

# Clinton Twp. Public Meeting

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Ohio State CRP Senior Planning Studio

# Who We Are

Knowlton School

City & Regional Planning Students

Professor Roxyanne Cartier Burrus

## Senior Studio:

Jack Barron

Ikhlas Ahmed

Nabil Ahmed

Joshua Arron

Maddie Capka

Christoph Ciurlionis

Alejandro Duque

Dee-Dee Griffin

Luke Ciminillo Delamotte

Kamran Khorshidi

Madison Richard

Morgan Mackey

Kenya Gray

Christian Harris

Sophie Fritz

Brooklyn August

Gabrielle Smith

Brendan Barry

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# Presentation Outline

1. Existing Plans
2. Background Data
  - a. Demographics
  - b. Educational Attainment
  - c. Housing Data
  - d. Employment Data
3. Zoning & Land Use
4. Housing
5. Transportation & Green Space
6. Economic Development

## SWOT Analysis

- Strengths
- Weaknesses
- Opportunities
- Threats

# Existing Plans: Common Themes

- Mixed Use
- Transportation
- Economic Growth
- Environmental and Economic Sustainability
- Signage for Gateways
- TIFs



# Data

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# Demographic Profile

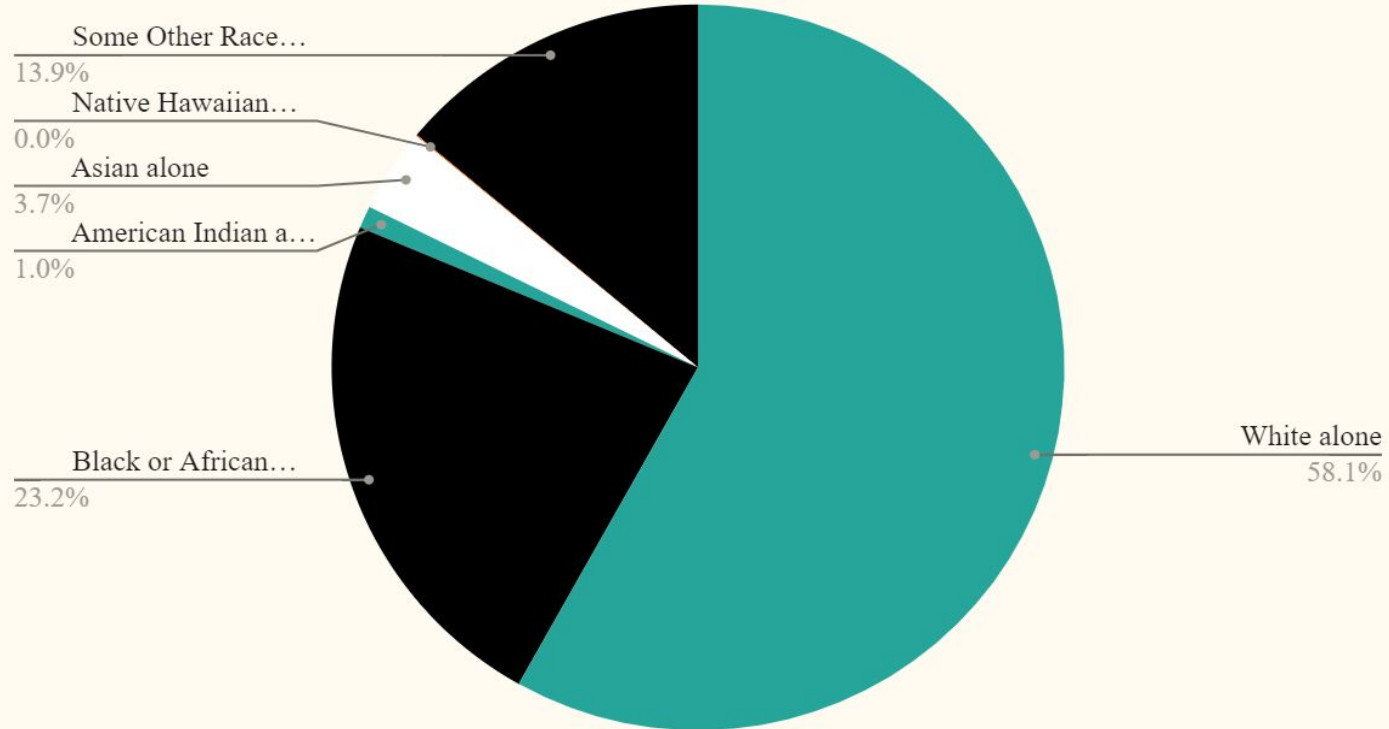
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# 4449

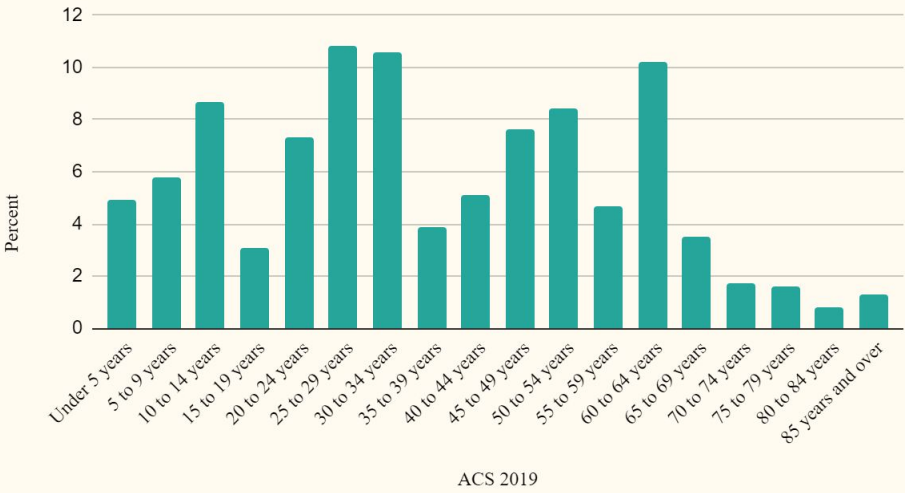
Total Population

(2020 Decennial Census)

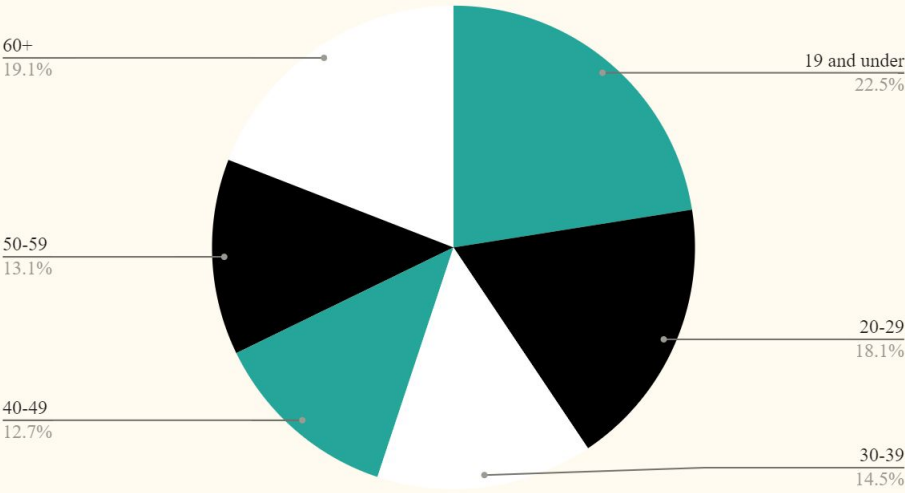
## Population Based on Race | 2020 Decennial Census



Age Groups by Percentage of Population

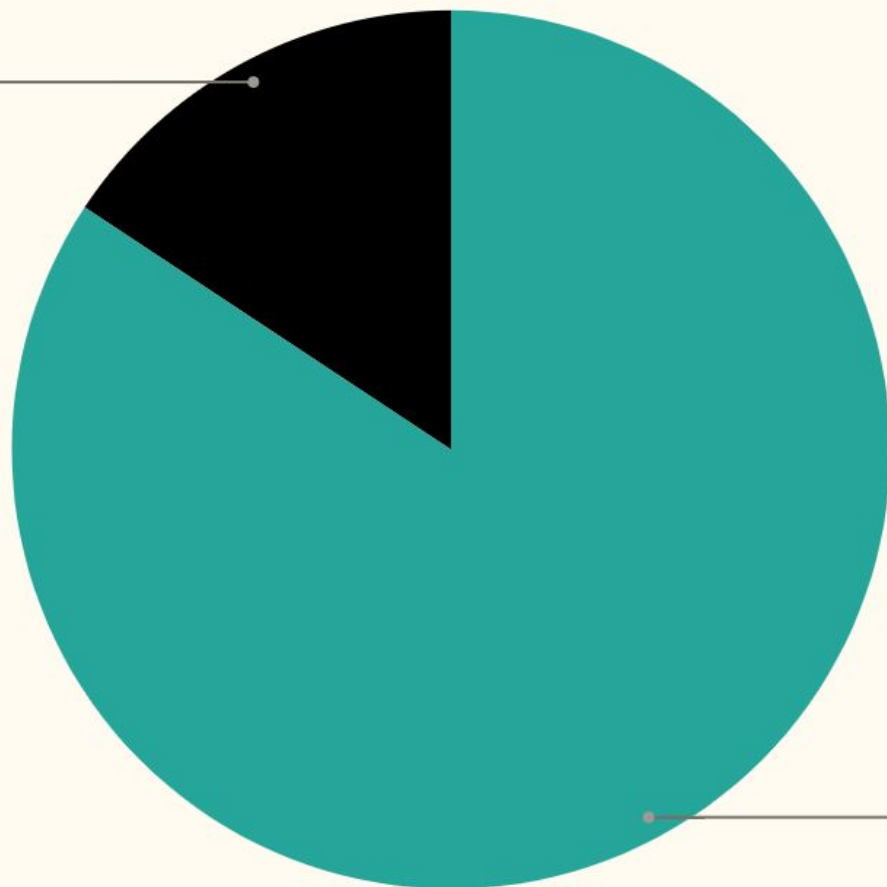


Age Group by Percentage of Population



# Language Spoken at Home

Other  
15.7%



English  
84.3%

# Key Points

Median age -- 33.4

*32.4 for Columbus*

Non-citizen population -- 1104 (27.05%)

