

# RIVER RIDGE AND KINGSDALE WEST STUDY

City of Upper Arlington, Ohio  
March 2018



CITY OF | UPPER  
ARLINGTON





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### Study Area Map

The study area includes approximately 1.12 square miles and has a population of over 5,000 people (estimated based on approximate census blocks). This compares to Upper Arlington's overall land area of 9.87 square miles and population of approximately 35,000 people. (Source: United States Census, 2015)

# 1 INTRODUCTION

The River Ridge and Kingsdale West neighborhood is an important and valued community within the City of Upper Arlington. A study process was launched in October 2017 to foster the qualities that make the neighborhood special and to help the City to better understand how it can support this goal.

## WHAT WAS THE PURPOSE OF THE STUDY?

The study has the following purpose:

**Identify and celebrate** the qualities of the physical environment that make the neighborhood special;

**Gain an understanding** of trends that may impact the community;

**Assess opportunities** for shaping or directing change; and

**Recommend specific policies** that the City can adopt to strengthen the neighborhood and promote the character that is desired.

## WHY WAS THE STUDY CONDUCTED?

The River Ridge and Kingsdale West neighborhood has been recognized by many in the community as being a desirable place to live. At the same time, certain conditions and trends have caused some to question if and how the neighborhood should evolve over time. The City conducted the study because they were interested in working with the community to celebrate the neighborhood's strengths, consider existing or potential issues, and promote good stewardship of the area.

## WHO LED THE PROCESS?

The City of Upper Arlington's Community Development Department led the planning study and invited residents and other interested individuals to be part of a collaborative process to shape the work. An Advisory Committee provided guidance on key issues pertinent to the study. A consultant team, led by Planning NEXT, assisted with technical aspects of the study and community engagement.



## PRIORITIES

Based on analysis and public input, the following priorities emerged through the study process:

**Preserve the existing built character** of the neighborhood by providing clarity and predictability with respect to how new development, additions and other property changes are regulated;

**Promote property maintenance** to enhance overall quality of place;

**Reinforce existing housing patterns**, including single family residential in River Ridge and alternative housing options in portions of Kingsdale West;

**Provide a transition** between commercial uses to the east and existing single-family residential areas;

**Improve infrastructure** (sidewalks, bicycle and shared use lanes, street lights, etc.) to promote walkability, and overall livability, in the neighborhood; and

**Build trust in local government** and a foundation to ensure that resident ideas and opinions help guide future decision-making.

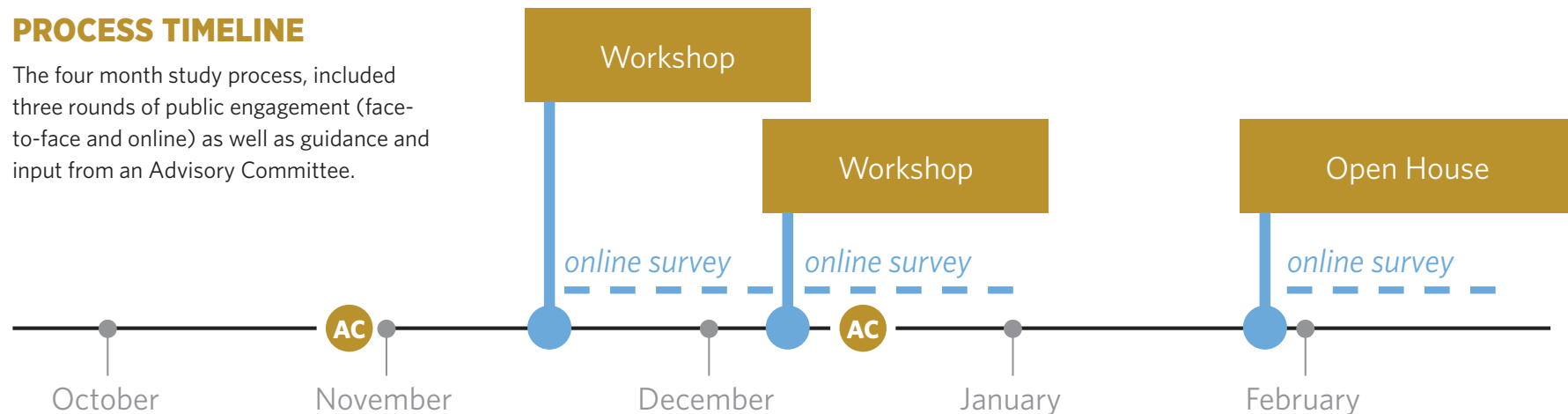


# PUBLIC ENGAGEMENT

City leaders were committed to ensuring that anybody who cared about the future of River Ridge and Kingsdale West had ample opportunities to participate. The following is a summary of engagement efforts conducted.

## PROCESS TIMELINE

The four month study process, included three rounds of public engagement (face-to-face and online) as well as guidance and input from an Advisory Committee.



## OUTREACH

In order to spread the word as widely as possible about the study process, information was distributed through a variety of methods, including the following:

- Postcards were mailed to all residents of the study area.
- The City Manager wrote blog posts with updates on the process and the City website devoted a page to the effort;
- City staff emailed meeting details with the e-newsletter from November through January which is sent to nearly 14,000 individuals;
- Social media accounts provided information and links;
- Articles appeared in This Week News; and
- Hard copy fliers were made available in several locations around the City.
- Presentations and updates were made to the Board of Zoning and Planning.



Study process collateral was distributed both electronically and in print.

## WORKSHOPS

The study was informed by two public workshops, a Neighborhood Character Workshop held in November 2017 and Neighborhood Choices workshop held in December 2017. Over 140 people attended each workshop.

The **Neighborhood Character Workshop** was designed to generate big picture ideas about the neighborhood. After a brief presentation, small group work was conducted during which participants were asked to identify what they like about the existing character of their neighborhood, and what opportunities and threats they see in the future. All responses were documented on recording forms, entered into a database and analyzed by breaking them down into themes and subtopics within each theme. This information helped shape the preliminary ideas for recommendations.

The **Neighborhood Choices Workshop** brought preliminary analysis and draft recommendation ideas back to the community. Recommendations, informed by the first workshop, were displayed on boards and provided as hand-outs. Attendees had the chance to rate and comment on them using forms to express top priorities and/or concerns. Results were entered into a database and assessed in order to make changes to the recommendations based on feedback.

**PART 1: GROUP RECORDING FORM**  
NEIGHBORHOOD CHARACTER WORKSHOP

1. **1. Day 1**  
Everyone should introduce themselves to the others at this table.

2. **2. Check supplies**  
Make sure everyone has a pencil or pen and a 3x5 notepad.

3. **3. Wait for instruction**  
The workshop facilitator will introduce the activity.

**Sign for Table Reminders**

- Respect the work space and property; own words are made as much as possible. 10% rights.
- Make sure everyone can participate. Try to let a few people dominate the activity.
- Use a staff member's name if you need help.

**1. Community Character**

**1. Individual work**

Each participant works individually to consider the question: **What are the qualities that make the neighborhood special?**

**2. Share ideas.**

Participants only share one response to the question. Once everyone has had the chance to share one, they can share around their own ideas.

PLEASE WRITE IN THIS SPACE

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

**POTENTIAL RECOMMENDATIONS**

Please review the potential recommendations below. For each, indicate how strongly you support the recommendation, where 1 is "no support" and 5 is "full support." Use the space beside each action to provide any clarifying comments.

The potential recommendations:

- Represent neighborhood ideas.
- May or may not ultimately be carried by the City and
- Are intended to give you something to react to as a starting point.

**1. Preservation of neighborhood character**

**1a. Modify zoning requirements for new construction or additions.** While setback requirements can help to preserve the smaller scale character of the neighborhood, they can also restrict new construction or additions in ways that are challenging for homeowners seeking to ensure that their homes are suitable to the future. **Side yard setbacks should be reduced from ten feet or more to reflect the built environment. The 30-foot maximum building setback for a street view is keeping with the existing character of the neighborhood.**

NO SUPPORT 1 2 3 4 5 FULL SUPPORT

Comments: \_\_\_\_\_

**1b. Carport enclosures.** Many homes in River Ridge include carports that encroach into the side yard setback. If sensitively designed, they provide an opportunity for owners of smaller homes to be more affordable and protect their vehicles without compromising the character of the neighborhood. **Existing carports should be allowed to remain in place. New carports should be required to be detached from the house and have a minimum height of 10 feet.**

NO SUPPORT 1 2 3 4 5 FULL SUPPORT

Comments: \_\_\_\_\_

**1c. Sign for "no lawn" rules and doghouses.** Currently, "no lawn" rules are on lots that meet current zoning but that are on lots that are not zoned for residential use. **Signs should be required to be on lots that meet current zoning but that are not zoned for residential use. Doghouses are not allowed on lots that are not zoned for residential use.**

NO SUPPORT 1 2 3 4 5 FULL SUPPORT

Comments: \_\_\_\_\_

**1d. Proposed on double-lots.** There are a number of lots that are currently zoned for residential use but that are not zoned for residential use. **There should be a minimum zoning setback of 10 feet and a minimum lot size of 10,000 square feet for lots.**

NO SUPPORT 1 2 3 4 5 FULL SUPPORT

Comments: \_\_\_\_\_

**What's on your mind?**

River Ridge and Kingsdale West Study  
Neighborhood Character Workshop

**SO CITY OF UPPER ARLINGTON**

THANK YOU for this opportunity to come together as a community to work to improve our neighborhood. I love my neighborhood and look forward to helping of improvements to it.





## OPEN HOUSE

In January 2018, an open house was held at which key study elements and proposed recommendations were shared. After a brief assembly period attendees were provided the opportunity to view key plan elements and recommendations on boards and hand-outs and to use comment forms to record their reactions. They were also given the chance to “sign up” to get involved in implementation efforts.

## ONLINE ENGAGEMENT

Following each round of public engagement, an online survey was conducted that mimicked the activities conducted face-to-face. Over 1,000 survey responses were gathered through the process. All materials and public comments from workshops, the open house and online surveys, including raw data, were posted on the City’s website.

