445 Summit St. | Ste. 300 Columbus, OH 43201 614.221.5001 www.columbusndc.org

Urbancrest

Single Family Housing

DECORATIVE PORCH COLUMNS (MASONRY)

COLOR SCHEME BETWEEN UNITS DOES NOT NEED TO MATCH BUT SHOULD BE COMPLEMENTARY

PREMIUM VINYL SIDING OR CEMENT BOARD SIDING (WARM EARTH TONES)

DOUBLE HUG WINDOWS (CONSIDER MULLIONS AT UPPER PANE)

ARCHITECTURAL SHINGLES

TRADITIONAL STYLE FRONT AND SCREEN/ STORM DOORS

UNITS OFFSET FROM ANOTHER (NOT IN SAME PLANE)

FRONT PORCH (ELEVATED ABOVE YARD)

SEPERATE SIDEWALK TO EACH UNIT

neighborhood DESIGNcenter   1445 Summit St. | Ste. 300 Columbus, OH 43201 614.221.5001 www.columbusndc.org

Urbancrest

Duplex Housing

Residential Infill Development Designs (continued)

CONSIDER USE OF VERTICAL (AND BATTEN) OR SHINGLE STYLE SIDING AT GABLES

UNITS OFFSET FROM ONE ANOTHER (NOT IN THE SAME PLANE)

PREMIUM VINYL SIDING OR CEMENT BOARD SIDING

ARCHITECTURAL SHINGLES

TRADITIONAL FRONT AND STORM/SCREEN DOOR

DOUBLE HUNG WINDOWS WITH MULLIONS, WIDE PERIMETER TRIM

FRONT PORCH W/ ENGINNEERED WOOD DECK AND DECORATIVE RAILING (ELEVATED ABOVE YARD)

neighborhood DESIGNcenter | 445 Summit St. | Ste. 300 / Columbus, OH 43201 / 614.221.5001 / www.columbusndc.org

Urbancrest
Multi-Unit

Goal J: Encourage infill housing on vacant land that is zoned residential.

Action 29: Expand the creation of new owner-occupied homes.

Partner with local non-profits to incentivize the construction of new owner-occupied homes. Owner-occupied homes help stabilize neighborhoods where poor lot and building maintenance are problems.

The non-profit Homeport administers a first-time homebuyer program that provides income-eligible households with down payments and closing costs for the purchase of homes. Additionally, Homeport provides prospective homeowners with homebuyer counseling.

A number of Urbancrest's homes have been constructed with Homeport's assistance -- closer cooperation, such as coordinating the Village and county land bank's acquisitions of vacant lots, with the non-profit will facilitate new residential development.

New infill residential development can be required to incorporate common architectural features to develop a cohesive streetscape aesthetic. The diagrams at left and above provide examples of features the Village could require with new residential developments.

Action 30: Enhance Village marketing strategies to attract new residents.

Continued investment in lot cleanup, beautification projects, and neighborhood amenities will make Urbancrest more marketable to new residents. Additionally, expand the Village's online presence, such as providing zoning information, fee schedules, zoning map, and other development-related materials on its website. For a more convenient customer experience, integrate online submissions of permits and other applications.

Work closely with property owners and realtors to promote the Village to prospective homebuyers, and simplify the permitting process to make it easier for potential homebuyers and their contractors to renovate or build homes. Finally, promote the Village's interest in residential development through building industry interest groups, such as the Building Industry Association of Central Ohio.

Reducing Lot Size and Frontage Minimums

The Village of Urbancrest's residential areas were first platted in 1890. A plat is a map that designates property boundaries; records are now held by the Franklin County Recorder's Office. Most of these lots were platted at approximately 2,500 square feet with 25 feet of frontage. Frontage is the length of the property along the road that facilitates access to the property. Lots have since been combined in different configurations. However, the 1890's plat still influences lot dimensions to this day, as many lots are recorded with area dimensions at 2,500 square foot increments and 25 foot frontage increments.
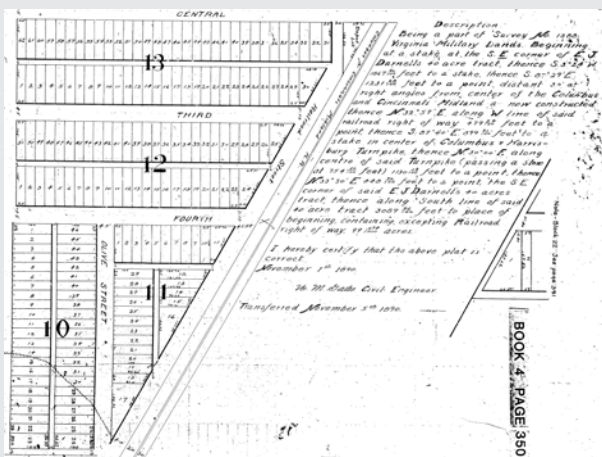
1890's plat of the area south of Central Avenue along what is now Augustus Street.

Development-ready parcels with existing zoning's dimensional requirements.

Development-ready parcels with reduced dimensional requirements.

Decreasing residential development dimensional requirements reduces the number of necessary lots to acquire for development. Carefully consider reducing minimum lot sizes to allow development on smaller lots. Reducing the number of lots required for development decreases logistical difficulties with lot acquisition and improves a project's economic feasibility, thereby encouraging new investment. An initiative like this can bring new life to previously unused or under-utilized tracts of land throughout the Village.

For example, current zoning requires 5,500 square feet in the R-1 District. This includes the block between 1st and 2nd Avenues, off of Broadway (identified at left). At 5,500 square feet, three averaged-sized lots are required for development. In the identified block at left, one property is immediately developable with no additional administrative processes, such as combining lots and property transfers.

However, if the required lot area follows the typical plat size at two lots with 2,500 square foot increments (5,000 square feet total), the number of development-ready properties increases to six. This requires a small reduction in the required lot area by 500 square feet. No changes to frontage are necessary -- at 50 feet, the frontage of two average lots (25 feet each) will meet the standard.

Should the Village reduce required lot sizes and frontage minimums, refer to the dimensions of existing lots when determining minimum appropriate dimensions. Incorporating increments of existing lot dimensions will allow for a more efficient use of land and regular development patterns. The Mid-Ohio Regional Planning Association can assist with the geospatial data analysis.