*28.19% for Columbus*

Males per 100 females -- 83.1

*96 for Columbus*

Number of Veterans -- 216

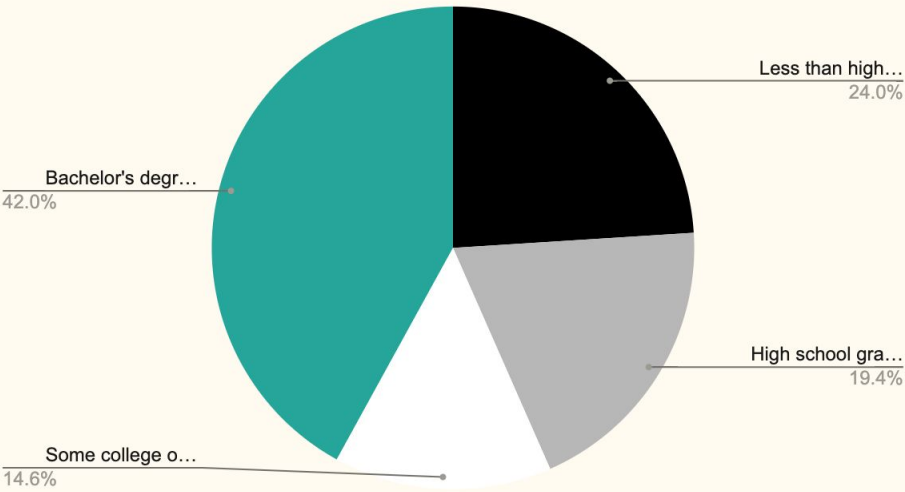
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# Educational Attainment

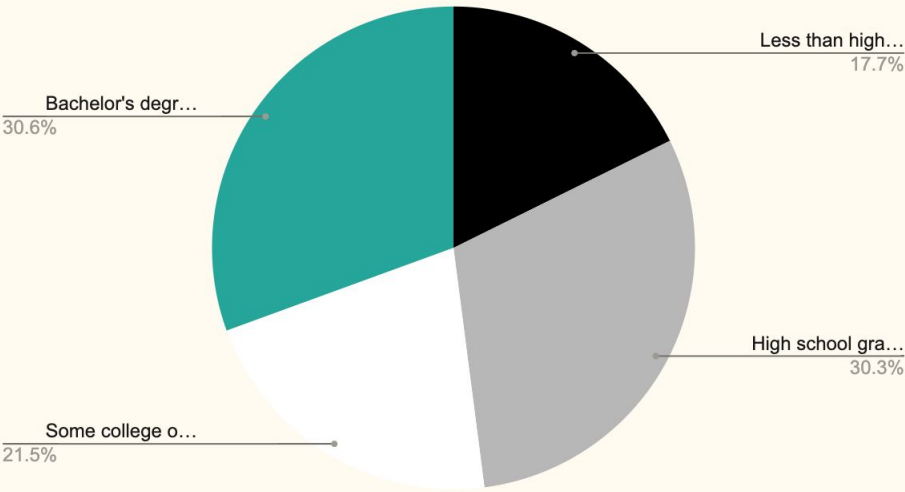
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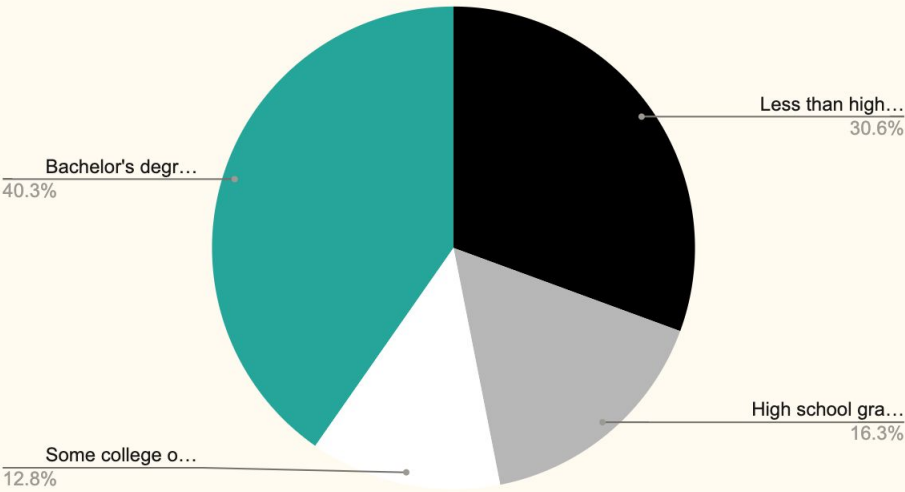
Educational Attainment 18-24