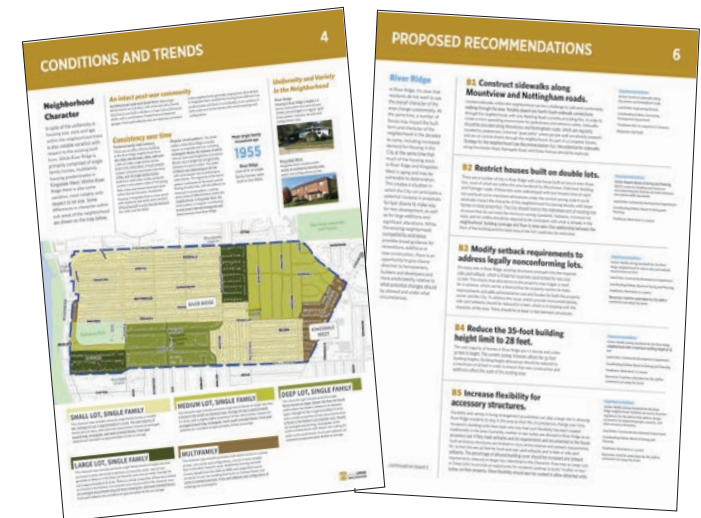
## ADVISORY COMMITTEE

An advisory committee consisting primarily of residents from the River Ridge and Kingsdale West neighborhoods also met with the consultant on October 26 and December 12, 2017 to identify key issues and refine ideas generated by the workshops.

## PARTICIPATION AND SATISFACTION

Overall, the numbers of participants who attended workshops and participated in online activities exceeded expectations. While a wide range of ideas and opinions were expressed, there was a fair amount of consistency both between workshop attendees and survey respondents and between participants who do and don’t live in the study area. The Team used exit questionnaires at each event and asked demographic profile questions of survey respondents. Some key takeaways from this data are the following:

- Throughout the process, over 90% of survey respondents who answered the question on exit questionnaires said they felt they were recorded accurately.
- Approximately 87% of workshop participants and 57% of survey respondents indicated that they are residents of the study area. Many who are not residents indicated a strong connection (nearby residents, former residents, etc.).
- There was a high degree of consistency in ratings of preliminary recommendations between survey respondents who do and don’t live in the study area.
- After the second round of engagement, four of the five top priority recommendations provided by workshop participants matched those of survey respondents.



*Display boards at the Open House presented key study elements and draft recommendations for comment.*

**+1,500**

ideas were gathered  
in the first round of  
engagement

**>140**

people participated  
in each workshop

**>1,000**

online survey  
responses were  
gathered.



Three rounds of face-to-face and online engagement informed the development of the study.



## 2

## CONDITIONS AND TRENDS

This section provides an overview of some key conditions and trends for the River Ridge and Kingsdale West study area. It includes the following components:

**Demographic Context**

Population growth and change

**Neighborhood Character**

Built form and land use

**Existing Zoning**

Uses, standards and regulations

**Development Trends**

Property sales, maintenance and permits

**Infrastructure and Amenities**

Mobility and the public realm

### CRITICAL QUESTIONS

The data included in this section aims to address key questions about the existing conditions of River Ridge and Kingsdale West.

What are some of the major forces and trends that are shaping the neighborhood?

How does the neighborhood compare and contrast to other parts of Upper Arlington and Franklin County?

Does the data align with public perceptions about the neighborhood?

In the absence of any proactive action to shape future development, what can we expect the future of the neighborhood to look like?

# DEMOGRAPHIC CONTEXT

Demographic conditions and trends within Franklin County and the City of Upper Arlington are likely to have a significant impact on River Ridge and Kingsdale West in the years and decades to come. In the region, population growth has been gaining steadily while population in the City has leveled off since the 1970s. At the same time, the region's and the City's population are aging. Combined, these trends may contribute to increased future housing demand in River Ridge and Kingsdale West, especially among older age cohorts.

## POPULATION TRENDS

**City population leveling, after a mid-century boom.** Upper Arlington's population grew significantly between 1950 and 1970, with a growth of 216% in the 1950s alone. During the last quarter of the century, population declined slightly and; from 2000 to 2015, 779 residents were added, a 2.3% increase in population citywide. As Upper Arlington is a land locked suburb, the leveling of population likely partially reflects limited availability of developable land.

**County population has continued to grow.** Regionally, Franklin County has grown by over 700,000 residents since the 1950s. Starting in the 1990s, the population has increased by around 10% each decade, with an average increase of 13.7% from 2000 to 2015. This steady increase shows that there is demand for housing in the region and with a forecasted population for the County above 1.2 million by 2030, housing demand will likely increase. The region is expected to add around one million people by 2050.

### POPULATION CHANGE, 2000-2015

**+2.3%**

**Upper Arlington**

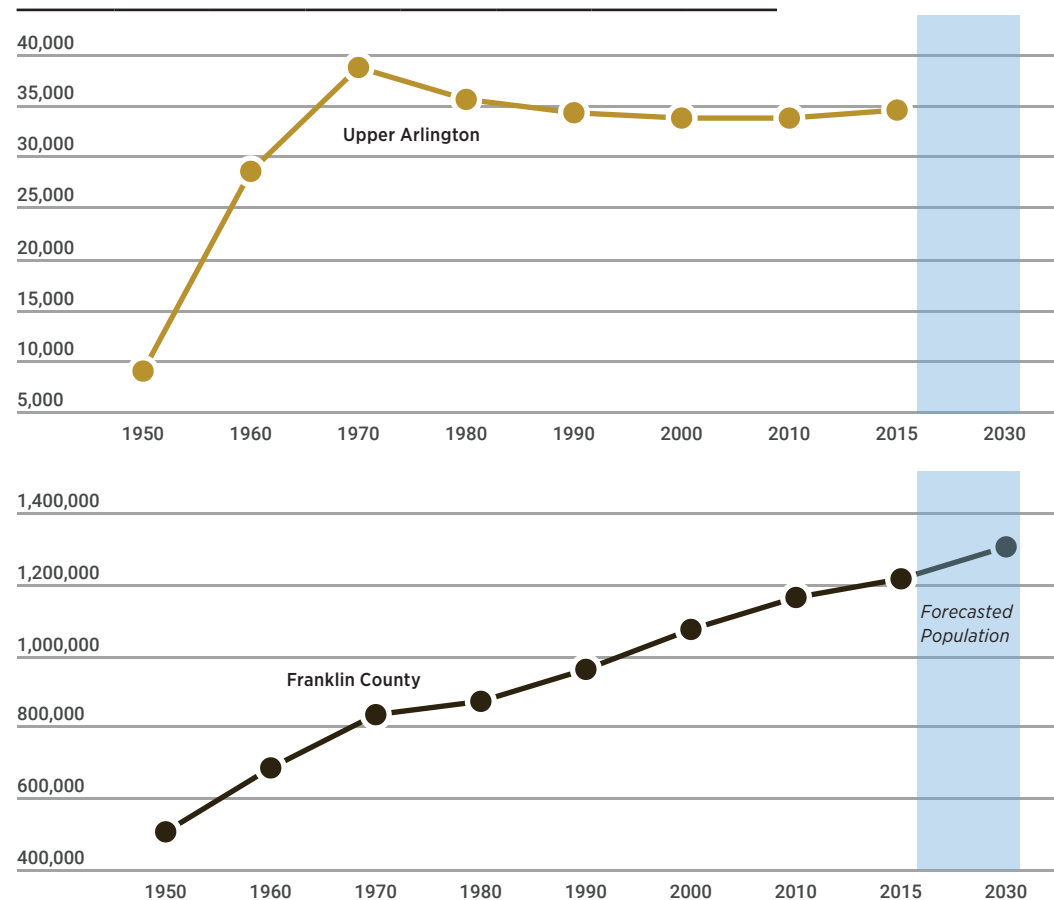
The City added 779 people since 2000

**+13.7%**

**Franklin County**

The County added 146,783 people since 2000

### POPULATION CHANGE 1950-2030



Source: U.S. Census, American Communities Survey, Ohio Development Services Agency  
The population forecast uses a linear model, projected from year 2010.



# AGE

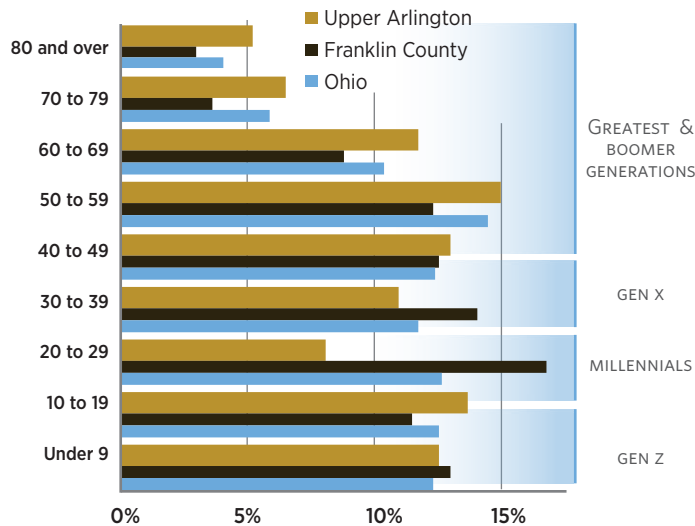
**Aging along with the state and County.** As the Baby Boomers enter retirement, all jurisdictions are seeing an increasing percentage of their population over the age of 60. The City and State saw a 13% growth in the number of people over 60, with the County experiencing 18% growth. However, the City did have a higher representation of Greatest and Boomer populations in 2015, with those 50-80+ making up 39% of total population compared to 36% and 28.5% in the State and County respectively. The fact that the City's population contains more older residents in a region where that segment of the population is growing, signifies that Upper Arlington can expect its proportion of the population over the age of 60 to continue to increase.