Action 31: Reduce lot size and frontage minimums.

Modify Urbancrest's zoning code to encourage infill development on vacant residential lots. Namely, reduce lot area minimums and proportionate reductions in frontage requirements to facilitate simpler home construction. Current zoning requires a combination of a significant number of lots with the typical platted lot size across the Village. A reduction in minimum lot size requires fewer average-sized lots for development, reducing difficulty of coordinating amongst multiple parcel owners for land acquisition and therefore encouraging infill.

Goal K: Maintain and expand Urbancrest's housing stock that is accessible to all incomes.

Action 32: Permit accessory dwelling units.

Include accessory dwelling units (ADUs) as a permitted use in the Village's zoning code. An ADU, sometimes referred to as granny flats, carriage houses, or in-law homes, is a small dwelling unit that is accessory to a principle dwelling unit. ADUs can be attached or detached from the principle dwelling, and they have their own kitchen and bathroom facilities. ADU regulations typically require that one of the parcel's dwellings is owner-occupied.

ADUs help promote housing affordability by increasing the supply of smaller rental units that are rented at a lower rate. Homeowners can provide senior family members an independent living space to age in place, or they can generate an income by renting the dwelling unit.

If residential design standards are adopted, include similar design standards for ADUs.

Action 33: Consider incentive programs for the development of affordable housing.

Municipalities can provide developers a range of incentives to encourage inclusion of affordable housing in development. Some of these methods include tax increment financing districts, density bonuses, reductions or waiving of permitting fees, dimensional waivers, and reductions of parking requirements. Incentive programs can be targeted at specific areas or zoning districts.

If incentive programs for affordable housing are implemented, prioritize incentives for affordable housing in the Broadway corridor due to its access to transit.

PARKS AND RECREATION

Goal L: Preserve some of the Village's undeveloped areas as parks and green space.

Action 34: Preserve natural space in southwest Urbancrest.

A parcel of land in southwest Urbancrest, adjacent to industrial development and behind Bethel Apostolic Church, is a thickly wooded, undeveloped property. It is recommended that this property become a natural area that is host to walking trails through the woods. Recreation in natural areas is associated with reduced stress levels and better feelings of well-being.

The future land use map recommends that this parcel be reserved for park space -- explore options for its preservation with the current landowner.

Action 35: Establish park space on the vacant parcels along Augustus Street and the railroad tracks.

COCIC

A number of parcels along Augustus Street are vacant. With the more intensive uses proposed on the opposite side of the railroad tracks, acquire these parcels to create a buffer between the interior village and prospective eastward development. Install landscaping for screening of the more intensive development, which has the additional benefit of dampening noise from passing trains.

Collaborate with the county land bank, Central Ohio Community Improvement Corporation (COCIC), to acquire these parcels for landscaping improvements. Include walking paths or sidewalks to promote recreation.

Action 36: Maintain and improve existing park facilities.

Maintain in good condition the walking trails at the Vaughn E. Hairston YMCA. Paved trails in disrepair are potential tripping hazards, and they restrict enjoyment from persons with mobility needs. Partner with the YMCA or future site operator to ensure these paths are well-maintained, and identify opportunities for their expansion. Coordinate resources when expanding facilities within this area.

Goal M: Create more opportunities for walking and biking.

Action 37: Adhere to the future transportation map's multi-use path recommendations.

The future transportation infrastructure map proposes the installation of multi-use paths near Urbancrest to facilitate future connections to regional infrastructure. Multi-use paths allow for a variety of recreational activities, such as biking and walking. Require that new development provides adequate right-of-way and installs multi-use path extensions on planned routes.

Regarding the multi-use path on Lewis Center Way, Urbancrest will need to coordinate with Grove City to create a path that connects to the on-street bike path on Southwest Boulevard. The Village must also acquire the right-of-way from property owners adjacent to Lewis Center Way.

It is recommended that the Village also refer to the Mid-Ohio Regional Planning Commission's Metropolitan Transportation Plan, Central Ohio Greenways Trail Vision, and Grove City's future infrastructure maps when installing infrastructure to create contiguous multi-use path networks. Additionally, consult the Mid-Ohio Regional Planning Association for pathway design assistance.

Action 38: Adhere to the transportation infrastructure map's bicycle facility recommendations.

The future transportation infrastructure map recommends designating multiple corridors in the Village's interior as shared bicycle/automobile roadways with on-street markings and signage. These facilities will increase awareness that the road is to be shared with bicyclists. Consult the Mid-Ohio Regional Planning Association for bikeway design assistance.

Coordinate bikeway installation with Grove City to ensure that Urbancrest's bikeway infrastructure is connected to Grove City's planned bikeway infrastructure on Broadway. Engage the Ohio Department of Transportation to ensure that the connections conform to state highway design standards, as Broadway (Route 62) is a state highway.

Action 39: Install bike racks at public locations.

Provide the public and public employees the opportunity access municipal properties and amenities through a variety of transportation modes. Install bike racks at key public destinations without bike racks to facilitate biking as a means of transportation in the Village. Accommodate bike racks during site plan development while designing future public facilities.

Action 40: Require bike racks with new or substantially modified development.

To ensure that biking is a represented transportation mode in new development, require new or substantially modified commercial, industrial, office, and multi-unit developments to install bike racks if not already present on the property. Where appropriate, encourage multi-unit housing developments to provide

bike storage options that are appropriate for rain or snow.

Action 41: Allow bicycle through-access at the intersection of Lewis Center Way with 3rd Avenue.

The future transportation infrastructure map recommends a multi-use path on Southwest Boulevard to 3rd Avenue and a shared signed roadway that terminates at the end of 3rd Avenue. A connection must be created at this intersection to facilitate a contiguous bicycle network. Install an access path on the south side of 3rd Avenue that provides connectivity between the Lewis Center Way shared-use path and 3rd Avenue shared signed roadway. Include bollards as necessary to prevent unauthorized motorized vehicle access. Consult Grove City if this access path will impact the City's right-of-way on Lewis Center Way.