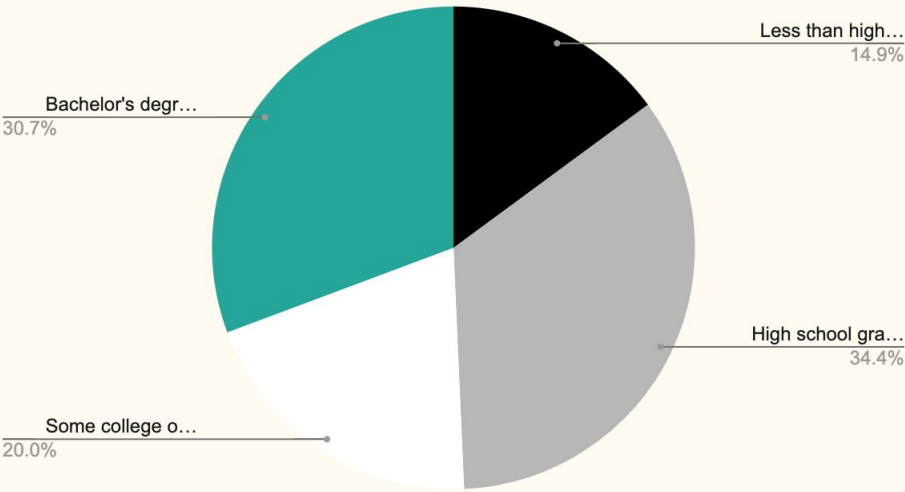
Educational Attainment 25+



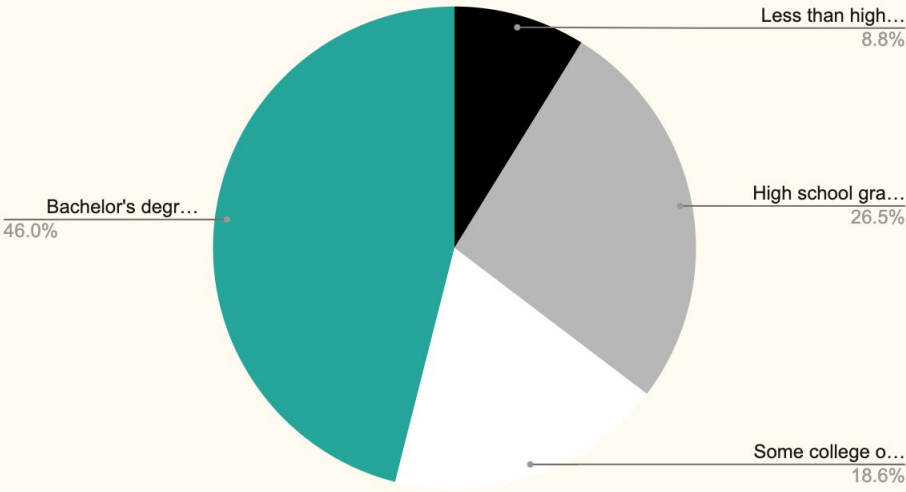
Male Educational Attainment 18-24



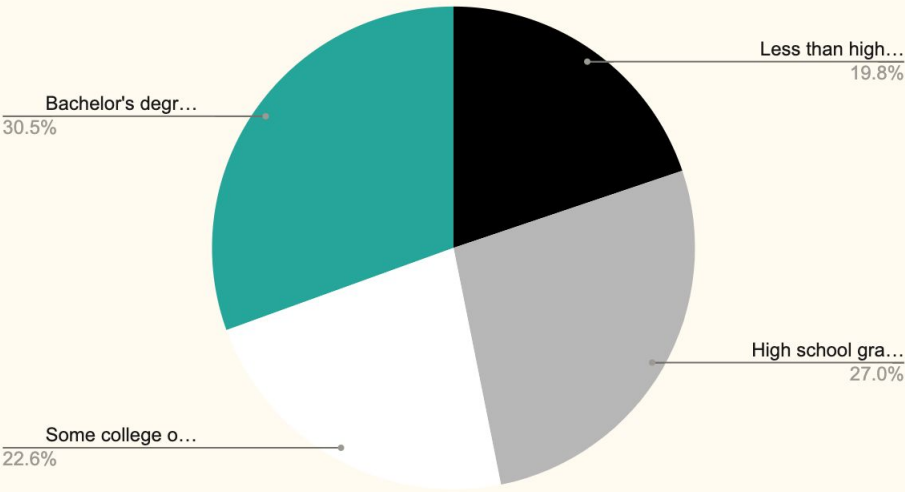
Male Educational Attainment 25+



Female Educational Attainment 18-24



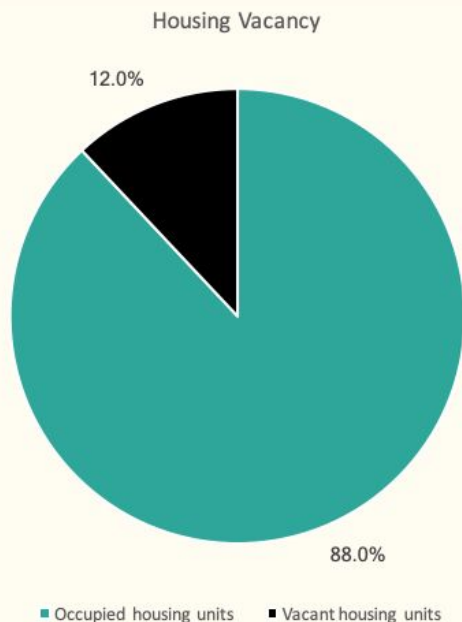
Female Educational Attainment 25+



# Housing Data

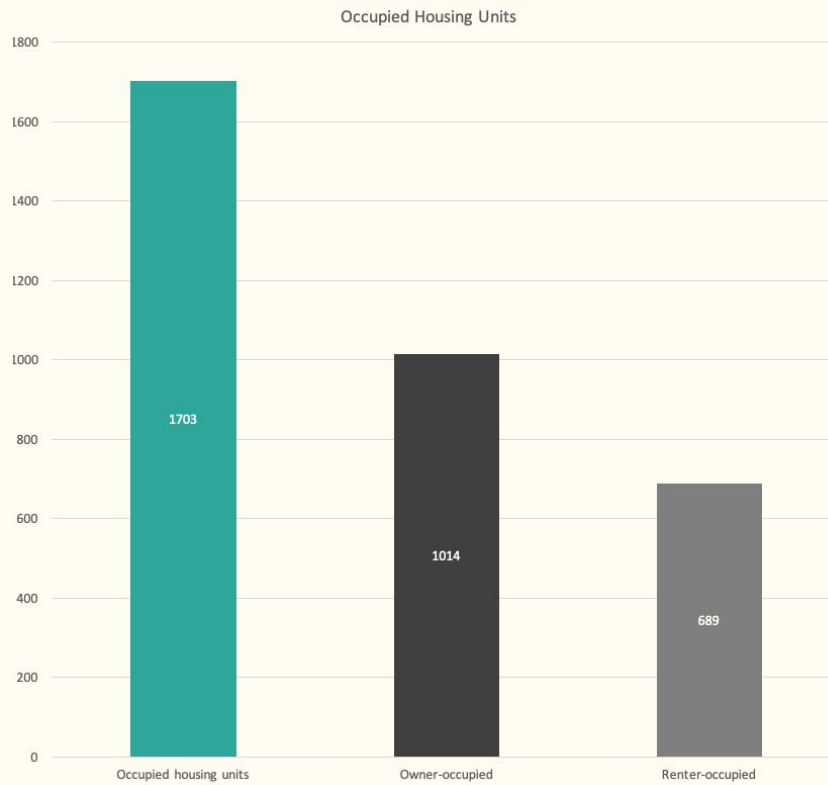
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# Housing Data



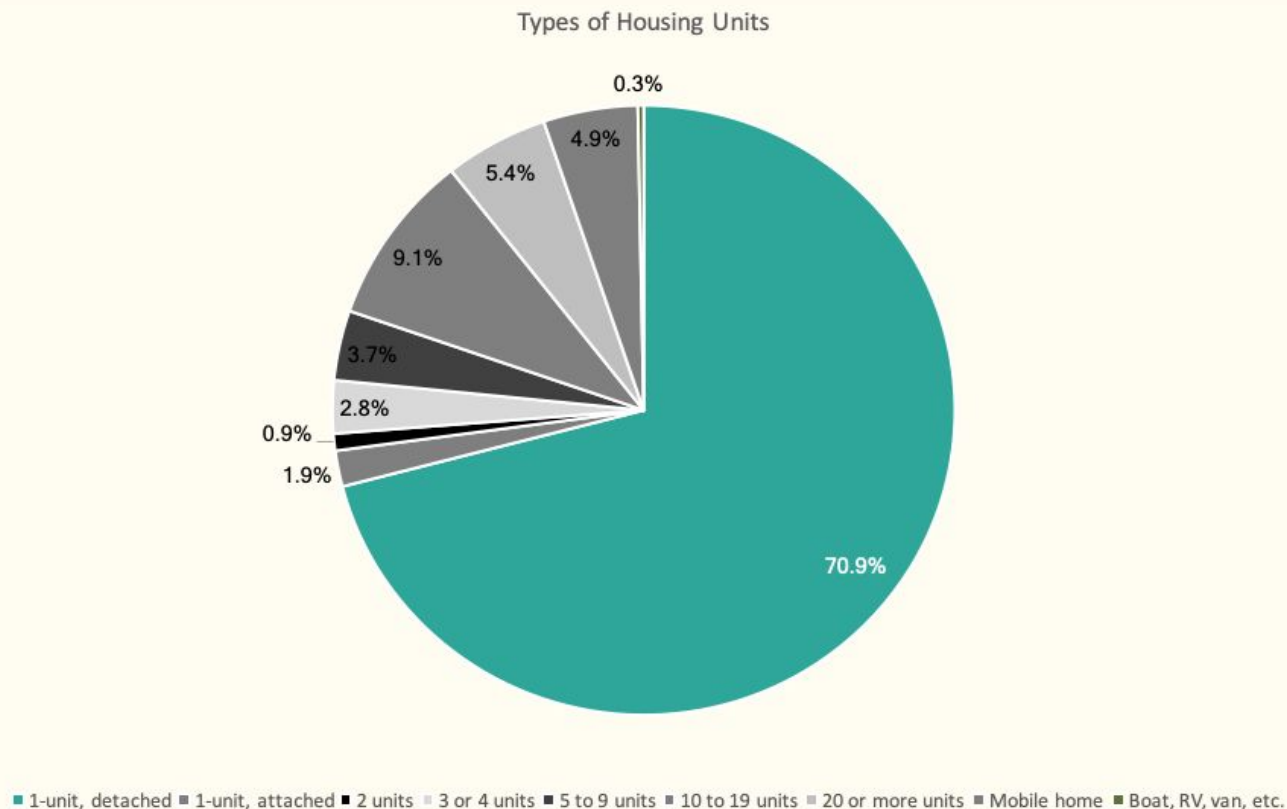
Clinton Township has a 4% higher vacancy rate than Columbus City (8.0%)

Clinton Township has more owner occupied housing units (59.5%) than Columbus (45.5%).

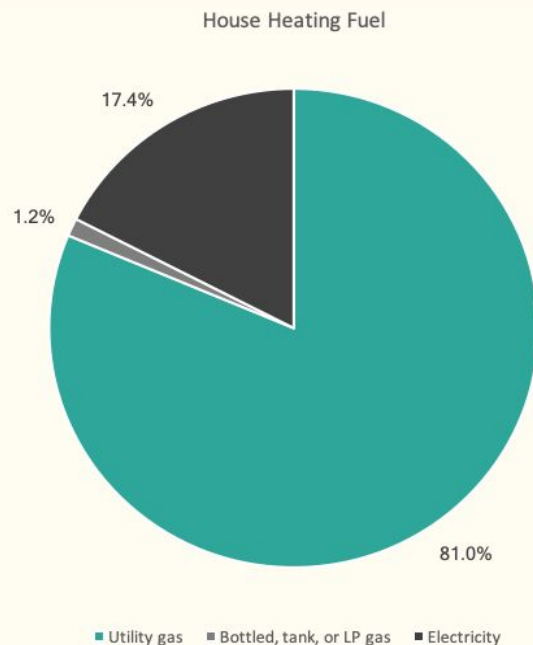


# Housing Data

Clinton Township had a higher number of 1-unit, detached units (70.9%) compared to Columbus City (47.4%).