**Smaller millennial population, compared to the State and County.** At 7.7%, the City has fewer millennials in comparison with the State (12%) and County (17%). Upper Arlington's median age has remained relatively constant in recent decades, decreasing only slightly from 42.6 in 2000 to 42.2 in 2015. The 2010 Census showed that the population over age 50 in River Ridge and Kingsdale West reflected similar age demographics: an older population with a smaller proportion of millennials than the State and the County.

# HOUSEHOLDS

**Slight increase in household size and similar number of households.** The average household size increased from 2.39 to 2.55 from 2000 to 2015. This is comparable to the County that increased from 2.39 to 2.47 during the same period. The number of households remained relatively constant in this period.

CITY AGE COHORT COMPARISONS, 2015



Source: U.S. Census, American Communities Survey

# EDUCATION & INCOME

**An educated population with relatively higher incomes.** Over three quarters of the population, or 77.3%, have an advanced degree. This is up from 71% in 2000. Comparatively, Franklin County has a lower education attainment of 44.2%. Median household income is significantly higher than Franklin County as a whole, with \$98,618 in Upper Arlington and \$52,341 in Franklin County. Mean retirement income is also high in Upper Arlington at \$42,517, compared to \$26,580 in the County.

## CHANGE IN THE OVER AGE OF 60 POPULATION

**+13%**

**Upper Arlington**  
The population over the age of 60 grew by 951 people since 2010.

## MEDIAN AGE (2015)

**42.2 years**

**Upper Arlington**  
In Franklin County the figure is 33.8 years, 14% lower than the City.

## MEDIAN HOUSEHOLD INCOME

**98.6k**

**Upper Arlington**  
Median household income in Franklin County is \$52,341

## AVERAGE HOUSEHOLD SIZE (2015)

**2.55**

**Upper Arlington**  
In Franklin County the figure is 2.47, 6% lower than the City.

# DEVELOPMENT TRENDS

This section describes development trends in the neighborhood pertaining to home sales, rental rates, property maintenance and recent permitting. River Ridge and Kingsdale West is a relatively affordable neighborhood when compared to Upper Arlington as a whole. At the same time, recent code compliance violations appear to be occurring at slightly higher rates than the rest of the City and permitting rates are lower. Combined, these trends point to less recent investment by individual homeowners in the study area than in other parts of Upper Arlington.

## HOUSING PRICE

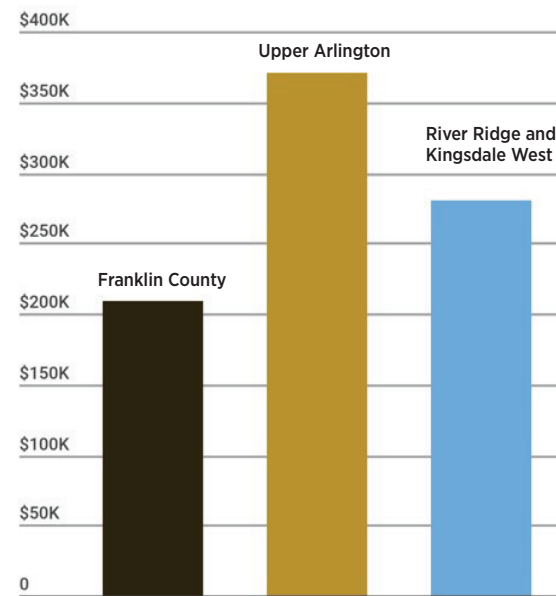
### **Neighborhood is more affordable compared to the City as a whole.**

With average neighborhood sale prices nearly \$100,000 less than the City as a whole, the neighborhood is more accessible to different income levels. However, compared to the County, River Ridge house sales are, on average, over \$70,000 more expensive, meaning the neighborhood still attracts those of relatively higher income brackets. The difference between housing price in River Ridge and Kingsdale West compared to the City as a whole reflects historical trends; a decade ago (in 2007) the average home sale price in River Ridge was \$207,000, compared with \$327,000 for Upper Arlington as a whole.

### **Affordability may be partly related to house size.**

Considering price per square foot, River Ridge recent home sales brought a slightly higher amount per square foot (eight dollars more) when compared to citywide sales. Therefore, while River Ridge homes are less expensive overall, they are slightly more expensive per square foot, meaning they are at a lower price point at least partly due to size. Compared to the region, both the neighborhood and City cost per square foot is significantly higher than the County, with the cost per square foot for River Ridge homes being 55% higher than the County during 2017.

AVERAGE HOME SALE PRICE, JAN-SEP 2017

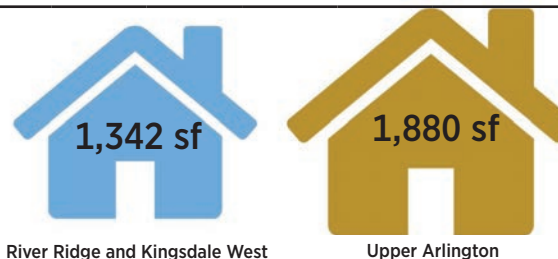


PRICE PER SQUARE FOOT

# \$217

**River Ridge and Kingsdale West**  
This compares to \$209 per square foot for homes sold in Upper Arlington between January and September 2017.

AVERAGE SIZE OF HOME SOLD, JAN-SEP 2017



Source: MLS Columbus Realtors



RENTAL PROPERTIES

11%

**River Ridge and Kingsdale West**  
More than one tenth of properties in the neighborhood do not appear to be owner occupied.

BUILDING PERMITS IN PAST DECADE

343

**River Ridge and Kingsdale West**  
The neighborhood has received fewer building permits per residential unit compared to the rest of the City.

RENTAL HOUSING

**Significant proportion of rental housing.** Over ten percent of residential properties in the study area do not appear to be owner occupied (as there is no citywide rental database, properties where the owner’s address in assessor’s records is not the same as the property address as a rough proxy for rental housing). The majority of these properties are single family residences, although some are two-family dwellings.

PERMITTING

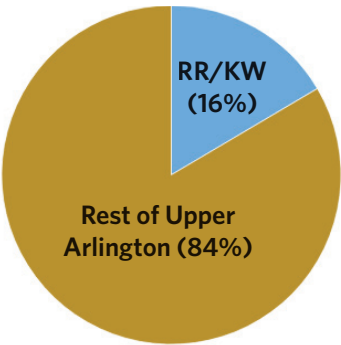
**Proportionally fewer building permits than in rest of Upper Arlington.** The study area contains approximately 16% of Upper Arlington’s housing units, but since January 2008, it has received only 9.6% of building permits issued for the City. Permits include interior remodeling, exterior repairs and additions (decks, patios, etc.), new construction, and other work. The overall value of the work related to building permits in the study area has also been proportionally lower in this period, \$3.9 million out of \$477.6 million in the City as a whole. This represents 6.5% of the total value of permit-related work in the City. Looking at just the past six months, the discrepancy is even greater, with only 7.6% of building permits issued to River Ridge and Kingsdale West. Other building permits have also been granted at a lower rate in this period when compared to the City, with less than 13% of all electrical, HVAC and plumbing permits being issued in the study area. This data is important because lower permitting rates and overall value can be markers of relatively less private homeowner investment in the study area.

PROPERTY MAINTENANCE

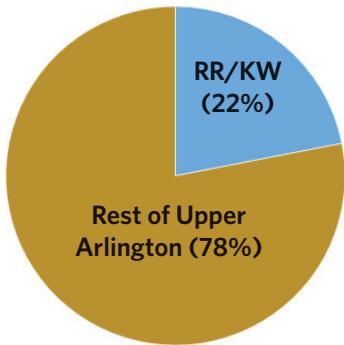
**Slightly more code violations compared to the City as a whole.** Since 2012, a total of 677 property maintenance cases (code violations) in the study area were processed by the Community Development Department’s Code Compliance Division. Within this same time period there were 3,087 cases in the City. While the study area contains approximately 16% of the residential units in the City, it has approximately 22% percent of code violations, a disproportionate percentage compared to the City as a whole. Violations include improper disposal of trash, improper home maintenance, overgrown vegetation and other issues. Code violations have the potential to erode the quality of the physical environment, especially in denser neighborhoods, where the concentration of residential properties results in more violations in a smaller area. Property maintenance issues may also have a negative impact on property values over time.

RESIDENTIAL UNITS VS. PROPERTY MAINTENANCE CASES

Proportion of Residential Units



Proportion of Property Maintenance Cases



Source: City of Upper Arlington, U.S. Census. Note property maintenance does not consider age of homes.

# NEIGHBORHOOD CHARACTER

This section describes the existing character of the neighborhood, including its built form and current land use that may distinguish it from other parts of the City and other communities in Franklin County.

## OVERALL CHARACTER

**An intact post-war community.** The overwhelming majority of homes in the River Ridge neighborhood were constructed in the early-to-mid 1950s. Most single family homes are one story, with some two-story homes. Most homes are built in Modern or Cape Cod architectural styles, with a combination of attached and detached garages. Front yard setbacks also are relatively consistent in the neighborhood, generally ranging from 30 to 40 feet. In Kingsdale West, multifamily housing predominates and there is considerably more variation in style, scale (one to five stories with varied massing) and configuration.

## HOUSING AGE

### Majority of single family homes from the mid-century.

There was an influx of home building in the River Ridge neighborhood from the 1950s into the early 1960s, with over 1,800 (of 2,086) single family homes built in the 1950s alone. A much smaller number of homes were built in the early 1990s, with 34 single family homes built from 1990-1993, mostly along the southern and western sides of Fancyburg Park. A few new homes have been built within the last five years. Multifamily housing in Kingsdale West is more varied with respect to year built, with a portion of housing built in every decade between the 1950s and the 2000s.

**Regular street pattern.** The street pattern within River Ridge is mostly regular, including rectangular blocks, the majority of which have an east-west lengthwise orientation. Blocks vary in length but are generally between 0.2 and 0.3 miles. The width of blocks vary depending on lot size with some deeper lots contributing to wider blocks. The regularity of the street pattern contributes to the area's overall feeling of uniformity, with the differences that exist in street pattern, creating some sense of differentiation within the neighborhood. In Kingsdale West, the street pattern is irregular, contributing to that area's internal incongruity and distinctiveness from River Ridge.

