

**Weinland Park
2004 Market Study**

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Executive Summary

One of the oldest communities of Columbus, Weinland Park is steeped in local history. As a strong working class neighborhood, many of its residents were employees of one of the many local factories. The closure of the factories and loss of business though has taken a significant toll. The addition of new campus residential and retail space via the Gateway project, reinvestment from Community Properties of Ohio into their Section 8 portfolio and other development activities are all signs of a Weinland Park revitalization.

The following market study provides a narrative on the status of the residential and commercial markets and their environs. The real estate market in Weinland Park is suffering due to a deteriorating housing stock, high concentrations of Section 8 housing, and the presence of vacant and abandoned factory sites, businesses, and homes. While Community Properties of Ohio will be making a significant investment in their Section 8 rentals, it will still remain a fixture in the neighborhood for the next 20 years. Crime has been a recurring problem for the neighborhood and business community.

While these circumstances present daunting obstacles, Weinland Park has made strides to help reverse the decline. Participation in community clean-up and volunteer days have helped improve the cleanliness and image of the neighborhood. Northside Community Development Corporation (NCDC) is working to increase homeownership by building new homes on undeveloped lots and through the rehabilitation of vacant homes. The Godman Guild continues to be an active neighborhood advocate, instrumental in social change. The re-emergence of neighborhood groups such as the Weinland Park Resource Network, The Civic Association, the homeowners association and Weed & Seed are all having a positive impact on community cohesiveness.

The population has declined 28.7% since 1970 to 2000. However the affordability of homes in Weinland Park keeps it an attractive locale for low and moderate income residents. With a homeownership percentage below 8% the neighborhood is dominated by renters. These residents tend to be very transient in nature and turnover in the neighborhood is high. As a result it has been difficult to get residents to participate in neighborhood organizations for any length of time.

Commercial space throughout the neighborhood is underutilized. Occupied commercial and retail space is dominated by carry-outs and automotive services. Vacant factory sites are an eyesore in the neighborhood and as a result are being considered by the City for brownfield redevelopment initiatives. With an unemployment rate over 15% and an auto-ownership rate below 60% the neighborhood is a prime candidate for local entrepreneurial businesses.

In 2001 and 2002 community input was obtained through the Near North Community Neighborhood Survey. Communities participating in the survey included Weinland Park and the surrounding neighborhoods. The feedback gathered provides insight into community satisfaction and resident needs. The survey highlighted generally agreed upon deficiencies, such as the need for more community amenities, small businesses, homeowners and community upkeep.



Homes on Summit Street.

Combined, the physical inventory and neighborhood survey provide insights into the issues and needs of the neighborhood. Weinland Park can provide opportunities for new residential development, existing residential rehabilitation and commercial expansion that would meet the current

unmet needs of the community. Through the leveraging of neighborhood resources and the promotion of community collaborations, the neighborhood can realize an improvement in the residential and commercial markets.

Introduction

The boundaries of the market study are defined by census track 16 and 17 (unless otherwise noted). The borders for Weinland Park include Chittenden Avenue on the north, Fifth Avenue on the south, High Street on the east, and the Conrail Railroad Tracks on the east. While Weinland Park proper does not include the three census blocks south of Fifth Avenue, they were included in the study to facilitate the data collection available from the U.S. Census.



Fifth Avenue looking east.

Figure 1. Market Study Boundaries



Source: Author's Construct

Historical Analysis

Weinland Park is situated in the City of Columbus' Heritage District known as the Gateway Community in the Near North. The Near North communities began to take shape and expand in 1822 when High Street was extended north of the City. The greater portion of Weinland Park began to develop around the turn of the century as a working class neighborhood for those employed in factories along the railroad tracks to the east. It is characterized by turn-of-the-century architecture.

The neighborhood is named after Edgar L. Weinland who's many professions included attorney at law, city solicitor, Columbus City Councilman, and special counsel for the Ohio Attorney General's Office. In 1893 he was one of 20 students to be a member of Ohio State's first law class. He was known for taking on complex municipal and school issues. He was a member of the 15-man Columbus Charter Commission in 1913 that helped draft the charter which, with a few changes, still governs the City's municipal operations. As a member of City Council, Weinland fought for annexation of an area along Summit Street. For his efforts his fellow council members named the area "Weinland Park." The park itself was created around 1926.

Highly publicized criminal events in Weinland Park have created a poor image for the neighborhood. The large concentration of Section 8 properties also contributes to the poor public perception of the neighborhood. After Section 8 housing's first inception in the mid 1970s, the Weinland Park community eventually gained a disproportionate share of low-income housing. By 1990 the neighborhood was the site for nearly 550 apartments under Section 8 designation. These Section

8 units were allowed to fall in to dilapidation under Broad Street Management. In 2003 Broad Street sold their Section 8 portfolio to Ohio Capital Corporation for Housing. In an effort to further spur revitalization in the district surrounding the campus, Campus Partners arranged the purchase of the Section 8 units through Ohio Capital Corporation, now under the management direction of Community Properties of Ohio Management Services. These units will undergo extensive renovations and be brought up to standard.