# Housing Data



Area	Median Household Income	Average Annual Residential Energy Costs	Residential Energy Burden
43222	\$21,083	\$2,254	10.7%
43211	\$23,710	\$1,966	8.3%
43203	\$20,904	\$1,699	8.1%
43217	\$34,769	\$2,621	7.5%
43223	\$29,167	\$2,163	7.4%
43201	\$25,322	\$1,812	7.2%
43205	\$30,491	\$1,924	6.3%
43224	\$33,487	\$1,905	5.7%
43227	\$34,483	\$1,955	5.7%
43126	\$39,375	\$2,199	5.6%
43207	\$38,842	\$2,096	5.4%
43213	\$34,610	\$1,834	5.3%
43219	\$33,473	\$1,762	5.3%
43232	\$36,425	\$1,899	5.2%
Franklin County	\$52,341	\$1,822	4.0%

MORPC's 2018 Franklin County Energy Study found that Clinton East (within ZIP 43224) had an residential energy burden of 5.7%. Franklin County had a residential energy burden of 4.0%.

# Key points

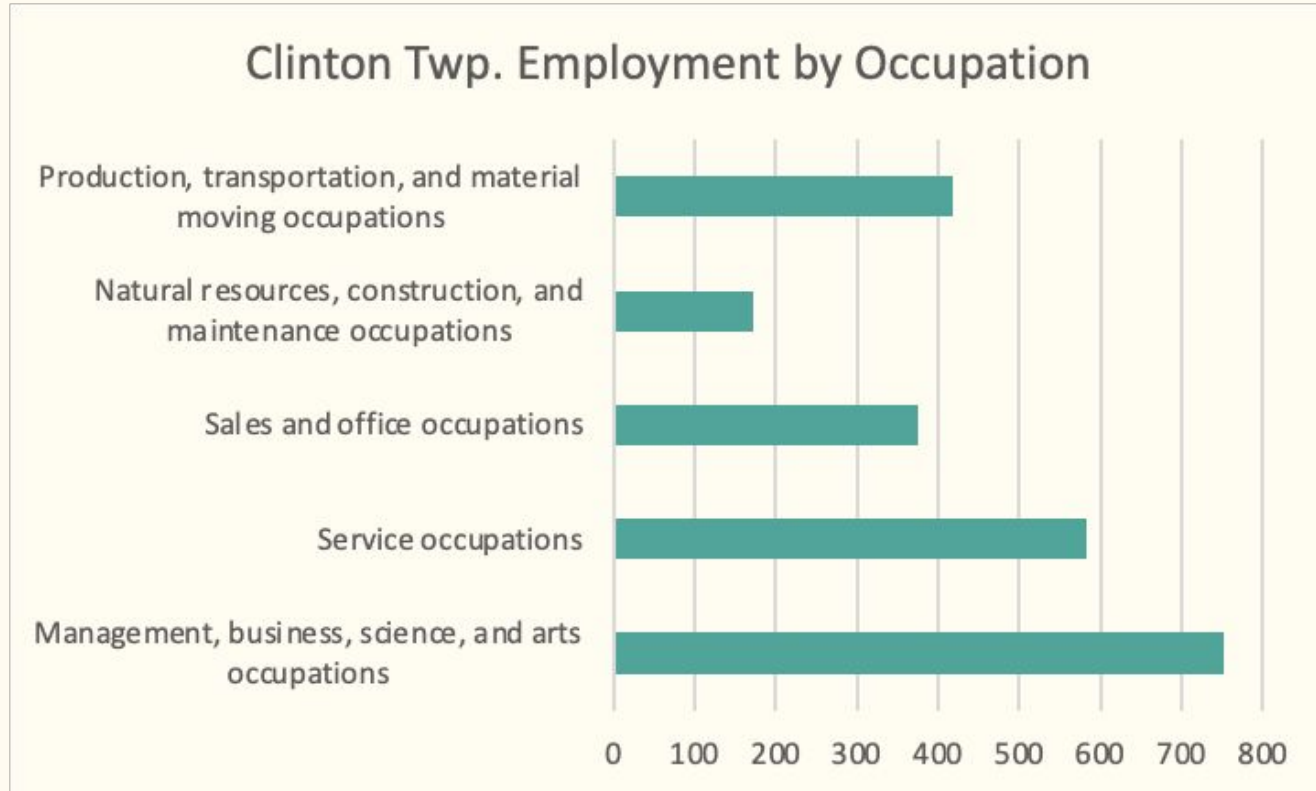
- Majority of housing units in Clinton township are occupied (nearly 9 out of 10).
  - 60% of households in Clinton Township are owner-occupied.
  - About 70% of the housing units are 1-unit, detached (typically single family homes).
  - Clinton Township has a higher energy burden than surrounding Franklin County.
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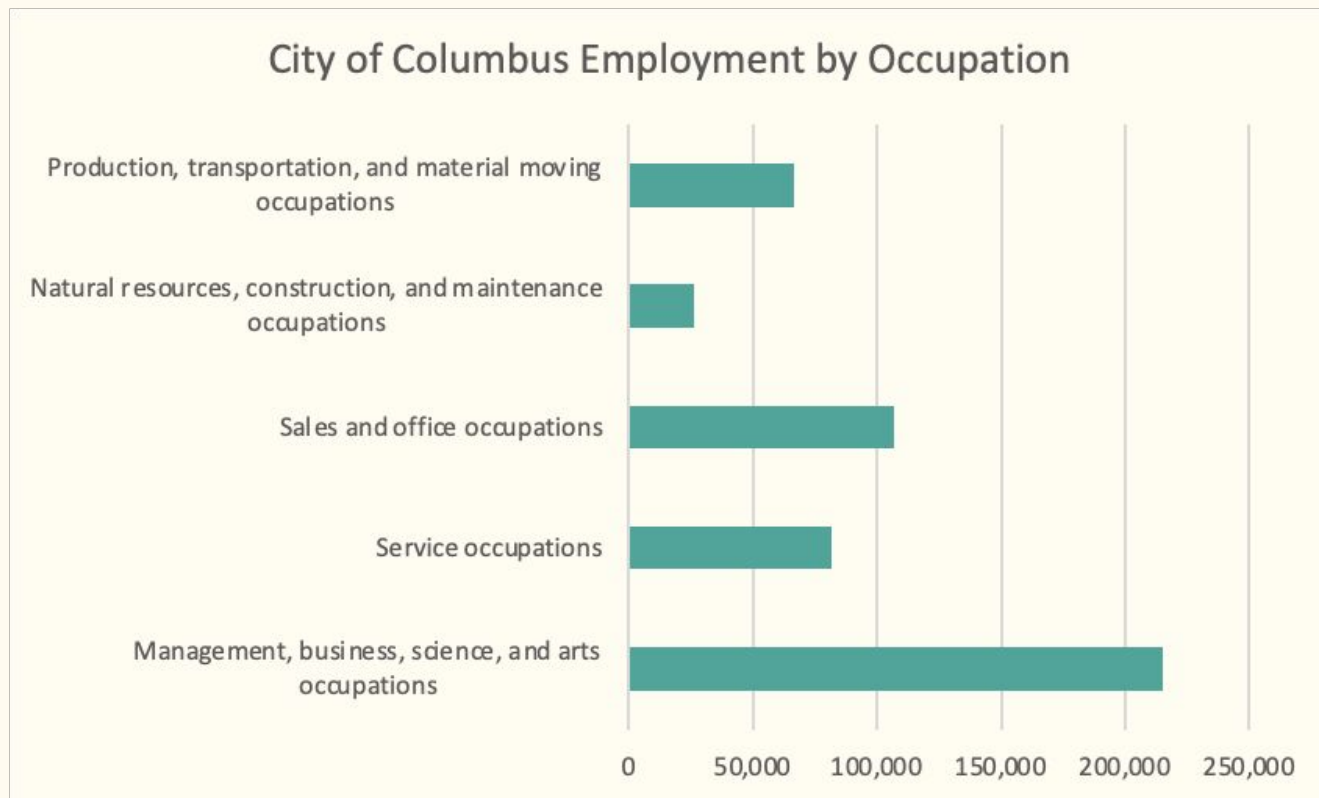
# Employment Data

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# Clinton Twp. Occupation Data



# Columbus Occupation Data



# Labor Force and Industry Data

Labor Force Status		
Population 16 years and over	3,278	
In labor force	2,366	72.20%
Civilian labor force	2,366	72.20%
Employed	2,299	70.10%
Unemployed	67	2.00%
Armed Forces	0	0.00%
Not in labor force	912	27.80%

# Labor Force and Industry Data

Top 3 Industries in Clinton Twp.		
Full-time, year-round civilian employed population 16 years and over	1,638	
Educational services, and health care and social assistance:	537	32.8%
Manufacturing	305	18.6%
Health care and social assistance	297	18.1%

Bottom 3 Industries in Clinton Twp.		
Full-time, year-round civilian employed population 16 years and over	1,638	
Transportation and warehousing	19	1.2%
Information	10	0.6%
Real estate and rental and leasing	6	0.4%

# Key Points

Clinton Twp. Unemployment 2.00%

Columbus Unemployment is 3.4%

Education, Science, and healthcare are the largest employers -- Proximity to large institutions

Columbus' largest employers are also in Education, Science, and healthcare

Information and Tech are industries with very few employed in Clinton Twp.