Developing New Park Spaces

Public meeting surveys revealed the community's desire for more preserved natural or green spaces. Residents supported developing new park spaces throughout the Village. Neighborhood Design Center conceptualized a park configuration for the large, vacant parcels in Southwest Urbancrest (right), in addition to illustrating a park space on a corner parcel along the railroad tracks (below). The latter depicts the park in context with new residential development.

BIKEWAYS MAP
OVERVIEW

Legend:

- Planning Area
- Bicycle Lane (Grove City)
- Proposed Shared-Use Path
- Proposed Signed Shared Roadway
- Planned Bicycle Infrastructure (Grove City)
- Allow Through-Access (Bicycles **Only**)

BIKEWAYS

What they are and why we need them

The bikeways map shows planned and existing bikeways outside of Urbancrest. The map also has proposed bikeways inside Urbancrest to connect the Village to regional infrastructure. Expanded bikeways support more opportunities to travel safely without a motorized vehicle and to recreate.

Connect Urbancrest to regional bikeway infrastructure to facilitate bicycle travel to and from the Village. Village residents will enjoy safer routes to nearby businesses and for recreation.

Shared Use Path
A shared use path is located outside of the roadway and accommodates bicyclists, pedestrians, and other non-motorized users. They are usually 10 to 14 feet wide.

Bicycle Lane
On-street bicycle lanes are located next to vehicular travel lanes, 4 to 6 feet wide, and designated by painted lines, bike lane symbols painted on the lane, and signage. Bicycle lanes are usually located directly adjacent to the outermost travel lane, but they can also be physically separated with installations like curbs or bollards for greater safety.

Signed Shared Roadway
A signed shared roadway are travel lanes marked with 'sharrows' and indicated with signage. They signal to motorists the likely presence of cyclists on the road. They often serve as connectors between gaps in bicycle lane and shared use path networks. Including traffic calming mechanisms maximizes the effectiveness of signed shared roadways.

Achieve these goals:
- Improve pedestrian safety.
- Make transit more attractive and accessible.
- Improve connectivity to outlying and interior street network.
- Ensure that roadway infrastructure encourages following speed limits.

To realize these visions:
- Urbancrest should have a safe and well-maintained pedestrian network.
- Transit should be a transportation option, with frequent bus service and sufficient destinations.
- There should be a well-connected street network that provides better access to nearby thoroughfares, while encouraging drivers to abide by speed limits.

WALKING

Goal N: Improve pedestrian safety.

Action 42: Adhere to the sidewalk and multi-use path recommendations on the future infrastructure map.

Sidewalks and multi-use paths are essential to public safety and beneficial to neighborhood stability. They encourage people to walk and bike, promoting public health while reducing traffic congestion and energy use. Well-maintained sidewalks and multi-use paths connect persons of all abilities to jobs, shopping and other destinations, and they facilitate community connections. Engage the Mid-Ohio Regional Planning Association for design expertise, and private property owners for right-of-way acquisition and any impacts to private driveways.

Action 43: Require sidewalks and multi-use paths with new developments.

Require sidewalk installation with new office, commercial, industrial, and multi-unit residential developments. Additionally, require extension of multi-use paths where planned. This will facilitate creating a comprehensive network of safe pedestrian facilities.

Action 44: Use pedestrian-friendly designs for major intersections and strategic locations.

Pedestrians and automobiles primarily come into contact at intersections. Features such as crosswalks, warning signs and overhead street lights make intersections safer, decreasing accidents and encouraging more people to walk. Raised intersections can also improve pedestrian safety by forcing motorists to slow down.

Implementation of the two midblock crosswalks proposed in the future infrastructure map near the YMCA/Municipal Hall and at Mayor's Park will provide safer access to these amenities.

As Urbancrest evolves, the Mid-Ohio Regional Planning Commission can be consulted to assist with traffic and pedestrian studies to inform siting of new infrastructure. Technical assistance, funding, and other resources are available through the Mid-Ohio Regional Planning Association as well as the Ohio Department of Transportation Highway Safety Improvement Program.

Coordinate any pedestrian crossings on Broadway with Grove City and the Ohio Department of Transportation.

Action 45: Establish a safe walking routes program.

Just 30 minutes of physical activity per day is associated with positive health outcomes, even for walking. A safe walking route program will encourage residents to recreate and spend time outside, which can also benefit community building. Installations along this route can include signage and benches. Signage will increase awareness of pedestrians, and benches provide seniors with places to rest on their walk. Include an accessible, Americans with Disabilities Act compliant

route to the bus stop for persons with mobility impairments.

As pedestrian infrastructure is installed further in the interior of the village, establish a safe walking routes program. The Mid-Ohio Regional Planning Association assists with active transportation planning.

Landscaping and streetlights can accommodate the walkways where feasible.

TRANSIT

Goal O: Make transit more attractive and accessible.

Action 46: Initiate improvements at the bus stop located at Central and Broadway.

Residents indicated that bus stop improvements would make them more likely to ride the bus. Bus stop amenities like benches, trash cans, shelters, and shade trees can improve the experience of waiting for the bus. Respectively, these amenities provide a comfortable place to sit and wait, remove patrons from the elements, encourage a cleaner environment, and provide a cooling effect during hot days.

The Village should collaborate with the Central Ohio Transit Authority and Grove City to install shelters and other amenities at the identified bus stop. Initiate discussions with Grove City for cost sharing of the bus stop improvements.

Action 47: Provide information regarding mobility programs.

Ensuring mobility is a key component of aging in place. Persons with mobility impairments may need connections to mobility programs in order to facilitate their daily needs. Community members who have needs for mobility assistance can be referred to COTA's Mainstream On-Demand service. The service provides shared-ride transportation to and from the desired destination for eligible persons.

ROADWAYS

Goal P: Improve connectivity to existing street networks.

Action 48: Initiate installation of a stoplight along the Village's Broadway frontage, between 1st and 4th avenues.

Urbancrest's only signalized intersection is located at Broadway and Home Road. This presents access difficulties for motorists turning left from the main corridor of Urbancrest, from 1st Avenue to 4th Avenue, as well as pedestrians who may need to access to the northbound bus stop. A traffic light in this corridor would improve vehicle flow during peak traffic times and pedestrian access across Broadway.