Oil and Cloth Factory (Present Day Coated Fabrics Site). Source: Columbus Metropolitan Library.

Industry that previously spurred the growth of the Near North has declined over the years. In addition business space is underutilized in the neighborhood. Both factors contribute to the area's high unemployment rate (15.4%).

The history of continued community involvement in Weinland Park has been diverse. Located within the Northside neighborhood, the Guild has a 105-year history of community work in the Northside area. The guild programs are designed to promote economic growth, self-sufficiency, leadership among our youth, employment training and team development.

Current Land Use

Land use changes have had tremendous impacts on Weinland Park over the years. The map in Figure 2 shows the current land uses for the neighborhood. Most notable is the amount of vacant land and buildings that account for 18% of the market study area. Vacant land and buildings are found throughout Weinland Park and the highest rate of vacancy occurs in the southeast portion of the community. Many of the boarded up buildings are in transition, as they are Section 8 units that will be undergoing rehabilitation work.

Residential units are located in the interior of the neighborhood and account for the majority of the land use. The majority of the units are low density, with 1 to 2 units. The share of single-family and doubles are almost split evenly. Of the low density lots, 52% are single-family and 48% are doubles. Several medium density structures, 3 to 4 units along with structures with over 4 units are also found throughout the neighborhood. Residential structures with 3 units account for 2% of land use. Apartments with 4 or more units account for 19% of land use.



Abandoned House on Indianola Ave.

Commercial and office uses are generally located along High Street, Fifth Avenue,

Chittenden, Eleventh Avenue and Grant Avenue accounting for 12% of the land use. Manufacturing and mixed use sites each account for 1% of land use.

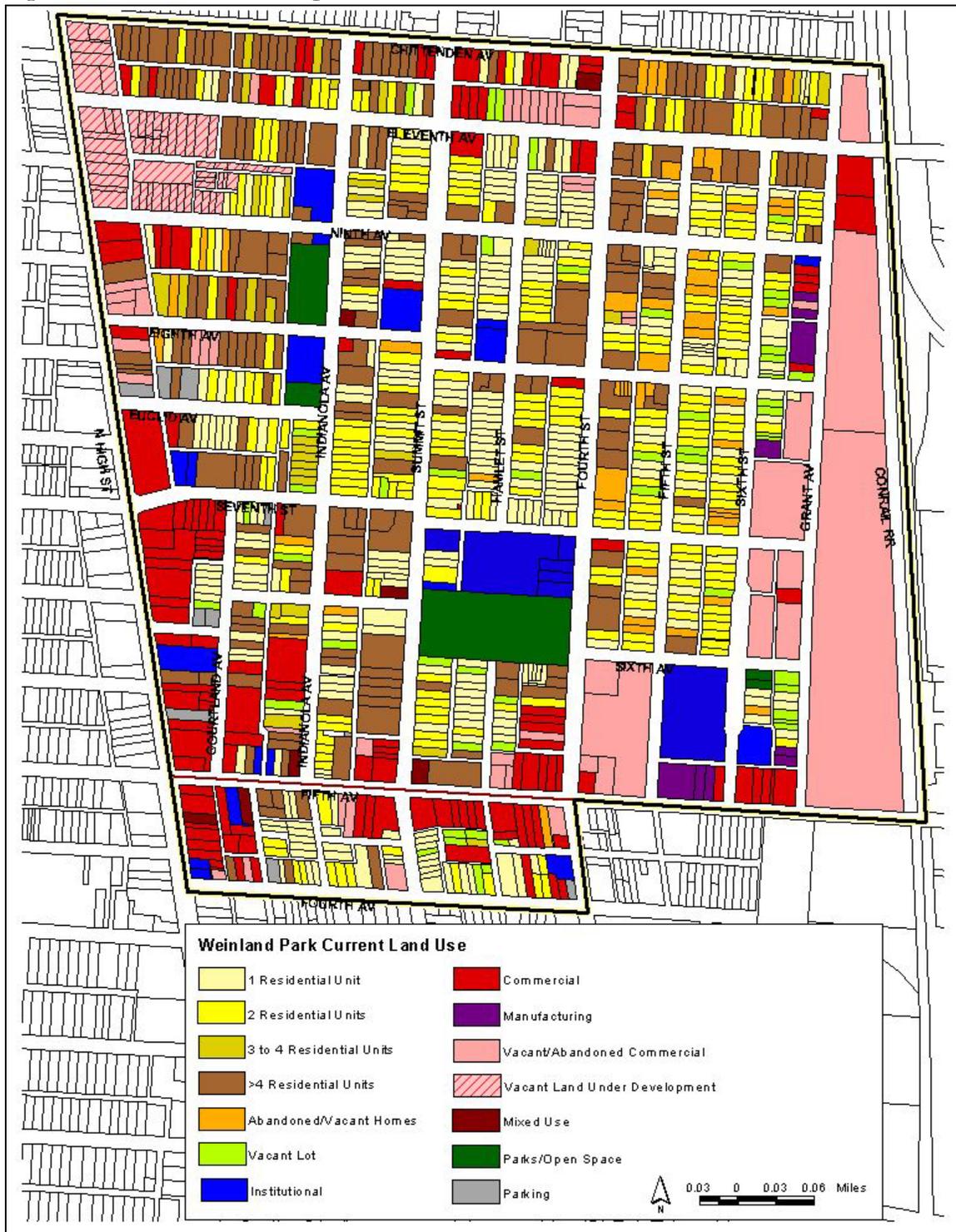
Institutional uses account for 6% of the land use while open space and parks account for only 3% of the land use.