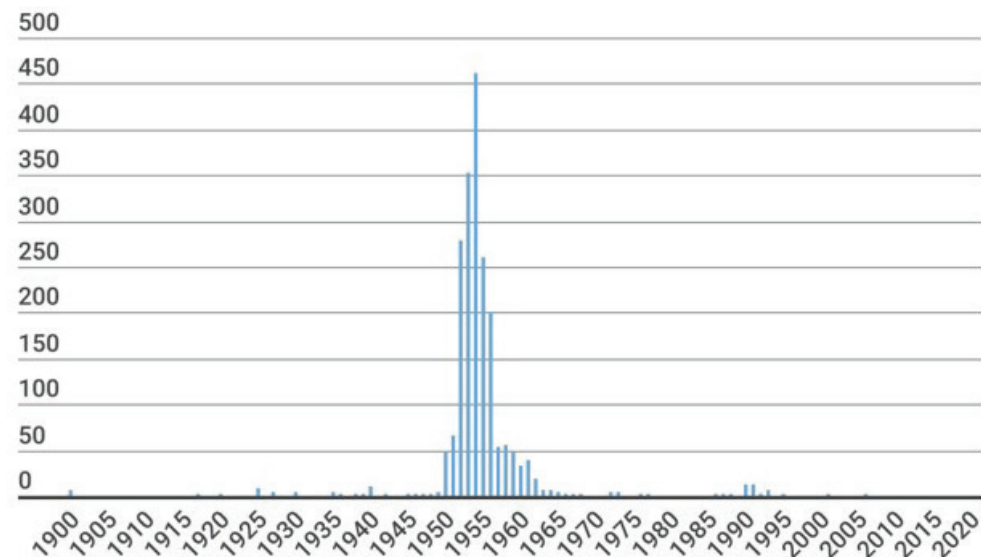
### MEAN SINGLE FAMILY HOUSEHOLD AGE

# 1955

#### Upper Arlington

Over 87% of single family homes were built in the 1950s.

AGE OF SINGLE FAMILY HOUSING IN RIVER RIDGE AND KINGSDALE WEST



## UNIFORMITY AND VARIETY IN THE NEIGHBORHOOD

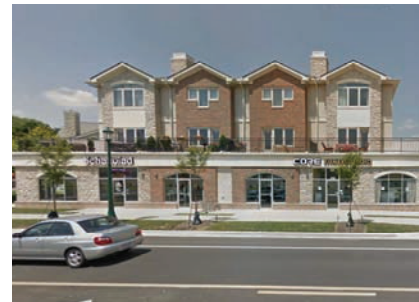
### River Ridge

While there are a range of lot sizes and street conditions in River Ridge, housing is largely one story, built within the same decade (1950s) and arranged in a regular “grid” street pattern.



### Kingsdale West

Kingsdale West includes a wide variety of multifamily housing sizes, styles, and configurations on lots.



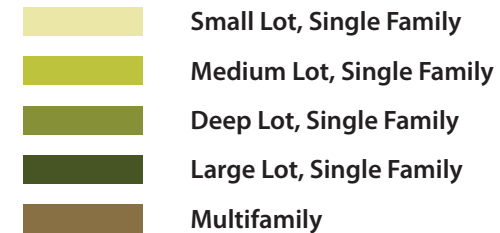


## CHARACTER AREA MAP



## CHARACTER AREAS

In spite of the uniformity in housing size, style and age, within the neighborhood there is also notable variation with respect to the existing built form. While River Ridge is primarily comprised of single family homes, multifamily housing predominates in Kingsdale West. Within River Ridge there is also some variation, most notably with respect to lot size. Some differences in character within sub-areas of the neighborhood are shown on the above map and described in the following two pages.



### SMALL LOT, SINGLE FAMILY

This character type includes primarily single family homes on smaller lots. Average lot size is approximately 0.2 acres. The vast majority of homes are one story, with some two-story homes. In the northwestern part of the neighborhood, and the southeastern part between Somerford and Redding Streets, houses are arranged around long, rectangular, east-west oriented blocks. Front yard setbacks are consistent at approximately 33 feet on average. Approximately 61% of the lots in the study area fall into this category.



### MEDIUM LOT, SINGLE FAMILY

This character type includes primarily single family homes on larger lots than is found in the Small Lot character type. Average lot size is approximately 0.3 acres, with a slightly higher proportion of two-story homes than is found in the Small Lot character area. In most of the area with this designation, houses are arranged around long, rectangular, north-south oriented blocks. More irregularity in lot size and street configuration is found in the northeastern portion of the neighborhood. This character type can also be found along Wickliffe Road to the immediate south and west of Fancyburg Park; unlike the rest of the district the majority of these homes were built in the 1990s. Front yard setbacks are consistent at approximately 40 feet on average. Approximately 27% of the lots in the study area fall into this category.



### DEEP LOT, SINGLE FAMILY

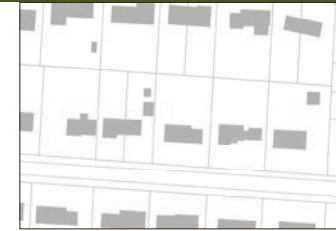
This character type includes primarily single family homes on larger, deeper lots than are found within either the Small or Medium Lot character types. Average lot size is approximately 0.4 acres with a similar proportion of two-story homes than is found in the Medium Lot character area. In most of the area with this designation, houses are arranged around long, rectangular, north-south oriented blocks with deeper lots making for wider north-south blocks than in other areas. Front yard setbacks are consistent at approximately 40 feet on average. Approximately 13% of the lots in the study area fall into this category.



*Note: Average lot size was calculated based on a representative sample of lots in each sub-area, not all lots within each area.*

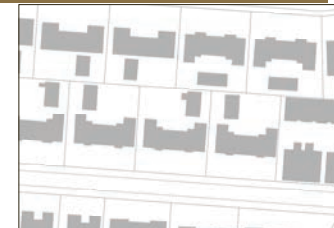
## LARGE LOT, SINGLE FAMILY

This character type includes primarily single-family homes on larger lots than are found in either the Small or Medium Lot character areas. Lots are not generally as deep as in the Deep Lot character area, but are wider. Average lot size is approximately 0.35 acres. There is a similar proportion of two-story homes as is found in the Medium Lot character area. Houses within this character area are arranged around both long and short rectangular, east-west oriented blocks. Front yard setbacks are consistent at approximately 45 feet on average. Approximately 6% of the lots in the study area fall into this category.



## MULTIFAMILY

This character type includes primarily multi-family homes in a variety of sizes, unit counts and configurations. Lot size is more variable than in the other character areas. Multifamily housing was built in every decade from the 1950s to 2000s and generally ranges from one to five stories, and varies in architectural style. Front yard setbacks and configuration of buildings are inconsistent.



## MATURE TREES

Mature trees are present in many parts of the study area and contribute to the overall character of the neighborhood in a number of ways, including enhancing aesthetics, providing canopy that creates shade, and creating a more enclosed feeling that may contribute to slowing of traffic and pedestrian safety. Studies have also shown that mature street trees contribute to enhanced property values. (Source: the Morton Arboretum, [www.mortonarb.org/trees-plants/benefits-trees/dollars-and-sense](http://www.mortonarb.org/trees-plants/benefits-trees/dollars-and-sense))

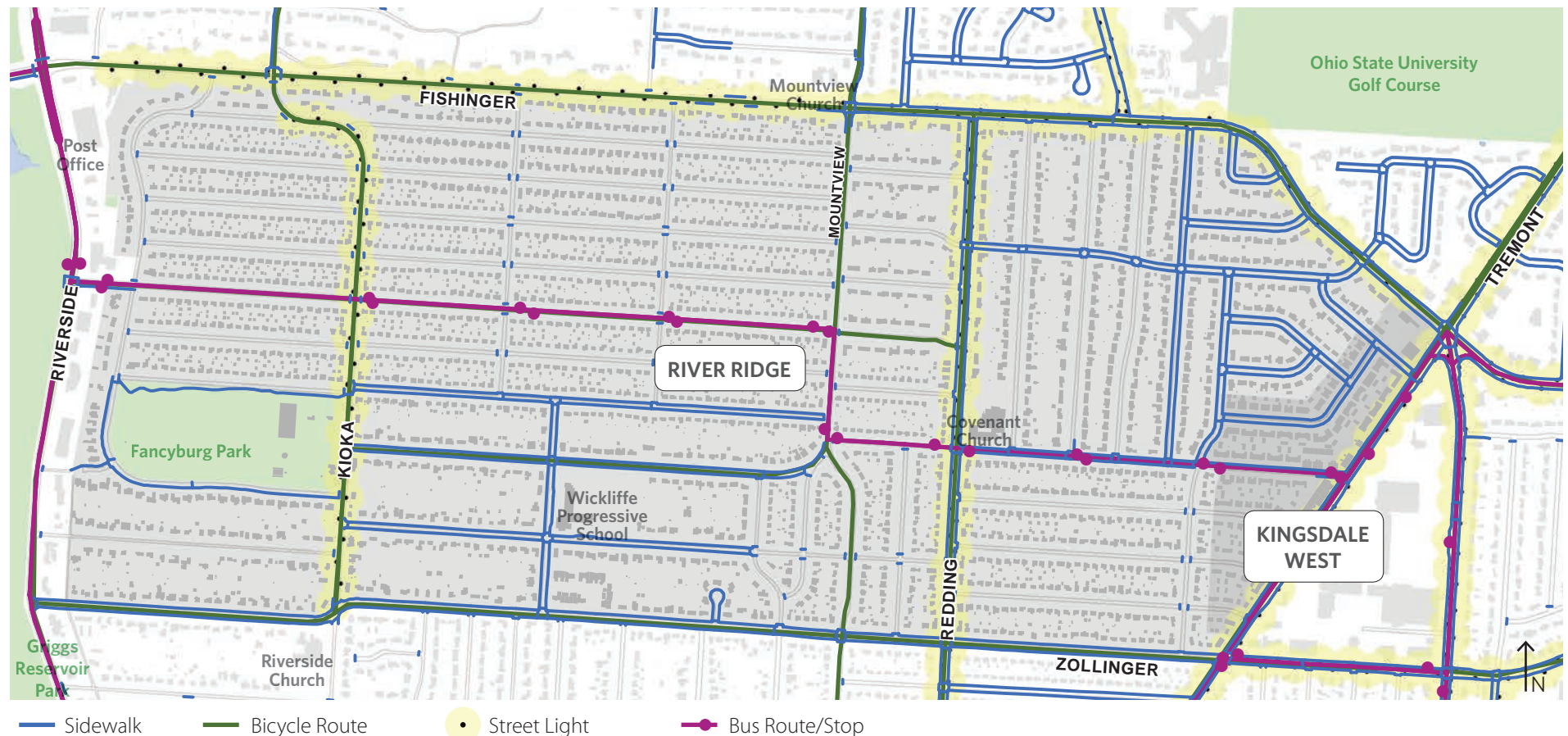




# INFRASTRUCTURE & AMENITIES

This section describes existing infrastructure and amenities and recent Capital Improvements, showing that the neighborhood is mixed in terms of mobility and conditions in the public realm.