Additionally, if the Broadway commercial corridor revitalizes, a traffic light would be beneficial to commercial businesses by improving vehicle access to parking that should

be located behind the commercial structures. Visibility improves from slowing and stopping passing motorists.

A stoplight along Broadway will require a traffic study and coordination with the Ohio Department of Transportation and Grove City. Engage the Mid-Ohio Regional Planning Commission for design recommendations, particularly as it applies to pedestrians.

Action 49: Improve platted alleyways.

Alleys provide improved access to properties without the need for driveways. This creates a safer pedestrian enviornment by reducing points of conflict with automobiles and the sidewalk network. Alleys can also be used as a shared access for pedestrians, cyclists, automobiles, and other modes of transportation.

Many of Urbancrest's alleyways are unimproved or in need of upgrades. Improve platted alleyways throughout the Village, prioritizing alleys in zoning districts that allow more density. Use green stormwater techniques

when upgrading alleyways. Alleys intended for shared transportation modes need adequate signage and lighting.

Goal Q: Ensure that roadway infrastructure encourages following speed limits.

Action 50: Implement traffic calming at key locations.

Speeding is a reported problem throughout the Village. On streets where speeding as a frequent complaint, traffic calming mechanisms can be considered to slow vehicle speeds. They can be strategically combined with pedestrian crossings to achieve dual purposes of slowing traffic and improving pedestrian safety. Technical assistance for safety planning is available through the state-funded Mid-Ohio Regional Planning Association Local Safety Initiative Program.

Collect data to determine the necessity of installing traffic calming infrastructure. An observer can use a radar speed gun to generate

Reducing Speeding with Traffic Calming

Traffic calming is an approach to roadway design and infrastructure that either influences motorists to be more mindful of their speed or forces them to slow down for safe navigation. The following techniques are demonstrated at right: a curb extension, street trees, and a radar speed sign. The below image depicts a chicane.
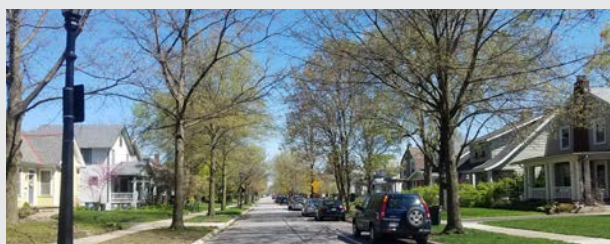
data, or a radar speed sign can be employed, which can be requested from the Franklin County Sheriff's Office. Traffic calming mechanisms to consider include the following:

Street trees: the installation of street trees can influence reduced traffic speeds, as well as achieving the goal of improving the appearance of the Village.

Speed humps: Raised sections of road that require slowing down for safe navigation.

Curb extensions: An extension of a curb can narrow a driving lane or tighten the turn radii, encouraging slower speeds in a lane or intersection. They can also deployed at pedestrian crossings to decrease the length of road required for users to cross.

Lane narrowing: Narrow driving lanes cause motorists to drive more cautiously and reduce speeds. Lanes can be narrowed by including on-street bike lanes, parking, or by installing large curb extensions.

Chicanes: A chicane is a curve in the road that forces motorists to slow down to navigate the curve. Chicanes can incorporate landscaping

to improve stormwater infiltration and create more visual interest in the streetscape.

Radar signage: Radar signage can be installed to provide motorists a reminder of their speed and to slow down if necessary. Some units have the capability to collect speeding data, which is useful for planning future traffic calming infrastructure.

Action 51: Consider a 'complete streets' policy.

A complete streets policy aims to create roadways that are designed to safely accommodate all users, including motorists, cyclists, pedestrians, transit users, and e-scooter users. This ensures that multi-modal infrastructure is a component to new or substantially modified development. Comprehensive, well-integrated multi-modal transportation infrastructure increases property values and promotes economic development. A model framework or the policy and funding is available through the Mid-Ohio Regional Planning Commission.

Complete Streets: Accommodating All Users

A complete street is a travel corridor that is designed to safely accommodate all transportation modes. A complete streets policy helps communities ensure that their roadways are designed to accommodate motorists, pedestrians, cyclists, transit riders, and micro-mobility users. Moreover, complete streets facilitate safe travel for persons of all ages and abilities.

In addition to enhanced mobility, complete streets bring a range of community and economic development benefits:

- Active transportation modes, like walking or biking, are opportunities to exercise while commuting.
- Less reliance on automobiles decreases our carbon footprints.
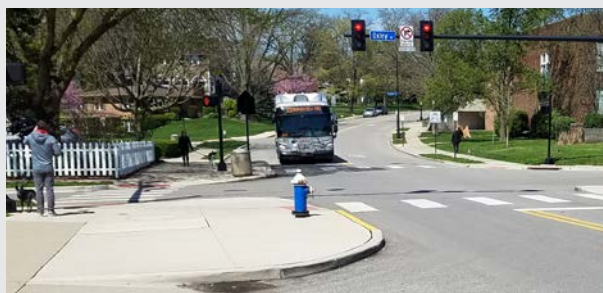
- Streets designed comprehensively will likely require fewer future retrofits.
- The community is designed to be more people-friendly, reducing stress levels and accidents.
- Children and the elderly have safer pathways to parks and recreational opportunities.
- Neighborhoods with pedestrian and bicycle infrastructure can increase property values.

SIDEWALKS MAP

Planning Area

Existing Sidewalk

Proposed Sidewalk - Primary Priority

Proposed Sidewalk - Secondary Priority

SIDEWALKS

Prioritization and Installation

Sidewalks separate pedestrians from motorists, facilitating safer travel. Sidewalks are at least 5 feet wide and smooth-surfaced with a material like concrete for wheelchair compatibility. Sidewalks are usually built with a buffer between the road and the walkway (top image); the buffer creates safer conditions by minimizing interactions between pedestrians and vehicles. The buffer can be landscaped with street trees or other plantings (center image) for beautification, traffic calming, stormwater retention, and further improving pedestrian safety.

Where there is not enough space within the right-of-way, geographic constraints, or other spatial limitations, sidewalks can be built directly adjacent to the road (bottom image). Curbing is necessary to prevent vehicles encroaching on the sidewalk.