Abandoned Commercial on Indianola Ave.

Vacant and abandoned commercial sites include the vacant land for the Gateway center currently under construction on High Street between Chittenden Avenue and Ninth Avenue, the Columbus Coated Fabrics site along Grant Avenue and the vacant factory at Fourth Street and Fifth Avenue. The Coated Fabrics site has recently been purchased out of bankruptcy and redevelopment may soon follow. The City of Columbus is considering both the Coated Fabrics site and the Fourth Street factory for redevelopment funds under the state brownfield program. There is also some vacant commercial space located at the highly-traveled corner of Eleventh Avenue and Fourth Street. Redevelopment of these four areas would represent a significant accomplishment for the neighborhood.

Figure 2. Current Land Use Map



Source: Author's Construct

Current Zoning

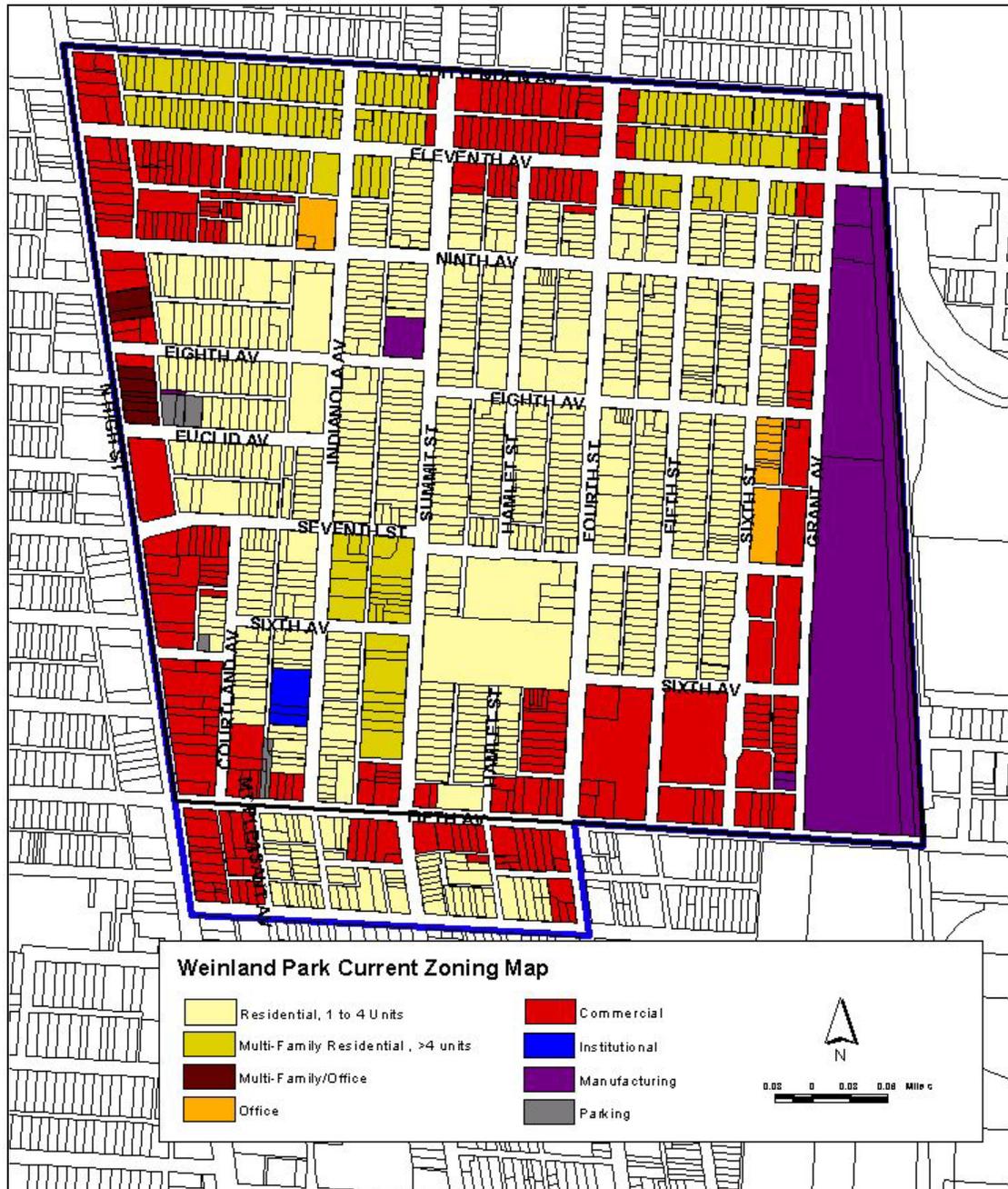
The current zoning for the neighborhood ranges from manufacturing, residential, office, institutional to commercial. A zoning parcel map is illustrated in Figure 3. Residential zoning comprises 59% of the interior of the planning area. Corner commercial sites and institutions such as churches, the elementary school, and community organizations are interspersed throughout the residential areas. Commercial zoning accounts for almost 26% of Weinland Park. The major commercial corridors are High Street, Fifth Avenue, Grant Avenue, Eleventh Avenue and Chittenden Avenue. More than 12% of the planning area is zoned for