## EXISTING MOBILITY INFRASTRUCTURE MAP



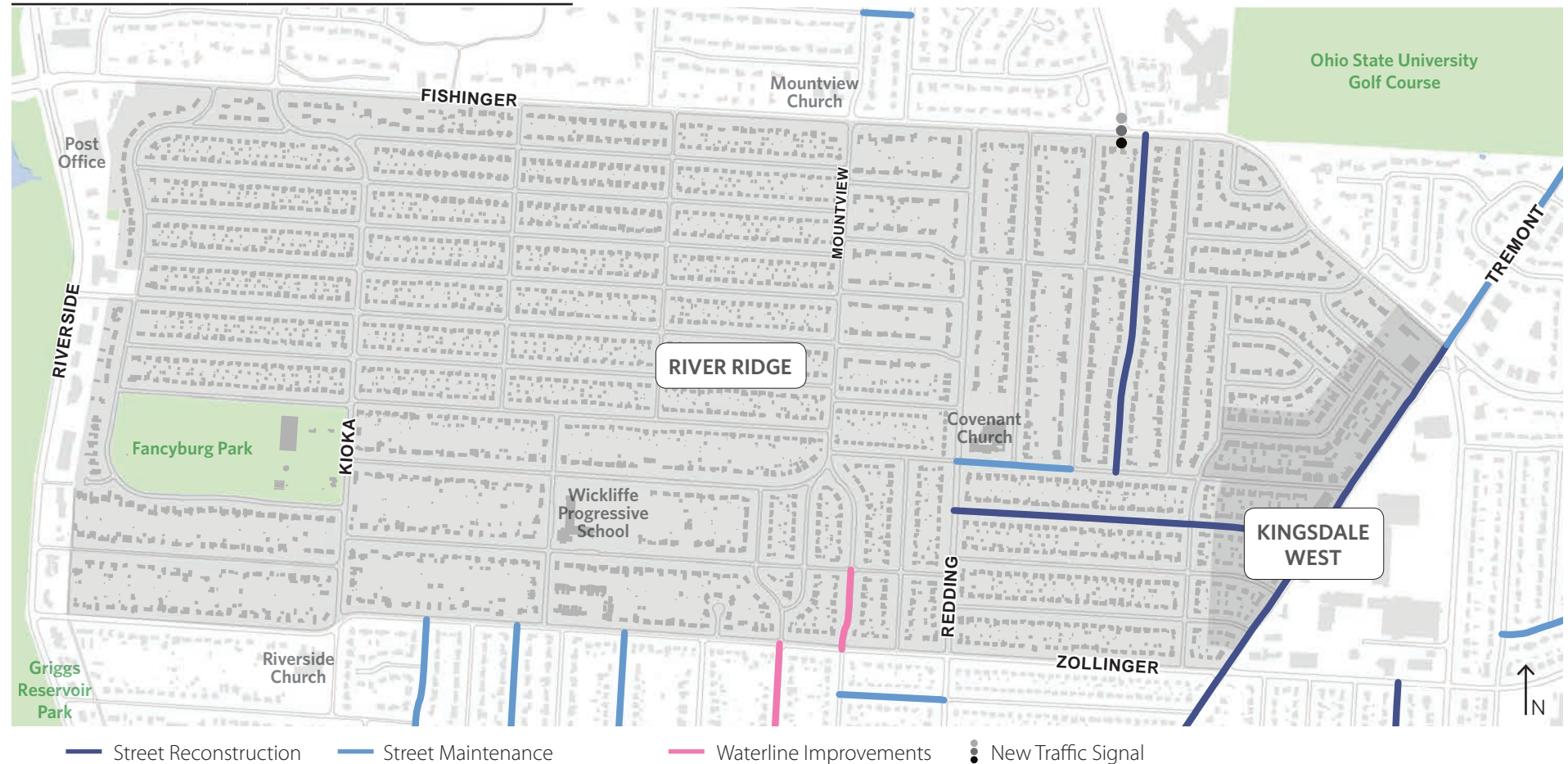
## EXISTING INFRASTRUCTURE AND AMENITIES

The sidewalks, bicycle routes, street lights and bus routes in the neighborhood help residents to navigate to, from and through River Ridge and Kingsdale West by modes other than car. However, a majority of streets, including some of the major through-streets, do not include sidewalks and/or bicycle routes. These conditions contribute to a neighborhood that is less navigable by modes other than car.

## RECENT CAPITAL IMPROVEMENTS

Between 2014 and 2016, the City has undertaken a number of Capital Improvements, shown on the map below. The projects have included street reconstruction, street maintenance, waterline improvements and a new traffic signal. Understanding recent capital improvements provides a valuable starting point for determining what, if any, additional infrastructure investments might be desired in the future to meet community needs.

MAP OF 2014-2016 CAPITAL IMPROVEMENTS

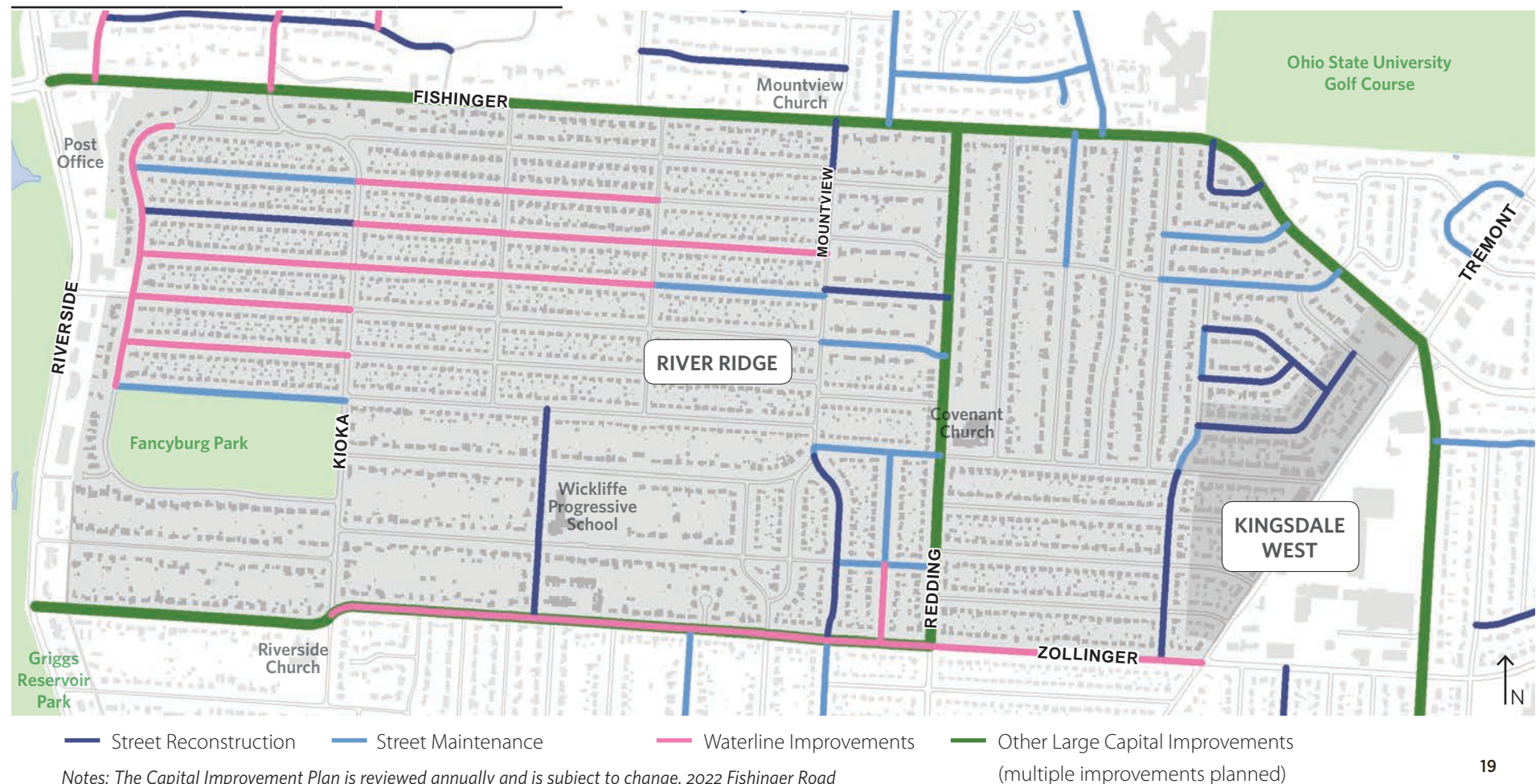




## FUTURE CAPITAL IMPROVEMENTS

Over the next decade, the City plans to undertake a number of additional Capital Improvements, shown on the map below. The projects will include additional street reconstruction, street maintenance, waterline improvements, street light additions and other work. One of the most notable improvements will be a new bike path and sidewalk along Fishinger Road, which is planned for 2022.