The sidewalks map shows proposed sidewalk installation and prioritization. It is recommended that the Village install primary priority sidewalks. It is recommended that the Village install secondary priority sidewalks as funds are available or require them with new development. Large-scale developments need to contribute to sidewalk installation if they are located in either priority area.

TRANSIT AND ROADWAYS MAP

Legend:

- Planning Area
- Bus Stop
- Bus Stop, Proposed Modifications
- COTA #3 Bus Route
- Corridor for Stoplight Installation
- Corridor for Traffic Calming
- Alley, Upgrades Needed

TRANSIT AND ROADWAYS

Bus Stop Improvements
Adding amenities to bus stops improves the experience of waiting for the bus. Such amenities include shade trees, shelters, trash cans, streetlights, and public art. Bike racks provide flexibility for commuters who do not need to travel with their bicycle on the bus to reach their destination.

Traffic Calming
Traffic calming physically and/or psychologically influences motorists to slow their speeds down. Lane narrowing (left) force motorists to slow down to navigate the narrowed section of road. Raised intersections (center) force motorists to slow down for safe passage over the hump. Radar signage (right) reminds inattentive motorists to reduce their speed if in excess of the speed limit. Other traffic calming mechanisms include street trees, curb extensions, chicanes, and speed tables.

Stoplight Installation
A stoplight installed in the identified Broadway corridor on the roadways map would allow for safer pedestrian crossings and traffic flow into and out of the residential portion of the Village. The precise intersection for the stoplight must be determined by a traffic study.

Alley Upgrades
Alleys facilitate access to property without the need for driveways. Alleys also create a safer pedestrian experience because there are fewer points of conflict between pedestrians and automobiles from driveways intersecting with sidewalks. Alleys can accommodate pedestrians, cyclists, motorists, and other modes of transportation. The alleys identified on the transit and roadways map are either unimproved or in need of upgrades.
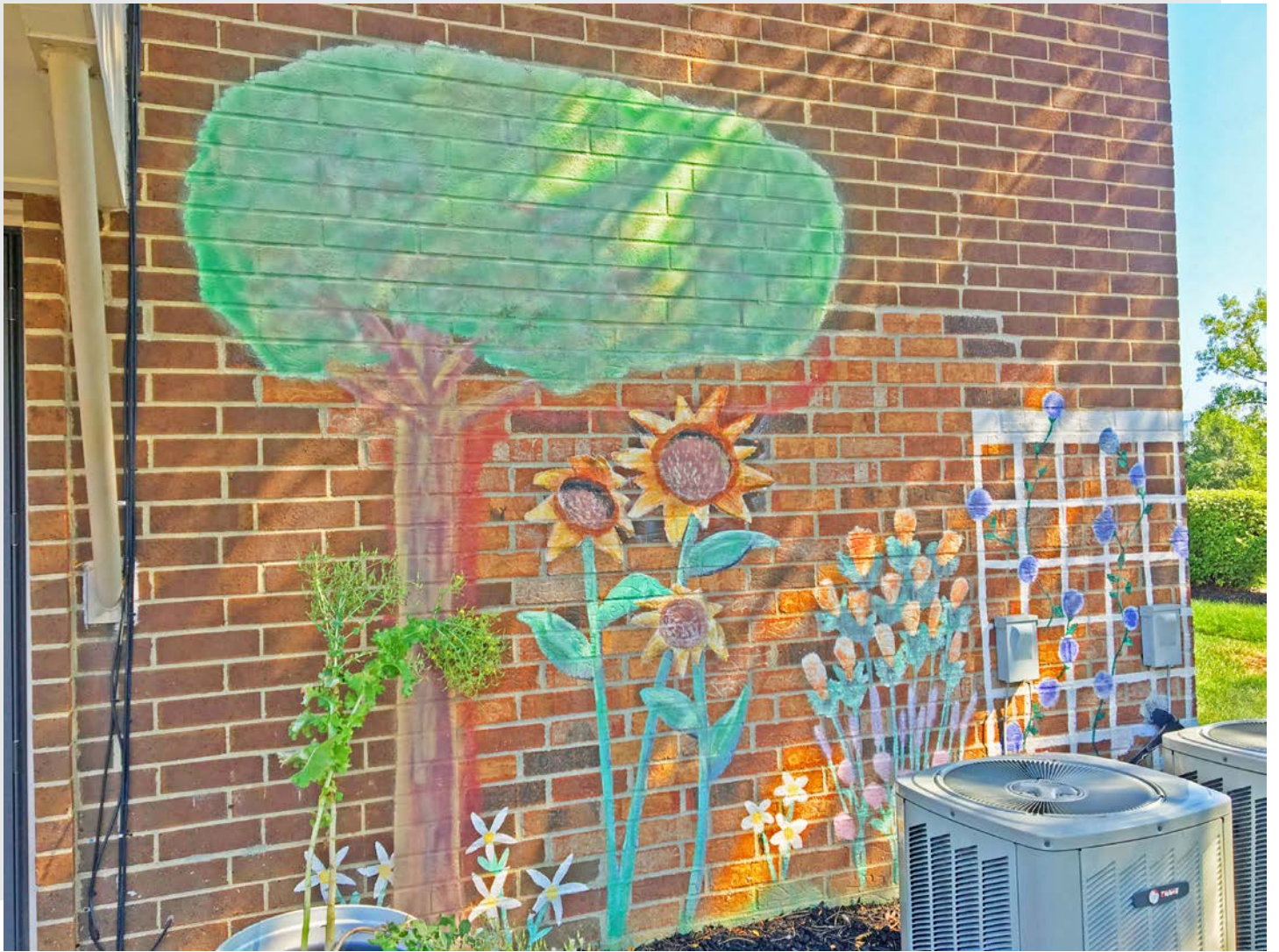
5

IMPLEMENTATION

Overview

The implementation plan outlines who is responsible for a policy recommendation and prioritizes the plan's action steps. It includes potential funding resources that can facilitate their implementation.

An implementation plan is necessary to identify the network of governmental agencies, non-profit organizations, and private entities Urbancrest must engage to achieve a given policy recommendation. Many of the action steps require close coordination with a variety of interest groups, from those impacted by a policy to potential funders for the policy's implementation.