Apartment Buildings on Fourth Street.

manufacturing. Most of the property zoned for manufacturing is located towards the Conrail Railroad Tracks and along Fifth Avenue. Land zoned for office is located along High Street, Indianola and Seventh Avenue accounting for 2% of the planning area. Institutional zoning only accounts for .5% of the planning area.

Figure 3. Current Zoning Map



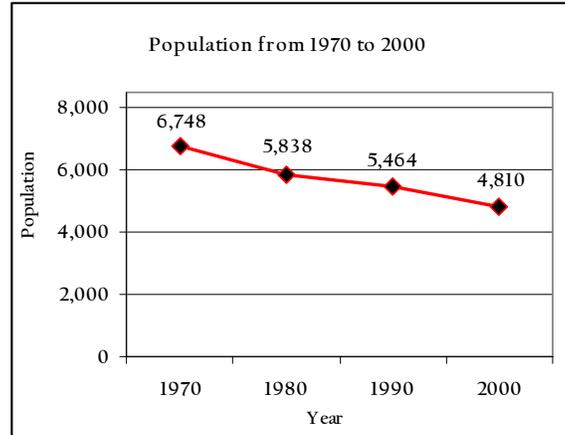
Source: Author's Construct

Demographic & Economic Overview

Like all neighborhoods in the near north of Columbus, Weinland Park experienced a population decrease in the 1970s. Unfortunately this trend has continued, as

Weinland Park has seen its population decrease 28.7% over the past 30 years. The population trend since 1970 is illustrated in Figure 4.

Figure 4.

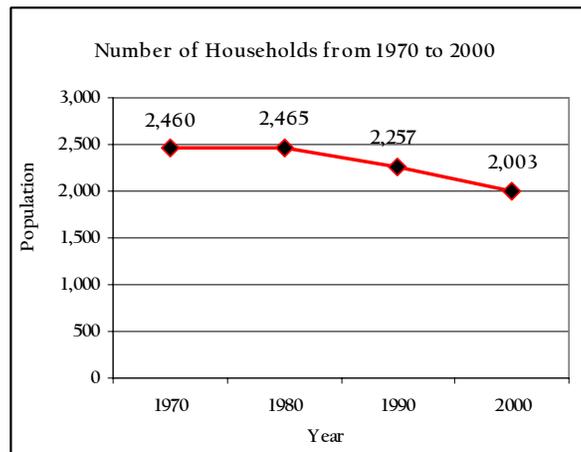


Source: Free Demographics.com

In comparison, the number of households did not decline as fast as the overall population though. During the same 30-year

period, the number of households dropped by 18.6%. Figure 5 graphs the Household Numbers for 1970 to 2000.

Figure 5.

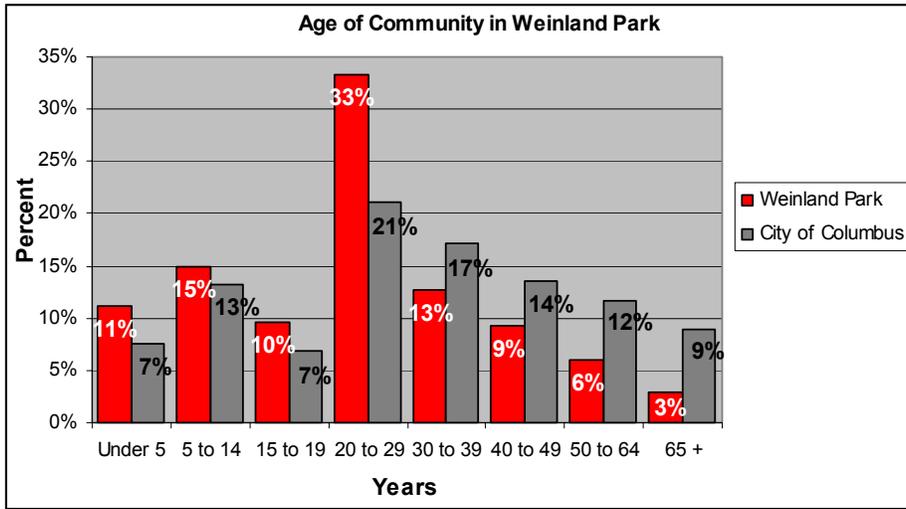


Source: FreeDemographics.com

The population tends to be relatively young with 33% of the population between 20 to 29 years of age. In contrast the City of Columbus does not spike as high in the 20 to 29 age bracket. For the City, 21% are

between 20 to 29 years of age. Figure 6 illustrates the age composition of Weinland Park and the City of Columbus. Overall Weinland Park is a younger community than the City of Columbus.