MAP OF 2017-2026 CAPITAL IMPROVEMENTS





# CURRENT ZONING

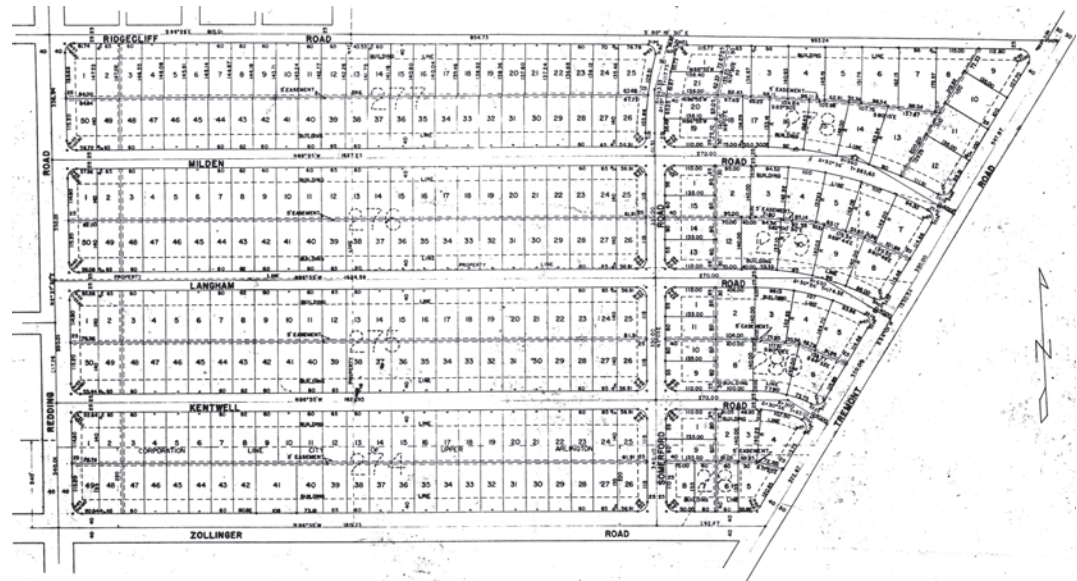
The City's Unified Development Ordinance (UDO) was adopted in 2002 following the adoption of the City's 2001 Master Plan. This section includes analysis of current UDO regulations that apply to the study area, namely the permitted uses, development standards, and ancillary regulations. It is not a complete review of the City's UDO.

## ANNEXATION HISTORY

The River Ridge and Kingsdale West area was annexed by the City of Upper Arlington from Perry Township in 1954. Nearly all the homes in the study area were platted (subdivided into lots) before annexation and about half of the homes were built prior to annexation. Specifically, the sub-areas below were recorded in the following sequence:

- 1910** Eastcleft-on-the-Scioto
- 1924** Sciotalang Heights Addition
- 1926** River Ridge Addition
- 1953** North Mountview Addition
- 1956** Millwood Addition

The fact that some areas were platted prior to annexation is important to recognize because it explains why many lots are legally nonconforming. They were recorded, and in some cases developed, before they were zoned by the City leading to an inconsistency between the existing built character and that which is expressed in the zoning.



*The North Mountview Addition is one of the sub-areas that was recorded prior to annexation.*

*Legally nonconforming means that the development on a lot was legally established according to the applicable zoning and building laws of the time, but does not meet current zoning and building regulations.*

## ZONING DESIGNATIONS

The study area is comprised of four zoning districts, the R-1C, One Family Residence District, the Kingsdale West Planned Mixed Use District (PMUD), the Residential Community Development District (RCD), and the B-1, Neighborhood Business District. Approximately 85% of the study area is comprised of the R-1C district as the vast majority of the study area is made up of single family residential properties in the River Ridge neighborhood and associated public facilities such as parks and schools. The RCD is located on one small development, Sherwood Village, the Fishinger and Mountview Auto Repair is zoned B-1, and the Kingsdale West PMUD is comprised of the mixed use and multifamily uses on the west side of Tremont Road.

ZONING MAP



## KINGSDALE WEST PMUD

**A range of uses are permitted.** The permitted uses within the entirety of the Kingsdale West Planned Mixed Use District (PMUD) include restaurants, retail, office and multi-family residential.

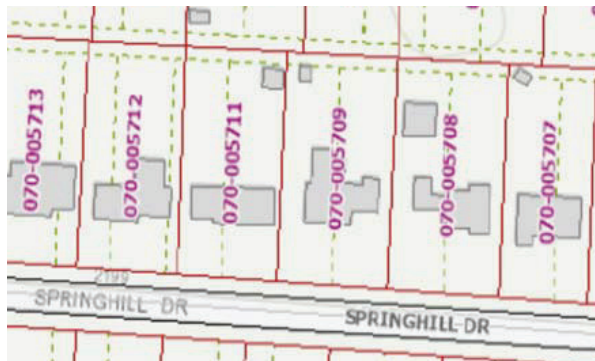
**Development standards promote multi-story buildings.** The Kingsdale West Development standards address a maximum building setback (ten feet), impervious surface maximum (90 percent), density standards, minimum building frontage, and other such elements that promote development of multi-story buildings (four story maximum) that are located adjacent to the street with parking in the rear.

**Mixed uses are required.** Development within the PMUD is subject to review criteria including requiring “mixed use centers with vertical and horizontal integration of office, residential, and retail”. However, many lots that are within the PMUD are adjacent to single family homes and may not be appropriate for mixed use or non-residential developments. In addition, this requirement, along with the other design criteria and the district’s development standards, allows the City to have control and predictability over what future development will look like, but also limits the flexibility for developers to respond to market demands.

## RIVER RIDGE R-1C

**Existing uses conform to Code.** The permitted uses in the River Ridge neighborhood R-1C District are typical uses that are generally permitted in single family residential zoning districts. These uses include single family homes, churches, schools, parks, etc., along with standard residential accessory uses. It does allow for two-family dwellings, hotels and motels, and other similar uses conditionally as determined by the Zoning Board. For the most part the existing uses within River Ridge and the R-1C district conform to the permitted uses within the City's UDO.

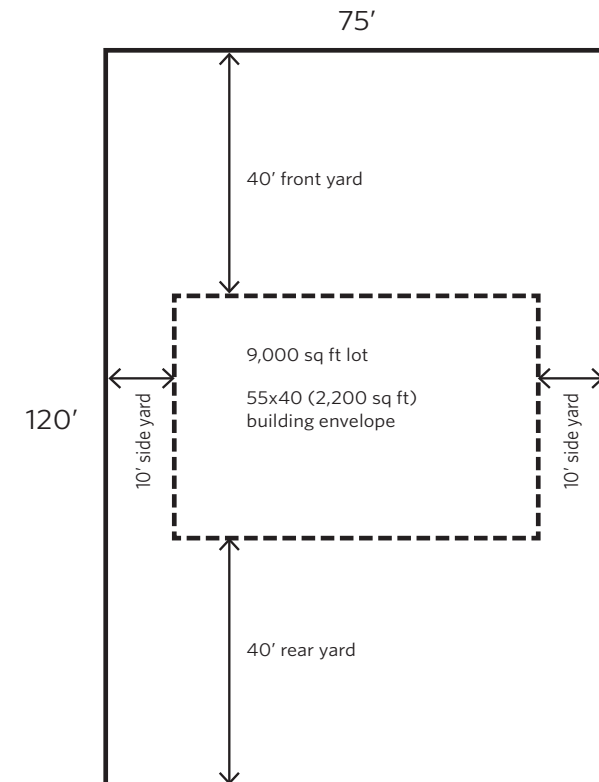
**Larger homes are allowed.** Existing homes in the neighborhood are generally one story in height, with two-thirds being around 1,200 square feet in size and one-third being around 1,600 square feet in size. The R-1C district allows for significantly larger houses. A 2,200 square foot building envelope is allowed on a standard 9,000 square foot lot and a 35 foot maximum building height. This would allow large-scale additions or second stories to many existing homes, or teardowns to accommodate much bigger homes than currently exist.



*Building two homes on a single lot is allowed under current zoning on double and triple lots in the study area.*

### **Subdivision of larger lots for construction of two homes is allowed.**

There are a number of lots within the River Ridge neighborhood where there is one house built on two or even three lots. Many of these double and triple lots are big enough that they could accommodate two homes that still meet current development standards. These lots are concentrated in the large lot single family character area, as shown on the character area map on page 14.



*Zoning standards for the R-1C district allow for significantly larger houses than what exists today.*





The provision of a variety of housing types to accommodate varied income levels and ages was a focus of the study.

# 3 **RECOMMENDATIONS**

This section provides an overview of the study's recommendations. The recommendations are organized into four categories; those that affect both River Ridge and Kingsdale West, River Ridge only, Kingsdale West only, and recommendations for the City of Upper Arlington. The lead entity and supporting organizations are identified for implementation. When available, the study identifies potential resources for each recommendation.

## **RIVER RIDGE AND KINGSDALE WEST**

The following recommendations pertain to the entire study area of River Ridge and Kingsdale West. Several of the recommendations focus on infrastructure and amenities to support safe and efficient navigation to and through the neighborhood by means other than car, including sidewalks, bicycle routes, and street lights. Overall quality of the physical environment, including property maintenance issues, are also addressed.

# RIVER RIDGE AND KINGSDALE WEST

**A1**

**Create an Active Transportation Plan (formerly Safe Routes to School Plan) for Wickliffe Elementary.** The ability for many students to travel to school by bicycle or foot is a major advantage of the neighborhood. The City of Upper Arlington developed Safe Routes to School plans for the Barrington, Greenview, Tremont, and Windermere schools in 2011 to make walking and bicycling to school safer and more accessible for children. An Active Transportation Plan (which is what the State is currently pursuing in lieu of Safe Routes to School Plans, and has similar elements) should be developed for Wickliffe Elementary to help encourage more children to walk to school and improve safety. This recommendation especially serves to help keep the neighborhood desirable for young families. This recommendation could be pursued concurrently with recommendation A3, Create a Complete Streets Strategy for the neighborhood.