About the Implementation Plan

Each set of goals and actions is sorted by vision statement categories: land use, quality of development, sense of community, housing, walking, transit, roadways, and parks and recreation. Action items are listed under each goal. The parties to the action step are listed to the right of the action. This includes public, non-profit, and private sector organizations responsible for completing the action. Additionally, potential funding sources are listed to the right of the responsible parties.

Neither list is exhaustive -- many organizations and funding sources may potentially be combined to facilitate completing a project. The potential funding sources are subject to availability of funds; therefore, these resources may change over time.

The purpose of the implementation plan is to provide a roadmap to achieve the visions and therefore ensure that the recommended actions are carried out. It assigns responsibility for each action, the necessary collaborating interest groups, and provides an implementation table for easy reference to evaluate whether the community has completed its goals.

SUCCESSFUL IMPLEMENTATION

How is the plan implemented?

Successful plan implementation will achieve the community's visions for the future. Plan implementation requires the following four elements:

1. Assign responsibility
2. Clear communication
3. Accountability
4. Updates as needed

Assign Responsibility

The parties responsible for each action are included in action steps section and the implementation tables. Village leadership is central to each action. Many actions require close collaborative efforts with other government agencies, non-profits, and the private sector. To facilitate plan implementation, the Village could create a new staff position for a Village Plan Administrator. The administrator's primary role would be initiating and managing implementation of the plan's actions and assisting with securing new funding sources.

Establish clear responsibility for an action's deliverables. The action section provides guidance on each entity's anticipated contribution to the action.

The Village is responsible for ensuring that new development is consistent with the community plan. Review all commercial and residential development, rezoning, or variance proposals in accordance with the plan's land use and development recommendations.

Clear Communication

The plan's policy recommendations require multiple levels of collaborative effort internal to Village administration and external to other governmental, non-profit, and private entities. Determine who is responsible for monitoring

the plan's implementation. This individual will interface between Village Council and Village administration to provide plan updates and coordinate project deliverables. Responsibility for communications external to the Village can be assigned on a project-by-project basis. Ensure that all project developments are reported to the plan coordinator. Provide Village staff's contact information in conveniently-accessed locations, such as the municipal hall and Village website.

Provide the public updates on the plan's progress. This can be provided on a dedicated webpage and/or through a newsletter.

Accountability

Track annual progress on the plan's goals to for accountability. Plan implementation transparency is essential for the public and elected officials to evaluate the plan's progress and overall success. Provide the annual report to the Village Council and maintain copies online and at the municipal hall for public viewing.

The report should include which actions have been initiated with a status update or indicate that they have been completed. Include a summary of the project deliverables. Provide estimated project costs and funding resources.

Plan Updates

The Urbancrest Community Plan will guide the Village's land use and economic development policymaking for the next 10 years. The plan may be amended as necessary over time to ensure that it continues to represent the community's visions. At a minimum, determine the need for plan amendments and updates 5 years following plan adoption. Include public participation in the amendment process.

IMPLEMENTATION TABLE

How do I use the implementation table?

Each section of the implementation table is organized by plan theme and vision sections. The vision's goals are listed, and each set of goals actions are listed with responsible parties and potential funding resources. Each action has a priority level assigned: high, medium, or low. Organization logos represented in the responsible party and funding resources columns can be identified in the agency logo key on the right-hand page.

Plan Theme ▸ **TRAVEL SAFELY**

Vision Section ▸ Walking

Goal ▸ **Goal N**
Improve pedestrian safety.

Action item	Responsible parties	Funding resources
Action 42 Adhere to the sidewalk and multi-use path recommendations on the future infrastructure map.		
Action 43 Require sidewalks and multi-use paths with new developments.		No identified funding resources
Action 44 Use pedestrian-friendly designs for major intersections and at strategic locations		

High Priority ▹ Medium Priority ▹ Low Priority

FUNDING RESOURCES

How do I use the funding resources section?

For details about what funding opportunities an organization may offer, look the organization up in the funding resources section on page 90. Here you can read a brief description of the funding opportunity and to which actions it may apply. To find an action's funding resources, identify the number of the action step of interest. Next, use the agency logo key to find the name of the funding agency. With this information, you can find the funding agency in the funding resources section. Review the applicable actions section in this agency's table to identify which programs are applicable to the action.

Walking		
Goal N Improve pedestrian safety.		

Action item	Responsible parties	Funding resources
Action 42 Adhere to the sidewalk and multi-use path recommendations on the future infrastructure map.		Funding Agency
Action 43 Require sidewalks and multi-use paths with new developments.		

Action of Interest → Action 42

Funding Agency — Mid-Ohio Regional Planning Commission

Program	Description	Applicable Actions
Attributable Funds	Funds available for roadways, public transit, bikeways, sidewalks, and a variety of other activities.	Actions 10, 34, 36, 40, 42 *Action of Interest*
Clean Ohio Conservation Program	Provides funding for the acquisition of green space and the protection and enhancement of stream corridors.	Actions 44, 45
Urgent Repair Grant	Provides income-eligible homeowners funds to repair a major failing system that threatens the occupants' health/safety. Funds also available for accessibility modifications to owner-occupied or rental units.	Actions 4, 27
WarmChoice Weatherization Program	Energy efficiency and safety services for income-eligible residents in owner-occupied or rental units.	Action 28

Funding Program — Attributable Funds

Logo Key

Government

Village of Urbancrest

Central Ohio Transit Authority

Columbus/Franklin County Local Food Team

Franklin County Economic Development and Planning

Franklin County Treasurer's Office

Franklin Soil and Water Conservation District

Grove City

Jackson Township

Mid-Ohio Regional Planning Commission

Ohio Department of Transportation

Ohio Development Services Agency

Ohio Minority Business Assistance Center

Ohio Small Business Development Center

Solid Waste Authority of Central Ohio

State of Ohio Treasurer's Office

Non-Profit

AARP

Central Ohio Community Improvement Corporation

Central Ohio Food Truck Association

Columbus Historical Society

Columbus Landmarks

Columbus Urban League

Economic Community Development Institute

Food Fort

Habitat for Humanity -- Mid-Ohio

Homeport

Kiva Columbus

Local Matters

Modcon Living

Ohio Arts Council

Ohio Farmers Market Network

Ohio History Connection

United Way of Central Ohio

YMCA of Central Ohio

Private

American Electric Power

Building Industry Association of Central Ohio

Finance Fund Capital Corporation

Grove City Area Chamber of Commerce

Private Property Owners

Union Baptist Church

Urbancrest Redevelopment Corporation

STRATEGIC GROWTH

Land Use

Goal A
Maintain small-town character.