Figure 6.



Source: U.S. Census

Weinland Park has continued to struggle with stable and strong income levels. The median household income is \$15,381 compared to \$38,183 for the City and \$43,042 for the County. In addition, nearly

50% of the residents in Weinland Park are below the poverty level. Figure 7 illustrates the extreme disparity between Weinland Park and the City and County.

Figure 7.

2000 Income and Poverty Levels

	Weinland Park	City of Columbus	Franklin County
Median Income per Household	\$15,381	\$38,183	\$43,042
Percent Below the Poverty Level	50%	15%	12%

Source: U.S. Census

The largest population in Weinland Park, 20 to 29 year olds, also is one of the lowest income earners, earning less than an average median income of \$13,000. The age group with the lowest average median household

income in Weinland Park is the 65 to 74 year olds, at \$9,688. In comparison to residents under 34 years of age, the average median income almost doubles for residents between 35 to 44 years of age. Individuals 35

Figure 8.

Average Median Household Income by Age of Householder

	Median Income
< 25 years	\$11,593
25 to 34 years	\$12,534
35 to 44 years	\$23,959
45 to 54 years	\$21,250
55 to 64 years	\$17,164
65 to 74 years	\$9,688
75 years and over	\$20,060

Source: U.S. Census

to 44 years of age earn the highest average median income at \$23,959; however this is over \$14,000 less than the median income for the City. Figure 8 shows the average median income for each age group in Weinland Park. Not surprisingly the 18 to 34 year olds make up the largest percentage of residents below the poverty level at 45%. Residents aged 1 to 17 make up the second highest group below the poverty level at 39%. Figure 9 shows the age breakdown of residents below the poverty level. The age

group least likely to be below the poverty level is persons 55 and older.

Figure 9.

Income Below Poverty Level

	Percent
1 to 17 years	39%
18 to 34 years	45%
35 to 54 years	12%
55 to 64 years	3%
65+ years	2%

Source: U.S. Census

Community Facilities

Weinland Park Elementary School is situated at 211 East Seventh Avenue. Once in jeopardy of being closed in 2002, the school has been saved as city leaders realized the benefit the school provides to the community. It was first built in 1952 and subsequently underwent additions in 1957, 1967, and 1977. The Weinland Park School serves over 388 children. Nearly all students attending Weinland Park qualify for free or

reduced-price lunch based on family income.

Additional educational resources include the Godman Guild which provides classes on computer skills and assists in locating employment for residents. A community computer room is also available to enable job applicants to search the internet and type up resumes.

Figure 10.
2000 Educational Attainment

	Weinland Park	City of Columbus	Franklin County
College Associates Degree	4.15%	5.66%	5.63%
College Bachelor's Degree	8.29%	19.95%	21.46%
College Graduate Degree	5.34%	9.30%	10.82%
Some College, No Degree	13.11%	22.13%	21.59%
9th to 11th grade no diploma	26.32%	11.10%	9.57%
Grade K - 9	12.23%	3.92%	3.43%
High School Graduate	30.57%	27.95%	27.50%

Source: FreeDemographics.com

Educational attainment in Weinland Park has been an ongoing challenge. Census figures from 2000 indicate that the neighborhood is lagging behind in education attainment from kindergarten to college in comparison the City as a whole and to the county attainment rates.

At the first stages of education Weinland Park Elementary School struggles with stability within the school. In 2003 the school reported that 60% of students that start the school year do not finish there.

Educational gains have been made over the years. The percentage of high school and

college graduates has increased from 1960 to 2000. The percent of residents who



Weinland Park Elementary School.

graduated from high school from 1960 to 2000 increased 81%. The percent of

Figure 11. Educational Attainment in Weinland Park 1960-2000

	1960	1970	1980	1990	2000
High School Graduate	32%	31%	44%	63%	58%
College Graduate	6%	5%	15%	14%	13%

Source: Columbus Dispatch January 12, 2003 (Weinland Park proper)



Weinland Park playground.

residents who graduated from college increased 112% in the same time period.

Additional community facilities in Weinland Park include the Fire Station located on Indianola Avenue and three neighborhood parks along with a community garden located on Seventh

Street. The Columbus standard for open space is 10 acres per 1000 residents. Currently Weinland Park neighborhood has 5.7 acres of park space. This is 42 acres short of the standard amount of open space.

Community Organizations

Weinland Park has a rich history of community involvement starting with the Godman Guild, which has had a long history of helping improve the status of Columbus residents. In addition to educational classes, the Godman Guild also provides many childcare, leadership, and after-school programs.