**A2**

**Conduct a housing condition survey.** The financial burden of keeping up with property maintenance is a challenge for many property owners. During the development of this study, many people identified rental properties as especially challenged with respect to maintenance. A housing survey should be conducted to determine more specifically what types of maintenance are needed in the neighborhood and whether they are concentrated in specific geographic areas. This survey could also be a potential first step in creating a Community Reinvestment Area (CRA) in the neighborhood (see definition in sidebar). Depending on the findings of the survey, and depending on City and community support, a CRA could be pursued as a way to facilitate home improvements by providing tax abatements for renovations. Similar examples of CRAs in other communities should be researched in order to provide models applicable to the study area and help in making a determination as to whether a CRA would be desirable in River Ridge and Kingsdale West.

## IMPLEMENTATION

**Action:** Create an Active Transportation Plan

**Lead Entity:** Engineering Division

**Coordinating Entities:** SRTS Team (existing), including Upper Arlington City Schools, relevant City Departments and residents

**Timeframe:** Short-term (0-2 years)

**Resources:** Federal and State grants, City funds

**Action:** Conduct housing condition survey

**Lead Entity:** Community Development Department

**Coordinating Entities:** Code Compliance Office

**Timeframe:** Mid-term (3-5 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds. Volunteers or college students studying city planning or a related field, could be engaged to assist with data collection.

*A Community Reinvestment Area (CRA) is an area of land designated by a local government on which property owners can receive tax incentives for constructing new or renovating existing buildings. The CRA Program permits municipalities to designate areas where investment has been lagging to encourage revitalization of the existing housing stock and the development of structures. Residential, commercial, and industrial projects can all be eligible.*



**A3** **Create a Complete Streets strategy for the neighborhood.** While the majority of the streets in the neighborhood are designed primarily for travel by car, ease of walking and bicycling is a high priority for community members. A Complete Streets Strategy is a way of promoting safe and convenient access to destinations for people of all ages and abilities traveling by a range of modes, including car, bicycle, foot, and public transit. A Complete Streets policy was adopted by the City in 2014; a similar strategy should be developed for the neighborhood that analyzes how those traveling by different modes currently move through the neighborhood, as well as the types of infrastructure (such as sidewalks, cross walks, bicycle lanes, and street lights) and amenities (such as bicycle racks, street furniture, and aids for people with disabilities) that should help improve their experience. This strategy may be coordinated with similar citywide efforts. This recommendation could be pursued concurrently with recommendation A1, Create an Active Transportation Plan for Wickliffe Elementary.

**A4** **Create a street tree task force.** The prevalence of mature street trees in the neighborhood contributes positively to the public realm through improved aesthetics, the provision of shade, increased safety for pedestrians, and increased property values. A street tree task force within the neighborhood should work closely with the Tree Commission to ensure that the neighborhood has access to available funding for street trees and that tree planting is coordinated. The task force would help to ensure that the neighborhood continues to benefit from an abundance of trees. The program would identify streets and locations where trees are either lacking entirely or are in poor condition, generate priorities for which streets should be addressed first, and systematically plant trees in accordance with City standards as set by the Tree Commission.

**A5** **Conduct systematic assessment of key infrastructure.** Anecdotally, residents have expressed that the study area is challenged by power outages, stormwater problems and other utilities issues. While some problems may be addressed through the City's Capital Improvement Plan, data on problems should be collected from utility companies and the City and then systematically analyzed in order to determine if additional improvements should be made.

## IMPLEMENTATION

**Action:** Create a Complete Streets strategy

**Lead Entity:** Public Service Department

**Coordinating Entities:** Community Development Department, Central Ohio Transit Authority, City Council, advocacy and stakeholder groups, interested residents

**Timeframe:** Mid-term (3-5 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

**Action:** Create a street tree task force

**Lead Entity:** Self-identified community leaders with initial Parks and Forestry Division organizational support

**Coordinating Entities:** Tree Commission

**Timeframe:** Short-term (0-2 years)

**Resources:** No financial resources needed for creation of task force; street tree planting to utilize previously-allocated City funds and grant programs

**Action:** Assess infrastructure needs

**Lead Entity:** Public Service Department,

**Coordinating Entities:** Community Development Department, utility companies

**Timeframe:** Mid-term (3-5 years)

**Resources:** Could be undertaken by City staff

# RIVER RIDGE

In River Ridge, it is clear that residents do not want to see the overall character of the area change substantially. At the same time, a number of forces may impact the built form and character of the neighborhood in the decades to come, including increased demand for housing in the City at the same time that much of the housing stock in River Ridge and Kingsdale West is aging and may be vulnerable to deterioration. This creates a situation in which the City can anticipate a potential increase in proposals for tear-downs to make way for new development, as well as for large additions and significant alterations. While the existing neighborhood compatibility ordinance provides broad guidance for renovations, additions or new construction, there is an opportunity to give clearer direction to homeowners, builders and developers and more predictability relative to what potential changes should be allowed and under what circumstances.

**B1** **Construct sidewalks along Mountview and Nottingham roads.** Limited sidewalks within the neighborhood can be a challenge to safe and comfortable walking through the area. Notably absent are north-south sidewalk connections through the neighborhood, with only Redding Road currently providing this. In order to create a more appealing environment for pedestrians and enhance safety, sidewalks should be provided along Mountview and Nottingham roads, which are regularly traveled by pedestrians (informal “goat paths” where people walk are already present) and are on central streets through the neighborhood. As part of a Complete Streets Strategy for the neighborhood (see Recommendation A4), the potential for sidewalks along Dorchester Road, Ramsgate Road, and Kioka Avenue should be explored. Part of Montrieu Road will be reconstructed in 2020, where a sidewalk would be installed on one side of the street.

## IMPLEMENTATION

**Action:** Construct sidewalks along Mountview and Nottingham roads

**Lead Entity:** Engineering Division

**Coordinating Entities:** Public Services Department

**Timeframe:** Short- to Mid-term (0-5 years)

**Resources:** City funds

**B2 Restrict houses built on double lots.** There are a number of lots in River Ridge with one house built on two or even three lots, most of which are within the area bordered by Mountview, Oakmount, Redding and Fishinger Roads. If these lots were redeveloped with two houses (one on each lot) and built out to maximum allowances under the current zoning code it could adversely impact the character of the neighborhood (increasing density with larger homes in close proximity). The City should restrict the redevelopment of existing lots of record that do not meet the minimum zoning standards. Setbacks, minimum lot sizes, and lot widths should be required to be consistent with what is already in the neighborhood. Building coverage and floor to area ratio (the relationship between the floor of the building and the total area of the lot) should also be restricted.

**B3 Modify setback requirements to address legally nonconforming lots.** On many lots in River Ridge, existing structures encroach into the required side yard setback, which is eight feet for most lots (and ten feet for lots over 75 feet). This means that the existing properties are nonconforming to existing zoning and alterations to the property may trigger a need for a variance even for renovations of existing property that keeps the same footprint. The variance process can be a disincentive for property owners to make improvements and adds administrative cost and burden for both the property owner and the City. To address this issue, and to provide more predictability, side yard setbacks should be reduced to six feet, which is in keeping with the character of the area. There should be at least 12 feet between homes.

**B4 Reduce the 35-foot building height limit to 28 feet.** The vast majority of homes in River Ridge are one story, with some two stories, and under 30 feet in height. The current zoning, however, allows for 35-foot building heights. Building height allowances should be reduced to a maximum of 28 feet in order to ensure that new construction and additions reflect the scale of the existing area.

## IMPLEMENTATION

**Action:** Require Board of Zoning and Planning (BZAP) review for building new homes on nonconforming lots (that do not meet minimum area and/or width standards)

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Action:** Modify zoning standards for River Ridge to reduce side yard setback requirements to six feet

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

*Legally nonconfirming means that the development on a lot was legally established according to the applicable zoning and building laws of the time, but does not meet current zoning and building regulations.*

**Action:** Modify zoning standards for River Ridge with a maximum building height of 28 feet

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds



# RIVER RIDGE

## B5

**Increase flexibility for accessory structures.** Flexibility and variety in living arrangement possibilities can help River Ridge residents to stay in the area as their life circumstances change over time, including multigenerational living. Accessory dwelling units have been one way that such flexibility has been created traditionally in the area. Currently, mother-in-law suites are allowed in River Ridge as an accessory use if they meet setbacks and lot requirements and are attached to the house. Other accessory structures like storage sheds are limited to 1.67% of the total lot. The percentage of allowed building cover should be increased and setback requirements reduced on larger lots (identified in the Character Area map as Large Lots or Deep Lots) to provide an opportunity for residents seeking to build “mother-in-law” suites, on their property. More flexibility should also be created to allow detached units.

## B6

**Allow existing carport enclosures.** Many homes in River Ridge include carports. Carport enclosures may provide an opportunity for owners of smaller homes to protect their vehicles without compromising the architectural integrity of the structure. Currently, many carports are within the side yard setback and enclosures may be allowed pending review and approval by the Zoning Board. Existing carports should be allowed to be enclosed within the side yard setback provided that the existing footprint is not expanded, materials are used to match the home, and buffers (fences, trees and shrubs) are planted to soften the impacts of enclosures. This may also prevent longer driveways and may reduce the need for the construction of new detached garages in backyards and a reduction in green space.

## IMPLEMENTATION

**Action:** Modify zoning standards for River Ridge.

Establish accessory structure regulations for this district that address design parameters for detached garages, carports, storage sheds and other accessory structures.