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# Zoning & Land Use

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# Zoning vs Land Use

## **Zoning:**

- A method of regulating the use of land within a municipality
- Zoning dictates what types of properties can exist within an area, the purpose it serves, and even specific construction details such as the maximum height of a building













## **Land Use:**

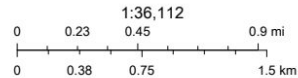
- Land use is the process of organizing the use of land based on zoning laws and what the community wants



# Clinton Township East Zoning Map

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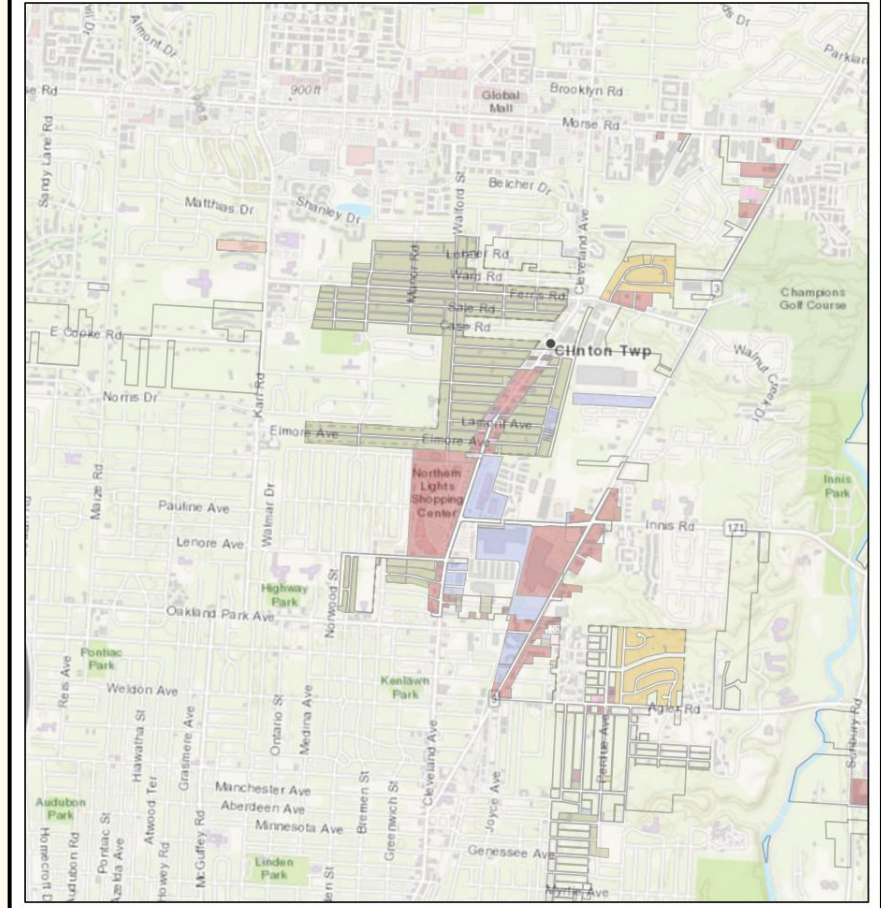
Zoning Districts	
 Community Commercial	 Restricted Urban Residential
 Community Service	 Rural
 Exceptional Use	 Select Commercial Planned District
 Limited Industrial	 Suburban Apartment Residential
 Neighborhood Commercial	 Suburban Office and Institutional
 Restricted Industrial	 Suburban Residential
	 Urban Residential



Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

Franklin County Economic Development and Planning  
The content in this map is for reference purposes only











## Franklin County Zoning

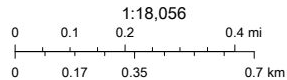


# Clinton Township West Zoning Map

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## Zoning Districts

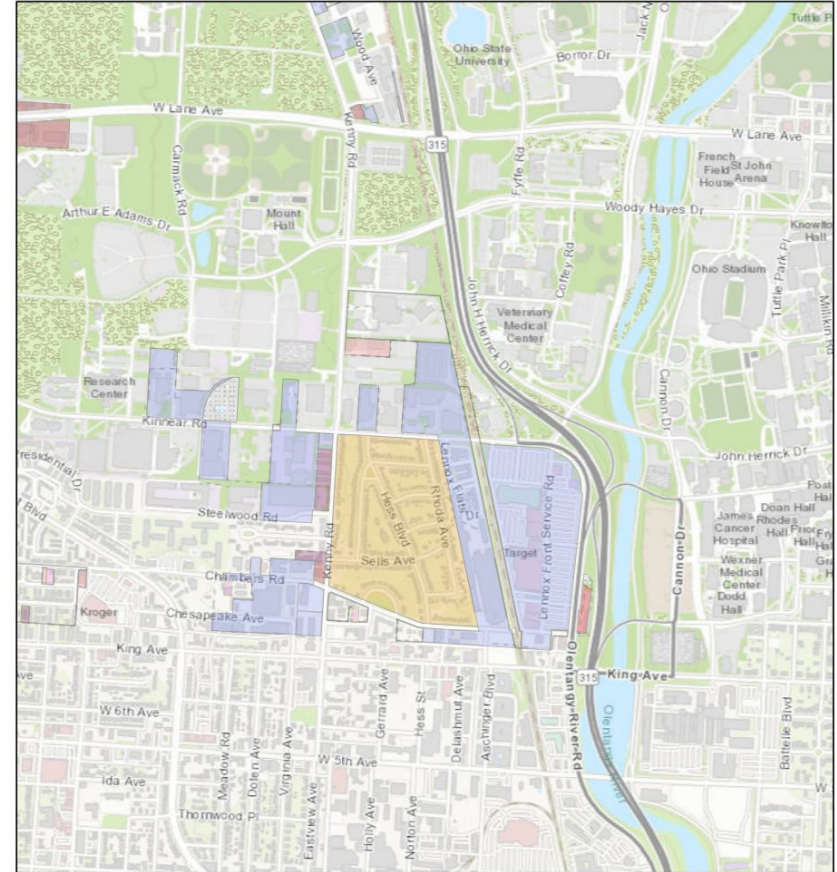
	Community Commercial		Restricted Urban Residential
	Community Service		Rural
	Exceptional Use		Select Commercial Planned District
	Limited Industrial		Suburban Apartment Residential
	Neighborhood Commercial		Suburban Office and Institutional
			Not in Jurisdiction



OSU GIS, Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Franklin County Economic Development and Planning  
The content in this map is for reference purposes only

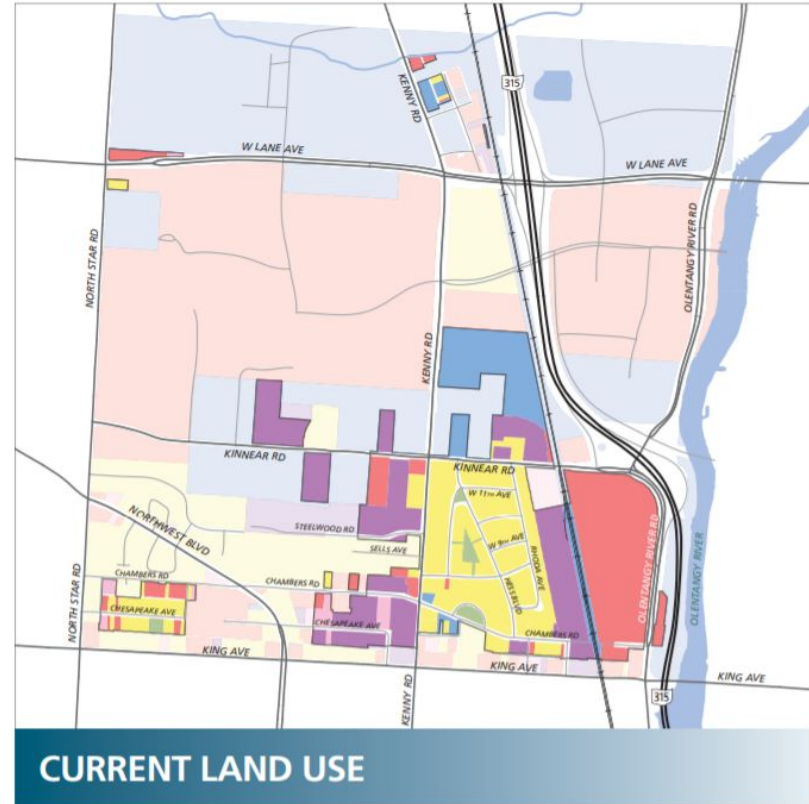
## Franklin County Zoning



# Clinton Township West Land Use Map

## CURRENT LAND USE

- Residential
- Commercial
- Office
- Public Service
- Industrial
- Parks



*\* This map is from the year 2012*

# Housing

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# Existing Housing Conditions of Clinton Township East