The Weinland Park Area Resource Network exists to facilitate communication between the various organizations serving the Weinland Park Community. Its mission is to help reduce redundancy and where possible encourage collaboration in the development and delivery of programs and services for Weinland Park residents. The network is informal and open to any and all organizations serving the Weinland Park Community. Current participants include: Community Properties of Ohio, Northside Community Development Corporation, Godman Guild, Directions for Youth & Families, Communities In Schools, OSU Extension, OSU Service-Learning Initiative, Campus Partners, Franklin County Job & Family Services, The Quest, Mosaic Community of Faith, St. Sophia's Catholic Church, St. Marks Lutheran Church.

Northside Community Development Corporation works in cooperation with other neighborhood organizations to improve the quality of life for all area residents by providing decent safe and affordable housing for low and moderate income people. Current and future efforts include rehabilitation of current housing; creating new, quality housing; providing homeownership opportunities, assistance, education; creating a neighborhood environment that attracts new investment that provides stability, creates economic opportunities for existing residents and creates a desirable neighborhood in which to live, work and raise a family.

Directions for Youth & Families offer a wide range of programs to help at risk children and families. The organization's services

include outreach programs that help young people address behavioral problems, strengthen family relationships and prevent further violence, deter youth from criminal behaviors and help with substance abuse.

The Ohio State Service-Learning Initiative designs service projects that contribute both to the needs of the community and also help students to learn about housing issues and solutions in low income neighborhoods. The Initiative is involved with tutoring and mentoring programs such as the P-12 Project where Ohio State students will assist Weinland Park Elementary in increasing the younger students' performance.

Campus Partners spearhead the revitalization of the University District. Campus Partners also views itself as an intermediary between the city, community agencies, neighborhood leaders, and the university itself.

Campus Partners has had a major impact on the northwest portion of Weinland Park. It set out to initiate comprehensive, community-based planning for the University District, facilitate cooperative efforts to improve municipal services in the area, and is undertaking specific projects to enhance the neighborhood vitality.

An extension of the Mosaic Community of Faith is the Faith Based Partnership Initiative. The Initiative's goal is to support the establishment of collaborative partnerships between churches, community and civic organizations, and businesses to develop holistic approaches to work with poor and working poor individuals and families. The approach addresses spiritual and personal development, along with educational and economic development.

The Huckleberry House provides a shelter for youth in crisis and counseling and help for adolescents who need help dealing with problems at home.

Gateways, Corridors, Nodes, Landmarks, and Edges

Since its annexation into the city in the early 1900s the Weinland Park neighborhood has developed into a unique district with distinctive gateways, corridors, nodes, edges and landmarks.

Trash and litter are a major problem throughout the planning area, especially along both major and minor corridors. In addition, many of the streets are cluttered with dirt and decaying leaves. Sidewalks are present throughout Weinland Park, however many have not been maintained, leading to problems of cracking and weed infiltration. An additional problem throughout the neighborhood is lighting, as poorly lit areas are widespread.



Trash and litter on Eighth Avenue.

The major corridors within Weinland Park include Fourth Street, Summit Avenue, and Fifth Avenue. Fourth Street provides an important arterial leaving the Downtown of Columbus. Conversely Summit Street, provides an important arterial into the City. Fifth Avenue, the third longest street in the county, provides an extensive corridor that travels far beyond the borders of Weinland Park.

A secondary corridor, Eleventh Avenue, provides traffic flow to the east and access to Interstate 71. It is an important entry-way for both Weinland Park and the University Area.

The primary gateways for the neighborhood are located at the intersections of Fifth Avenue and Summit, Fifth Avenue and

Fourth Street, Eleventh Avenue and Summit, and Eleventh Avenue and Fourth Street. Secondary gateways are located along High Street at Seventh, Ninth, and Eleventh Avenues. In general these gateways fail to provide a distinct image and boundary for the neighborhood.

The nodes which act as the activity centers for the neighborhood include Weinland Park, Weinland Park Elementary School, and the Godman Guild.

The landmarks that help to distinguish Weinland Park include the Weinland Park and Elementary School, the community mural on the Rice Paddy building at the corner of Grant and Eleventh Avenues, and Orton Lab. Weinland Park offers tennis and basketball courts, a baseball diamond and a playground. The mural depicts neighborhood scenes and was designed and painted by teens, children and adults from the neighborhood. Orton Lab is currently the home of the Ohio Youth Advocate Program.

Historical sites are found throughout Weinland Park. The Fifth Avenue and North Historic District roughly bound between Fourth Avenue and Clark Place, bordering the Weinland Park neighborhood on the west is listed in the National Register for its role in history and architectural significance. In the heart of Weinland Park is the New Indianola Historic District which is roughly bounded by Chittenden and Grant Avenues, Fifth Street, Seventh Avenue, and Fourth Street. This area is listed in the National Register for its



Orton Lab

local significance in community planning and architecture. Developed between 1916 and 1921, the district represents early 20th century development associated with streetcar lines and a cohesive collection of apartment buildings and other examples of rental housing. Historical structures listed on the National Register include the Huckleberry House, York Temple and Orton Memorial Laboratory. The Huckleberry House, located at 1421 Hamlet Street, York Temple located at 1276 North High Street, and Orton Laboratory located at 1445 Summit Street all offer distinct



Summit Street looking south.

architectural styles that lend character to the neighborhood. Built in 1888 Engine House No. 7, located at Euclid Street and

Pearl Alley, shares the distinction with Engine House No. 8 as the oldest fire stations still standing. The station is listed on the Columbus Register of Historic Places.