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

**Action:** Modify zoning standards for the River Ridge neighborhood to allow for carport enclosures

**Lead Entity:** To be determined

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

## B7

**Showcase renovations.** Many of the single-family homes in the neighborhood are similar in age, architectural style and scale. Opportunities should be explored to showcase renovations in homes that should serve as examples for other residents seeking to find ways to improve, modernize, or add onto existing homes. House tours created for this purpose and features in local media are two ways in which improvements should be shared. This effort should not rely on significant public funds and could be organized through volunteers. The initiatives might also be partially financed through private companies (contractors, material suppliers, etc.) with an interest in promoting their services in the neighborhood. The program should provide ideas for sensitive interventions, reduce fees for design since renovation concepts could be replicated, and provide some predictability regarding costs.

## IMPLEMENTATION

**Action:** Create a coalition of residents interested in helping to share information about sensitive, innovative and/or replicable renovations in the neighborhood

**Lead Entity:** Self-identified community leaders with initial Community Development Department organizational support

**Coordinating Entities:** Private companies interested in sponsoring showcasing opportunities

**Timeframe:** Short-term (0-2 years)

**Resources:** Initially this recommendation could focus on no-cost promotional activities; over time alternative funding may be sought

# KINGSDALE WEST

In Kingsdale West, existing multifamily housing varies with respect to condition, character and scale. The area has experienced limited new construction or renovation in recent years and many properties are beginning to show signs of their age and lack of maintenance. The character of Kingsdale West also differs between properties along Tremont Road, which include larger scale buildings with commercial uses, and the rest of the area, which is smaller in scale and nearly exclusively residential in character. The following recommendations have been created to encourage investment in properties while reinforcing existing character.

## C1

### Reduce height limits for the portions of Kingsdale West that do not front on Tremont Road.

The current scale of multi-family dwellings within Kingsdale West is largely one to two stories on lots that do not front Tremont Road. However, zoning in the area permits a maximum height of 48 feet, which would allow four to five stories. The height allowed in the portion of Kingsdale West that does not front on Tremont Road should be reduced to a height that would allow for up to three stories closer to Tremont Road and two stories as it approaches Somerford Road. This would be more in keeping with the existing scale of the majority of the area and help create a transition to single-family homes in River Ridge.



*The conceptual diagram to the left demonstrates how height allowances could be reduced in Kingsdale West to create a transition between larger scale development along Tremont Road and 1-2 story single-family residential in River Ridge.*

- 2 Stories
- 3 Stories
- 4-5 Stories

## IMPLEMENTATION

**Action:** Revise the Kingsdale West Planned Mixed Use District regulations to reduce the maximum building height to 35 feet for lots that do not front on Tremont Road

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds



**C2**

**Eliminate mixed-use requirements for the portions of Kingsdale West that do not front Tremont Road.** Apart from lots that front Tremont Road, Kingsdale West is primarily residential in character. This character is valued by the community and provides an important transition between commercial development to the east and single family residential in River Ridge. The primarily residential character of Kingsdale West should remain. Currently, however, review criteria in Kingsdale West requires “mixed use centers with vertical and horizontal integration of office, residential, and retail.” This requirement doesn’t necessarily fit with the primarily residential character of the area and may provide a barrier to investment in or redevelopment of alternative housing stock in the neighborhood. Mixed-use requirements should be eliminated for portions of Kingsdale West that are not along Tremont Road.

**C3**

**Encourage alternative housing stock and neighborhood-oriented commercial uses for properties fronting Tremont Road.** Currently, housing along Tremont Road varies significantly with respect to number of units, scale, condition, and contributions to the public realm. The diversity of housing options and quality of housing should be enhanced to better address anticipated future demand. While the majority of Kingsdale West should remain primarily residential (see recommendation C1), certain commercial uses along Tremont Road (e.g. cafe/coffee shop or neighborhood-scale retail) should help to support local needs. The City should explore ways of encouraging a variety of high-quality housing options and limited neighborhood-scale commercial uses along Tremont Road.

## IMPLEMENTATION

**Action:** Revise the Kingsdale West Planned Mixed Use District regulations to limit mixed use and commercial developments to lots that front on Tremont Road

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

**Action:** Review and revise the Kingsdale West Planned Mixed Use District regulations as needed to implement the recommendations contained within

**Lead Entity:** Community Development Department

**Coordinating Entities:** Board of Zoning and Planning

**Timeframe:** Short-term (0-2 years)

**Resources:** Could be undertaken by City staff or contracted out using City funds

# CITY OF UPPER ARLINGTON

Included are recommendations that are relevant to the City as a whole, and have been identified as particularly beneficial to River Ridge and/or Kingsdale West.

**D1** **Develop an age-friendly strategy.** The proportion of the City over the age of 65 is projected to continue to grow in decades to come. River Ridge, with its smaller homes and nearby amenities, has traditionally been attractive to “empty nesters” from outside the neighborhood who are looking to downsize. Other longtime residents have also expressed a desire to stay into their later years. An age-friendly strategy should be valuable at a citywide scale to support older residents and may especially benefit River Ridge and Kingsdale West. The strategy may help community members to identify changes that can be made to their homes to improve safety and comfort. It may also help to inform public investment in amenities and infrastructure. Key focus areas for such a strategy might include: transportation, housing, parks and green spaces, health and safety, employment and volunteerism, and others.

**D2** **Promote reporting tools.** The City is currently working to update its property maintenance reporting system through which residents can anonymously send complaints to the City. The system will include both a web portal and an app. The City should promote these tools to be sure that residents are aware of them and know how to use them. This would be valuable citywide but may be especially useful in neighborhoods like River Ridge and Kingsdale West that have a higher proportion of code violations. Existing communication channels, such as the City’s electronic newsletter, could be used as the primary vehicles for promoting tools at no additional cost.

## IMPLEMENTATION

**Action:** Create an age-friendly strategy  
**Lead Entity:** Community Development Department  
**Coordinating Entities:** Fire Division, Police Division, Senior Center, Public Services Department, City Council, Board of Zoning and Planning, advocacy and stakeholder groups, regional and national organizations with expertise in this area (AARP, MORPC etc.), interested residents  
**Timeframe:** Mid-term (3-5 years)  
**Resources:** Could be undertaken by City staff or

**Action:** Develop and pursue a strategy for improving citywide awareness of reporting tools  
**Lead Entity:** Community Affairs Division  
**Coordinating Entities:** Public Service Department  
**Timeframe:** Short-term (0-2 years)  
**Resources:** Implementation of this recommendation will rely on existing City staff and resources, and will not require additional financial resources

**D3**

**Explore creation of a rental permit program.** Tracking trends in rental housing and associated maintenance needs has been a challenge in River Ridge and Kingsdale West and elsewhere in Upper Arlington. Other cities with similar challenges have utilized rental permit programs that require property owners seeking to rent or lease single household dwellings to obtain a permit for a nominal fee. Rental permits may be required to be renewed annually or with any change of tenant. When an application for a rental permit is received, the City's Building Division may require inspection of the property to promote safe and sanitary conditions, and ensure proper exterior appearance. Funds can be used to offer improvement grants for properties in need. Upper Arlington, and especially neighborhoods like River Ridge and Kingsdale West that have a higher proportion of rental homes, may benefit from such a program. However, since current capacity to implement a program is limited and the specific ways in which the program would be implemented would need to be carefully considered, this program should be further studied before it is pursued. Additional input from elected officials, City agencies and community members should be sought and research should be conducted into similar programs in other cities so that an informed decision can be made regarding whether a rental permit program would be desirable in Upper Arlington.

**IMPLEMENTATION**

**Action:** Research creation of rental permit program

**Lead Entity:** Community Development Department

**Coordinating Entities:** Finance Department, Fire Division

**Timeframe:** Mid-term (3-5 years)

**Resources:** Cost of research and program implementation requires further study.





Promoting the sensitive integration of a new construction into the neighborhood was a key consideration in developing recommendations.

# 4 ADDITIONAL RESOURCES

Additional information that may be useful to the community can be found through the sources below.

## ENERGY

**Columbia Gas** - [www.columbiagasohio.com/ways-to-save](http://www.columbiagasohio.com/ways-to-save)

*Provides home energy audits and assessments as well as appliance and product rebates.*

**AEP** - [www.aepohio.com/save/residential/programs/](http://www.aepohio.com/save/residential/programs/)

*Provides incentive programs for residents, including home energy profiles.*

## SUSTAINABILITY / LOW IMPACT DEVELOPMENT

**Franklin Soil and Water Conservation District** - [www.franklinswcd.org/community-backyards-program](http://www.franklinswcd.org/community-backyards-program)

*Manages programs including Community Backyards, which focuses on rainwater runoff and provides grants for rain barrels, compost bins and trees.*

**Columbus GreenSpot** - [www.columbus.gov/greenspot/](http://www.columbus.gov/greenspot/)

*Membership-based program managed by the City of Columbus that is open to Upper Arlington residents with a mission to inspire, educate, and recognize households, businesses, and community groups that adopt green practices.*

**Get Grassy** - [www.getgrassy.org](http://www.getgrassy.org)

*Provides information and resources regarding sustainable lawn care.*

## AIR QUALITY

**MORPC Air Quality Alerts** - [www.morpc.org/program-service/air-quality-program](http://www.morpc.org/program-service/air-quality-program)

*Allows members of the public to sign up for email or text message warnings about air quality.*

## PUBLIC SAFETY

**Alert Franklin County** - [alertfranklincounty.org](http://alertfranklincounty.org)

*Allows members of the public to sign up to receive warnings about emergencies and other important community news.*

**Stay UA** - <http://www.uaoh.net/topic/index.php?topicid=36&structureid=22>

*Provides services to older adults and residents with disabilities in order to allow them to stay safely in their homes.*

**Upper Arlington Internet Purchase Exchange** - Upper Arlington Municipal Services Center, 3600 Tremont Road

*Designated area outside of the Municipal Services Center that provides 24-hour surveillance for conducting transactions relating to internet sales. For more information, contact the Upper Arlington Police Division at (614) 459-2800.*

## COMMUNITY NEWS

**Upper Arlington City eNews** - [eepurl.com/bzLVbD](http://eepurl.com/bzLVbD)

*Allows members of the public to register for electronic newsletters and other email correspondence from the City of Upper Arlington.*





2018



CITY OF | UPPER  
ARLINGTON