- **Vacancy**
  - 7.02%
  - Columbus = 8.45%
- **Density**
  - Single & multi family homes
- **Structure**
  - Older
  - Hazard free
- **Sense of safety**
  - Streetlights
  - Eyes on the street
- **Infrastructure Needs**
  - Parks
  - Sidewalks
  - Streetlights



# Existing Housing Conditions of Clinton Township West

- **Vacancy**
  - 6.88%
  - Columbus = 8.45%
- **Density**
  - Single family homes
- **Structure**
  - Newer
  - Hazard free
- **Sense of safety**
  - Streetlights
  - Eyes on the street
- **Infrastructure Needs**
  - Parks
  - Sidewalks
  - Streetlights



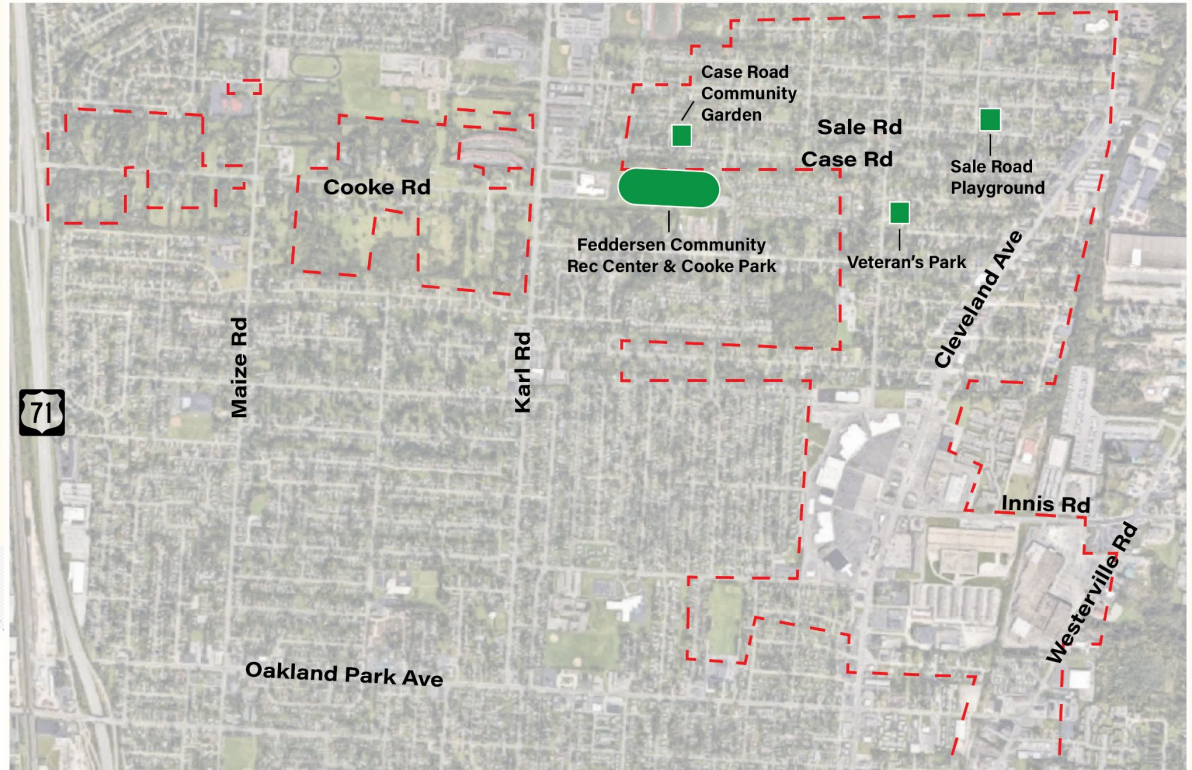
# Circulation & Green Space





# Existing Parks: East Clinton Township

- Case Road Community Garden
- Sale Road Playground
- Veterans Park
- Feddersen Community Rec Center & Cooke Park