Action item	Responsible parties	Funding resources
▷ **Action 1** Adhere to recommended land uses.		
▶ **Action 2** Develop regulations to enhance small-town character.		
Action 3 Adopt commercial and residential design standards.		

Goal B
Revitalize existing structures.

Action item	Responsible parties	Funding resources
▶ **Action 4** Create opportunities to facilitate home repairs.		ECDI, AARP, Habitat for Humanity, Ohio
Action 5 Implement a rental housing inspection program.		

Goal C
Facilitate maintenance and reuse of existing structures.

Action item	Responsible parties	Funding resources
▷ **Action 6** Expand regulations of the existing property maintenance code.		
Action 7 Establish community gardens on vacant properties.	COCIC, URC	AARP
▶ **Action 8** Corrective action and acquisition of tax delinquent and foreclosed properties.	COCIC, URC	

Quality of Development

Goal D
Enable high quality commercial and residential development.

Action item	Responsible parties	Funding resources
Action 9 Require new development to be pedestrian-oriented.		
Action 10 Require the use of stormwater best practices.		
▷ **Action 11** Encourage energy efficient and accessible-for-all designs.		
▷ **Action 12** Support small business development.		

Goal E
Ensure that new development is compatible with existing residential development in use and scale.

Action item	Responsible parties	Funding resources
▶ **Action 13** Implement the recommended land use map for residential uses.		
Action 14 Permit interspersed residential and commercial uses in key corridors.		

COMMUNITY BUILDING

Sense of Community

Goal F
Create a strong sense of place informed by the Village's history.

Action item	Responsible parties	Funding resources
▶ **Action 15** Inventory and commemorate historic places.		
Action 16 Enhance the community's sense of place through public art installations.		

Goal G
Improve the Village's overall appearance.

Action item	Responsible parties	Funding resources
Action 17 Install municipal infrastructure with consistent designs.		
▷ **Action 18** Install landscaping improvements in high visibility locations and corridors.		
▶ **Action 19** Initiate a vacant lot improvement program.		

Goal H
Support a sustainable, local food system.

Action item	Responsible parties	Funding resources
▶ **Action 20** Permit gardening on vacant, village-owned properties.		
▷ **Action 21** Allow farm stands as an accessory use.		
▷ **Action 22** Establish a farmers market.		
Action 23 Permit food truck operations in commercial areas.		
Action 24 Develop a community kitchen and food hub.		

Housing

Goal I
Support land use and building code policies that enable aging in place for all ages in sustainable housing.

Action item	Responsible parties	Funding resources
▷ **Action 25** Enable the construction of more housing types, particularly senior housing.		
▶ **Action 26** Provide information regarding emergency home repairs and accessibility modifications.		ECDI
▷ **Action 27** Provide information regarding energy efficiency programs.		
▷ **Action 28** Support the use of renewable energy sources, such as wind, geothermal, and solar.		AEP

Goal J
Encourage infill housing on vacant land that is zoned residential.

Action item	Responsible parties	Funding resources
Action 29 Expand the creation of new owner-occupied homes.	COCIC	Habitat for Humanity
▶ **Action 30** Enhance Village marketing strategies to attract new residents.		
▶ **Action 31** Reduce lot size and frontage minimums.		

Goal K
Maintain and expand Urbancrest's housing stock that is accessible to all incomes.

Action item	Responsible parties	Funding resources
Action 32 Permit accessory dwelling units.		AARP
▶ **Action 33** Consider incentive programs for the development of housing for all incomes.		

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Parks and Recreation

Goal L
Preserve some of the Village's undeveloped areas as parks and recreation.

	Action item	Responsible parties	Funding resources
▶	**Action 34** Preserve natural space in southwest Urbancrest.		AARP · Ohio
▷	**Action 35** Establish park space on the vacant parcels along Augustus Street and the railroad tracks.	COCIC	AARP · Ohio
▷	**Action 36** Maintain and improve existing park facilities.	the Y	AARP

Goal M
Create more opportunities for walking and biking.

	Action item	Responsible parties	Funding resources
▷	**Action 37** Adhere to the future transportation map's multi-use path recommendation.	GROVE CITY OHIO	AARP
▷	**Action 38** Adhere to the future transportation map's bicycle facility recommendations.	GROVE CITY OHIO	AARP
▷	**Action 39** Install bike racks at public locations.		AARP
	Action 40 Require bike racks with new or substantially modified developments.		
▷	**Action 41** Allow bicycle through-access at the intersection of Lewis Center Way and 3rd Avenue.	GROVE CITY OHIO	

TRAVEL SAFELY

Walking

Goal N
Improve pedestrian safety.

Action item	Responsible parties	Funding resources
Action 42 Adhere to the sidewalk and multi-use path recommendations on the future infrastructure map.		
Action 43 Require sidewalks and multi-use paths with new developments.		
▷ **Action 44** Use pedestrian-friendly designs for major intersections and at strategic locations.		
▷ **Action 45** Establish a safe walking routes program.		

Transit

Goal O
Make transit more attractive and accessible.

Action item	Responsible parties	Funding resources
▷ **Action 46** Initiate improvements at the bus stop located at Central and Broadway.		
▷ **Action 47** Provide information regarding mobility programs.		

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Roadways

Goal P
Improve connectivity to the outlying street network.

Action item	Responsible parties	Funding resources
▷ **Action 48** Initiate installation of a stoplight along the Village's Broadway frontage, between 1st and 4th avenues.		
▶ **Action 49** Improve, repair, and maintain platted alleyways.		

Goal Q
Ensure that roadway infrastructure encourages following speed limits.

Action item	Responsible parties	Funding resources
Action 50 Implement traffic calming at key locations.		
Action 51 Consider a 'complete streets' policy.		