The edges of Weinland Park are created by the Conrail Railroad Tracks on the east, Fifth Avenue on the south, High Street on the west and Chittenden on the north. The railroad tracks create a definitive boundary on the east, easily preventing the neighborhood from incorporating land further east into the district. Fifth Avenue and High Street provide visual boundaries to define the neighborhood, but without definitive gateways to the neighborhood, the demarcation for the district is unclear along these corridors. The northern edge of the district provides the least structure for a boundary for the district. The neighborhood does not clearly separate itself from the more intensely populated region of the university district which occurs at Chittenden.

Figure 12. Landmarks, Corridors, Edges, and Historic Sites



Source: Author's Construct

Weinland Park Vicinity

Weinland Park is situated north of downtown Columbus and directly north of Italian Village and northeast of Victorian Village. Bordering on the north is the Ohio State University District. Its location places Weinland Park within easy access to higher learning institutions along with cultural and entertainment venues located south of the neighborhood. Figure 13 shows the surrounding communities in the Near North.

With its proximity, the Ohio State University has been a natural partner to team up with the Weinland Park Community. The University District came into existence with the founding of The Ohio State University (OSU) in the 1870's. The University District has one of the most important commercial corridors in the city as well as a very ethnically diverse population. Nearly all residents in the University District were somehow employed by or otherwise affiliated with OSU. In recent years, OSU has made concerted efforts to collaborate in ongoing redevelopment endeavors in Weinland Park. The College of Human Ecology, has partnered with the Godman Guild and Weinland Park Community Collaborative to design a service project that contributes both to the need of the community, and also guides students to learn about housing problems and solutions in a low income neighborhood and to see housing policy in action.

Weinland Park has not been alone in its decline. Each near north neighborhood has struggled to overcome declining population and investment. However immediate neighbors to Weinland Park have mounted a come back such as Victorian Village, Italian Village and Harrison West. Many neighborhoods in the Near North are already glowing examples of collaborative, community revitalization efforts. In the past several years real estate developers have begun several key projects in the area

including the I-670 retail “cap”, a project that, once completed, will effectively reconnect the Near North to downtown via the extension of retailers and other shops along the I-670 bridge.

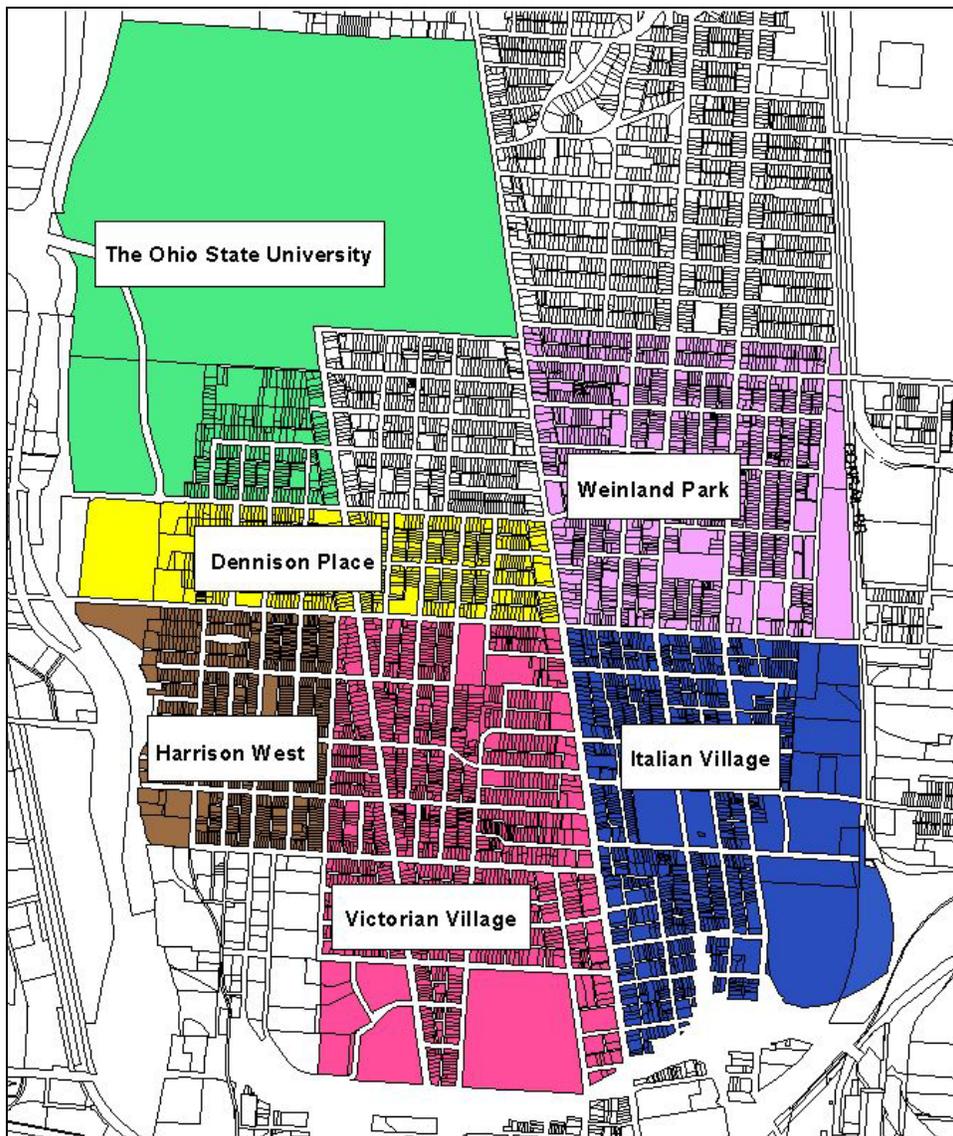
Italian Village has a mix of residential, commercial and industrial buildings. Like Weinland Park, Italian Village flourished with the strong industrial base that was built along the Conrail corridor. Neighborhood decline started after WWII when many of the middle class households moved further out to the suburbs. In the early 1970s residents banded together to help stop the decline in the neighborhood. By the mid-1970s rehabilitation of historic buildings began. By the 1980s the use of Community Development funds began to improve neighborhood conditions and attract middle income families back to the community. New development in Italian Village includes the Jeffrey Lofts, a new housing development to be located on 4th Street north of I-670.