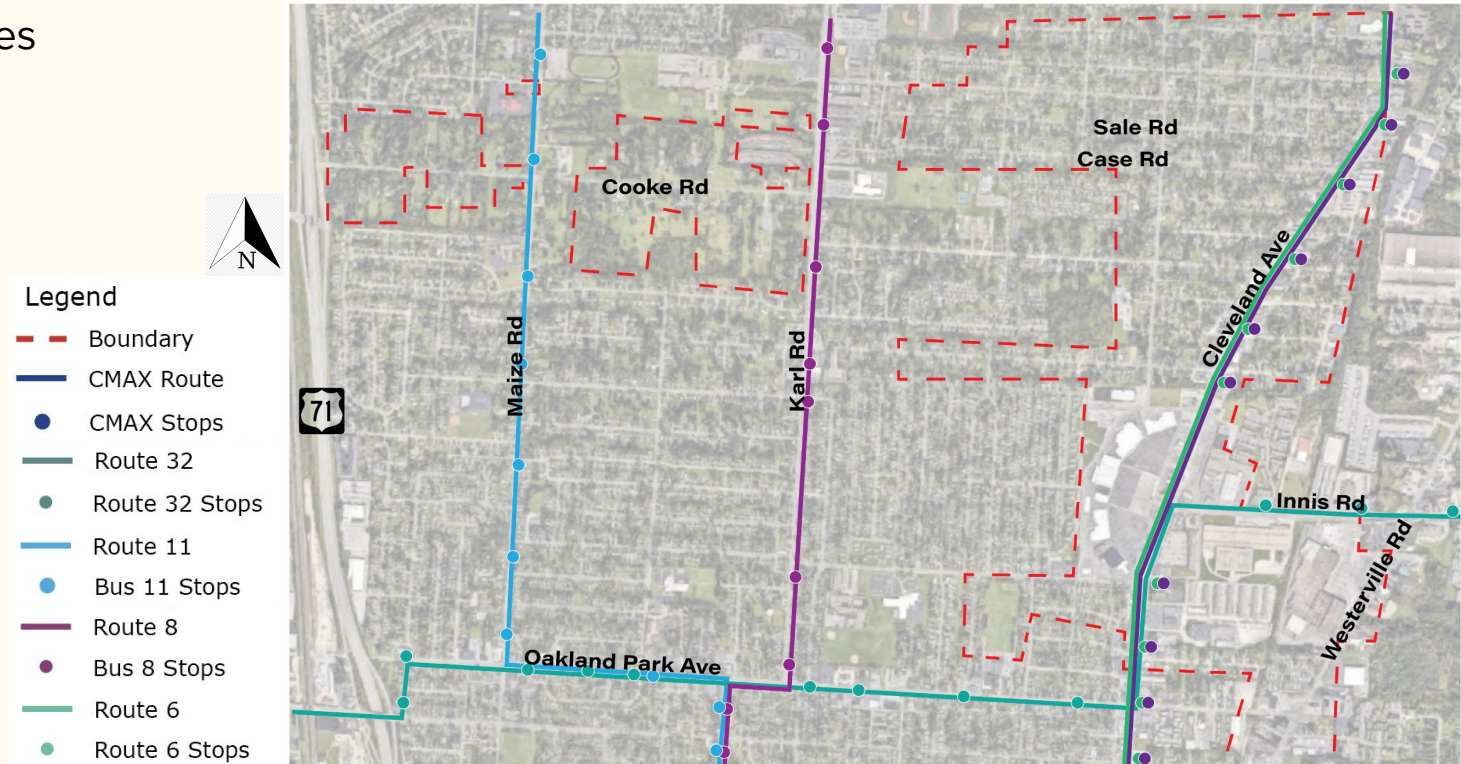
## Legend

- Boundary
- Park



# Existing Public Transportation: East Clinton Township

- 5 COTA routes



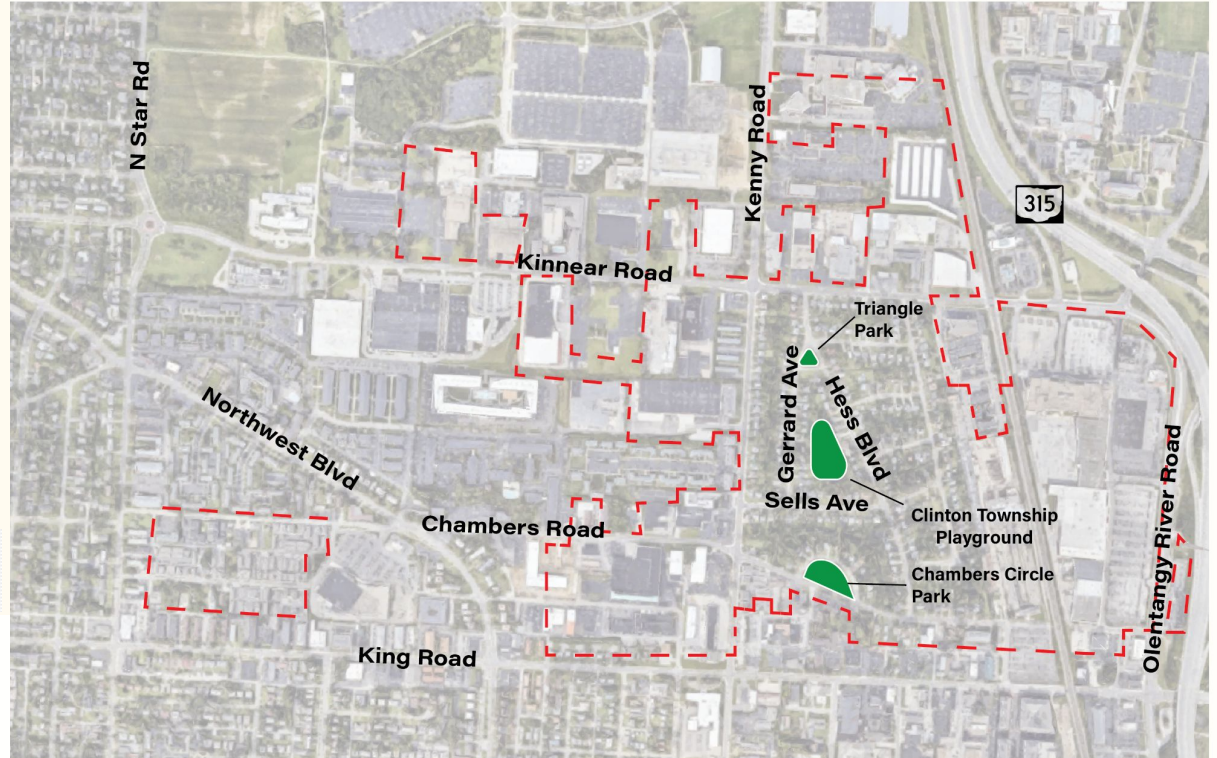
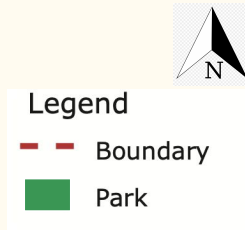
# Existing Bike Infrastructure: East Clinton Township

- Poor/Dangerous Bike Access and Traffic Circulation
- Insufficient Infrastructure



# Existing Parks: West Clinton Township

- Triangle Park
- Clinton Township Playground
- Chambers Circle Park



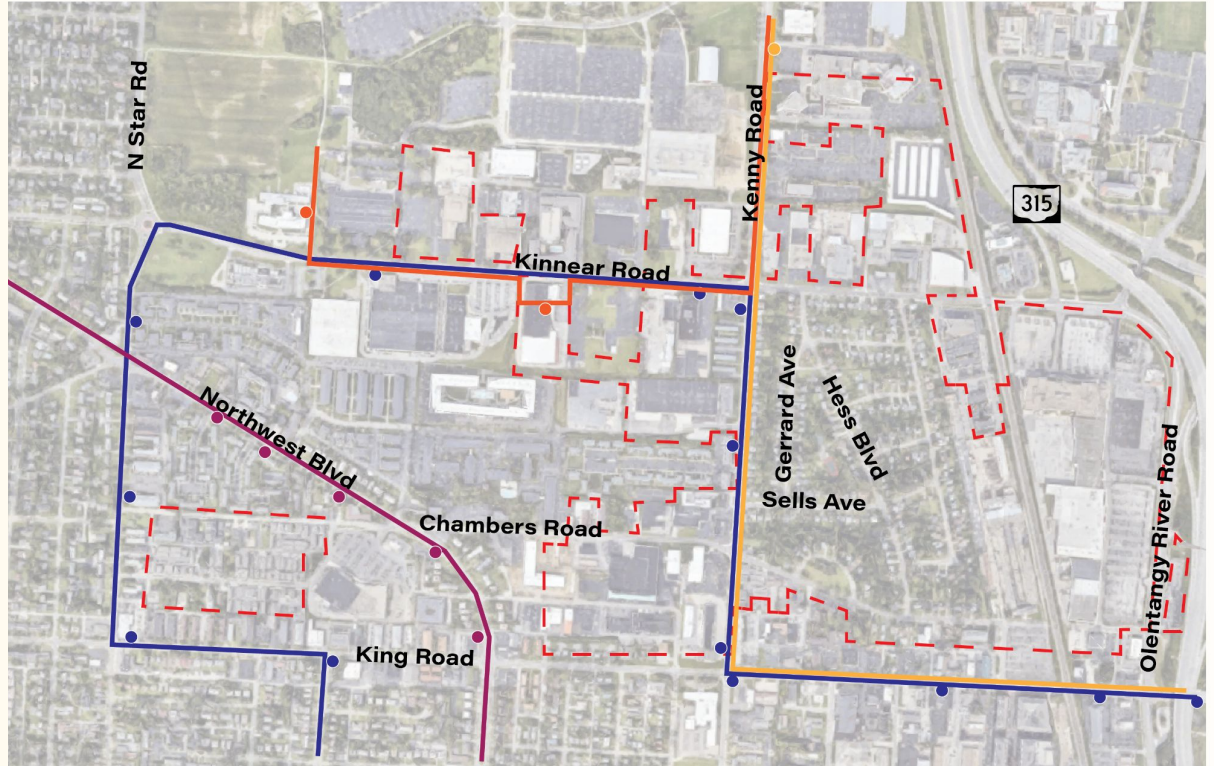


# Existing Public Transportation: West Clinton Township

- 2 COTA routes
- 2 CABS routes

## Legend

- Boundary
- West Campus Loop Route
- West Campus Loop Stops
- Morehouse to Med Center Route
- Morehouse to Med Center Stops
- Bus 31 Route
- Bus 31 Stops
- Bus 3 Route
- Bus 3 Stops



# Existing Bike Infrastructure: West Clinton Township

- Only bike lane is located on King Road

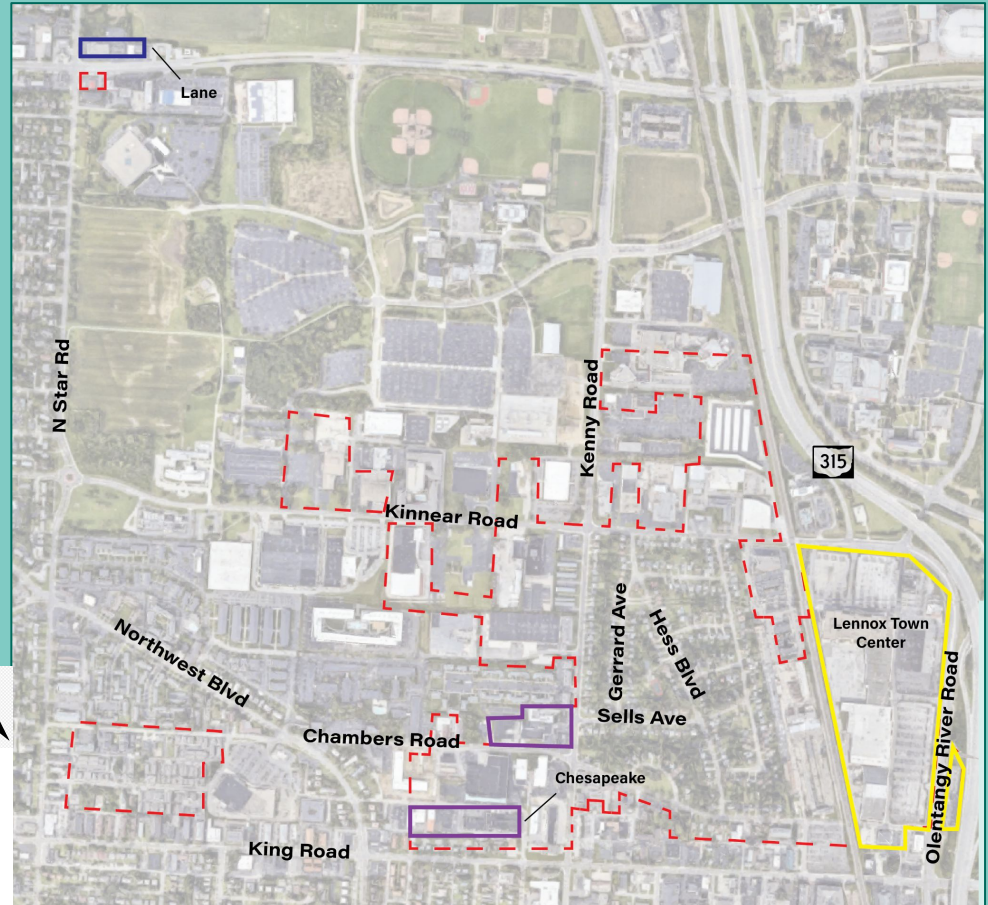


# Economic Development

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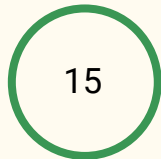
# West Clinton Township Businesses



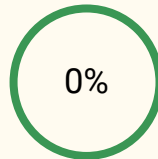
# Lennox Town Center Information

Trade Area: 5-mile radius

- 2019 Estimated Population: 366,487
- Total Daytime Population: 541,259
- 2024 Projected Population: 376,113
- 2019 Estimated Households: 159,394
- Population by race:
  - White: 68.44%
  - Black or African American: 22.24%
  - Asian & Pacific Islander: 3.93%
  - Other Races: 5.39%
  - Hispanic or Latino: 4.02%
- Median Household Income: \$51,542
- Number of businesses: 10,287