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FUNDING RESOURCES

AARP

Program	Description	Applicable Actions
Community Challenge Grant	A versatile grant program that provides funding for a range of project types, such as improving transportation and mobility options, creating vibrant public spaces, and expanding affordable housing options.	Actions 4, 7, 16, 17, 18, 20, 32, 34, 36, 37, 38, 44, 45, 46, 47, 48, 49

American Electric Power

Program	Description	Applicable Actions
Net Energy Metering Service	Provides energy credits against future utility bills for excess generated home energy.	Action 29

Columbus Urban League

Program	Description	Applicable Actions
Ohio Minority Business Direct Loan Program	Provides fixed, low-interest rate loans to certified minority-owned businesses that are purchasing or improving fixed assets resulting in creating new jobs for Ohioans.	Action 12

Economic Community Development Institute

Program	Description	Applicable Actions
Elderly and Disabled Minor Home Repair	Provides home repair funds to income-eligible seniors and/or disabled 55+ homeowners to fix conditions that could threaten their health/safety.	Actions 4, 27
Microenterprise Loan Program	Provides loans to low- and medium-income business owners opening a new or expanding an existing business that employs 1-5 employees.	Action 12

Finance Fund Capital Corporation

Program	Description	Applicable Actions
Community Facilities Loan	Provides flexible financing for the development, acquisition, and/or renovation of commercial real estate owned and/or operated by non-profit organizations serving low-and medium-income populations in underserved areas.	Actions 23, 25

Healthy Food for Ohio	Provides loans, forgivable loans, and grants to food retailers developing new or renovating existing fresh food retail. Food retailers include food hubs and farmers markets.	Action 25
Small Business Loan	Borrowers are primarily for-profit businesses with an established financial history that are unable to obtain a loan through traditional financing. Funds can be used to acquire and renovate commercial real estate, machinery or equipment and in some cases for working capital.	Action 12

Franklin County Economic Development and Planning Department

Program	Description	Applicable Actions
Community Development Block Grant (CDBG)	Provides communities with resources to assist low- and medium-income households, and assist with prevention/elimination of blight or community development needs that pose a health and safety threat to community welfare.	Actions 9, 10, 11, 12, 17, 18, 27, 34, 36, 47, 48
Community Partnership Program	The Community Partnerships Program is a competitive grant process whereby the County Commissioners support local community-based organizations that serve county residents.	Actions 7, 20
Home Investment Partnership Program (HOME)	Provide loans and grants to homeowners, owners of rental property, and nonprofit community housing development organizations for acquisition, rehabilitation and the construction of affordable housing units.	Actions 26, 30, 33

Habitat for Humanity -- Mid-Ohio

Program	Description	Applicable Actions
Home Repair	Home repair service offered to eligible homeowners and projects. Homes must be owner-occupied, and owners must be current on property taxes and mortgage payments.	Action 4

Homeownership	Assistance for qualified applicants to purchase a home with a 0% interest mortgage held by Habitat for Humanity. Requires assistance with construction, attending classes, and other activities.	Action 30

Kiva Columbus

Program	Description	Applicable Actions
Finance Fund	Provides non-traditional capital investments based on a person's character, not their credit score or business plan. Passionate and determined entrepreneurs can apply for no interest small business loans.	Action 12

Mid-Ohio Regional Planning Commission

Program	Description	Applicable Actions
Attributable Funds	Funds available for roadways, public transit, bikeways, sidewalks, and a variety of other activities.	Actions 9, 34, 36, 40, 42, 43, 47, 48
Clean Ohio Conservation Program	Provides funding for the acquisition of green space and the protection and enhancement of stream corridors.	Actions 44, 45
Urgent Repair Grant	Provides income-eligible homeowners funds to repair a major failing system that threatens the occupants' health/safety. Funds also available for accessibility modifications to owner-occupied or rental units.	Actions 4, 27
WarmChoice Weatherization Program	Energy efficiency and safety services for income-eligible residents in owner-occupied or rental units.	Action 28

Modcon Living

Program	Description	Applicable Actions
Safe at Home	Home modifications and emergency repairs for low-income and/or disabled homeowners.	Actions 4, 27

Ohio Arts Council

Program	Description	Applicable Actions
ArtsNEXT: Fund for Bold, Ground-Breaking Projects	Provides grant funds for organizational project support. Funds can be applied to projects like place-making initiatives, activating non-traditional spaces, partnering with healthcare industries to promote arts and wellness, and many other activities.	Action 16

Ohio Department of Transportation

Program	Description	Applicable Actions
Safe Routes to School	The purpose of Safe Routes to School is to encourage and enable students in grades k-8 to walk or ride their bicycle to school. Projects can be either engineering (improved crossings, sidewalks, etc.) or non-engineering education and encouragement programs.	Action 37

Ohio Development Services Agency

Program	Description	Applicable Actions
Community Reinvestment Area	Provides property tax exemptions for renovated or new industrial and commercial building development.	Action 12
Roadwork Development Grant	Funds available for public roadway improvements, including engineering and design costs for projects primarily involving manufacturing, research and development, corporate headquarters, and distribution activity. Projects must typically create or retain jobs.	Action 12
Tax Increment Financing	Payments derived from the increased assessed value of any improvement to real property beyond that amount are directed towards a fund to finance the construction of public infrastructure. Eligible projects include, but are not limited to, housing renovations with concurrent public infrastructure improvements, sidewalk construction, roadway improvements, and land acquisition.	Actions 4, 34, 40, 44, 45

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Ohio History Connection

Program	Description	Applicable Actions
Ohio History Fund	Grant funds for organizational development, program and collections, or brick and mortar projects that spark discovery of Ohio's stories.	Action 15

State of Ohio Treasurer's Office

Program	Description	Applicable Actions
ECO-Link	Interest rate reduction on home improvement loans for home improvement projects, including weatherization and solar panels.	Actions 28, 29

United Way of Central Ohio

Program	Description	Applicable Actions
Neighborhood Partnership Grant	Provides funds for activities, programs, or projects that strengthen the fabric of local neighborhoods.	Actions 7, 16, 17, 18, 20

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URBANCREST
COMMUNITY PLAN