Total Businesses



Vacancy Rate

- Target is the largest store in the complex
- Every tenant space is currently leased
- One of the most profitable retail hubs in the state
- Tenants would be unwilling to take risks on any major changes to the site that may affect profits



Source: [https://images.sitecenters.com/property/assets/20805\\_CompetitionAerial.pdf](https://images.sitecenters.com/property/assets/20805_CompetitionAerial.pdf)



# Chesapeake Ave Businesses

- Relatively healthy business environment
- Very diverse range of businesses ranging from marketing agencies to screen printing to a distillery
  - Primarily small, local business
- Businesses are somewhat tucked away due to Chesapeake Ave not being a major thoroughfare

23

Total Businesses

3.7%

Vacancy Rate



# Lane Ave Businesses

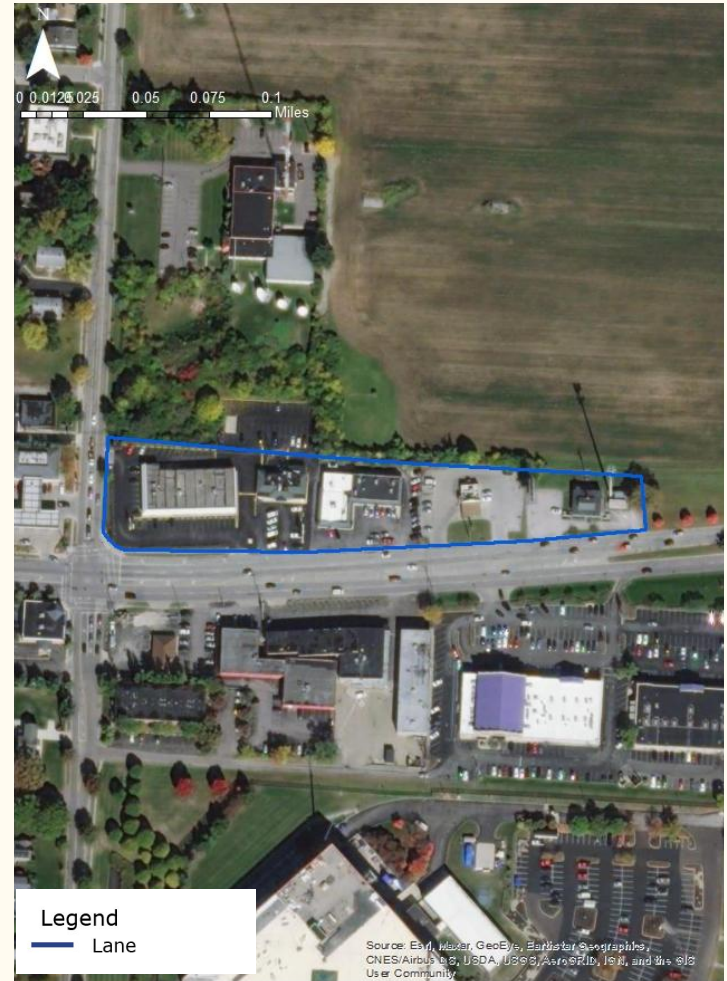
- Small concentration of businesses on Clinton Township's western edge
- Characterized by restaurants and smaller retailers



Total Businesses



Vacancy Rate



# East Clinton Township Businesses



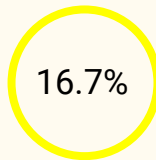


# Northern Lights Shopping Center

- Saraga is the largest retailer in the complex
- More distressed as a retail center than Lennox
- High turnover rate for retail spaces
  - Multiple empty spaces and/or stores going out of business
- Surrounded by open space
  - Potential for redevelopment
  - Over abundance of parking
- CMAX bus rapid transit (BRT) line
  - Potential as a tool to help spur economic development along Cleveland Ave.
- Concerns over theft
  - Kroger left due to persistent theft and Saraga International Grocery is struggling with similar issues



Total Businesses



Vacancy Rate



# Cleveland Ave and Brandon St Businesses

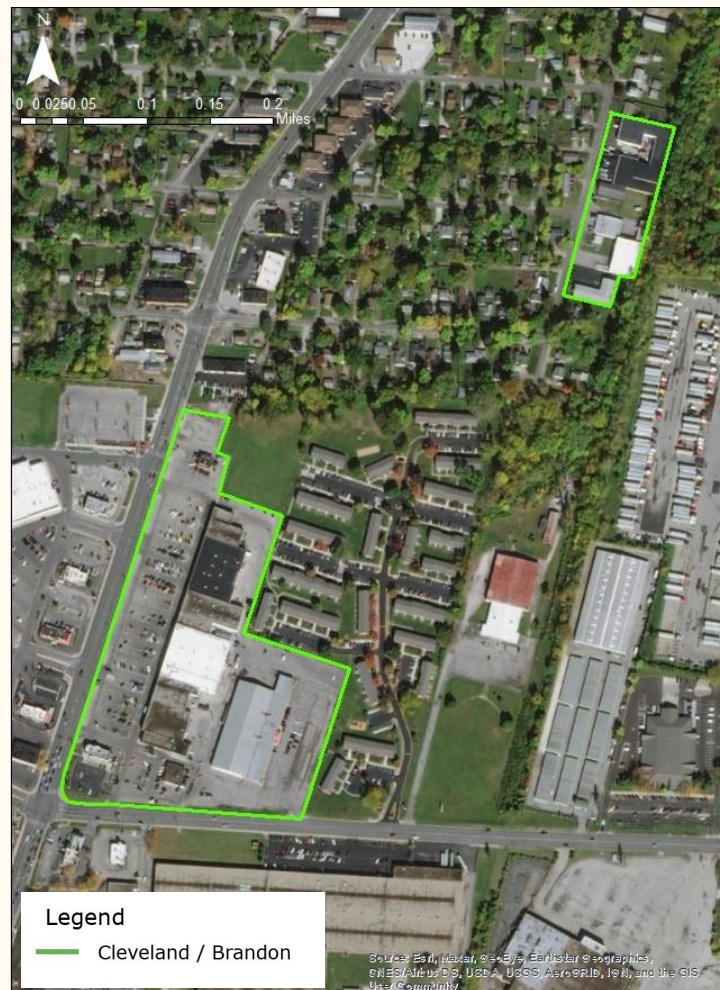
- Southern part is directly across from Northern Lights
  - Sunshine Center strip mall
- Northern part is surrounded by residential areas
  - Auto repair shops and contractor services

24

Total Businesses

4%

Vacancy Rate

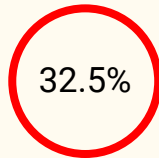


# Westerville Road Businesses

- Contains a large, vacant property that used to be Value City Department Store
- Majority of car-oriented businesses
  - Body shops, repair services, towing etc.
- Small number of restaurants in the area and one small grocery



Total Businesses



Vacancy Rate



# Business Outreach/Survey

Gather information and data on local businesses within the Township

Methods of Outreach:

- Calling individual businesses from the Township directory, asking that they participate in the survey.
- Dropping off QR links to each business and ask that they partake in the survey.

The data collected here will help guide our recommendations for the Township in terms of economic development and growth.

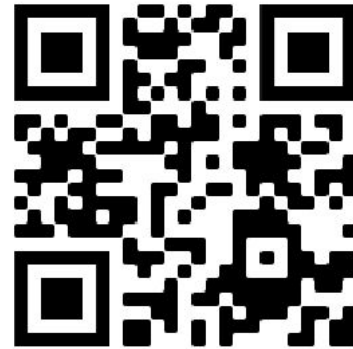


# Business Survey Flyer

**Are You a  
Business  
Owner in  
Clinton  
Township?**

We would like to hear  
from you!

Take our survey!



Scan the above QR code or visit the link:

<https://tinyurl.com/ew9wx8>



**THE OHIO STATE  
UNIVERSITY**

**KNOWLTON  
SCHOOL**

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
CITY AND REGIONAL PLANNING



Questions/Comments

# SWOT Analysis

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# What is a SWOT Analysis?

A SWOT Analysis, which is an acronym for Strengths, Weaknesses, Opportunities, and Threats is used to help guide an organization, company, or government in the “preliminary stages of decision-making processes”. It should help establish the objectives of the project and identify factors which may positively influence or negatively influence a project.

# Strengths

- What the area does well
- Resources in the area
- What the area has that others do not
- Example
  - Proximity to Health Care

# Weaknesses

- What areas of the community have been ignored
- Limits to the area and its resources
- Example
  - Too much traffic
  - Limited Street lighting

# Opportunities

- Areas or items which can be utilized for improvement
- Examples
  - Good locations for redevelopment
  - Good foundation for bike infrastructure

# Threats

- Surrounding neighborhood competition
- Worries about the future
- Example
  - Annexation
  - Existing Railway, lack of control, little to no communication with neighborhood

# Clinton Township Resident Survey



**SCAN ME**

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Thank you for your time!

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Any additional questions or comments?