Italian Village.

In Victorian Village redevelopment started in the mid 1970s, when investors began to buy the reasonably cheap houses in the area and fix them up. Gentrification of the neighborhood has been accompanied by substantial increases in home values. This residential rebirth was quickly followed by the arrival of shops, galleries, and restaurants primarily along the Short North section of High Street.

Figure 13. Near North Neighborhoods



Source: Author's Construct

Residential Market Summary

Census Tracts 16 and 17 included a total of 2,482 housing units in 2000. Weinland Park is primarily a residential community, including single-family homes, double houses, row houses, and apartment buildings. Residential buildings generally are set close together and close to the street. Lots are narrow and have alleys in the rear.



Typical double found in Weinland Park.

The turn of the century homes feature both brick and wood siding, though many have opted for a more modern siding choice. The Four-Square house is one of the most predominant styles. Row houses are generally brick with simple ornamentation.

Of the residential units inventoried, 8% were owner occupied, 72% were renter occupied, 19% were vacant, and 5% were mortgaged. In comparison, the picture looks much more positive for the entire city. Of the total housing units in 2000, 46% were owner occupied, 47% were renter occupied, 8% were vacant, and 33% were mortgaged.

The 2000 census indicates a 19% vacancy rate in tracts 16 and 17. An inventory

conducted in the last quarter of 2003 indicates 52 vacant lots and an additional 49 housing units abandoned and boarded up, as indicated on the current land use map in Figure 2.

The majority (61%) of the homes were built before 1960. With the age and poverty of the area it was not surprising that a study conducted in 2001 by Ohio State's Department of Human Ecology found approximately 500 housing code violations.

In Weinland Park the median cash rent for occupied rental units in 2000 was \$ 345, and a total of 31 rental housing units had a rent in excess of \$1,000 monthly. The median housing value for owner occupied housing in this geography in 2000 was \$76,363, and no homes were valued at \$500,000 or more.



Apartment building on Fourth Street.

The population in rental housing units is highly transient. Of all renters, 90% moved into the unit between 1990 and 2000.

Figure 14.

2000 Residential Housing Markets

	Weinland Park	City of Columbus	Franklin County
Owner Occupied	8%	46%	53%
Renter Occupied	72%	47%	40%
Vacant	19%	8%	7%
Mortgaged	5%	33%	38%
Median Housing Value (owner occupied)	\$76,363	\$98,784	\$108,044

Source: FreeDemographics.com

Employment and Industry

Industrial employment in the neighborhood was prominent until the 1960s when industrial plants in and around Weinland Park began to close. Currently the dominant businesses in Weinland Park are automotive sales and services along with minimarts or carryouts. Over the past two decades, four major manufacturing plants, in and around Weinland Park, closed. Most recent was the Columbus Coated Fabrics Plant which closed in 2002 after nearly 100 years of business putting 250 people out of work.

The unemployment rate in Weinland Park has averaged above 15% for 1990 and 2000. This is three times higher than the average for the City of Columbus for 2000, at 5%. In Weinland Park 40.6% of the community population is not in the labor force. In comparison to the City as a whole, only 29.7% of the population is not in the labor force, indicating a higher amount of dependence in Weinland Park.

Employment

	1990		2000	
Not in Labor Force	1,579	38.5%	1,436	40.6%
In Labor Force	2,522	61.5%	2,101	59.4%
Employed	2,127	84.3%	1,773	84.4%
Unemployed	396	15.7%	324	15.4%
In Armed Forces	0	0.0%	4	0.2%

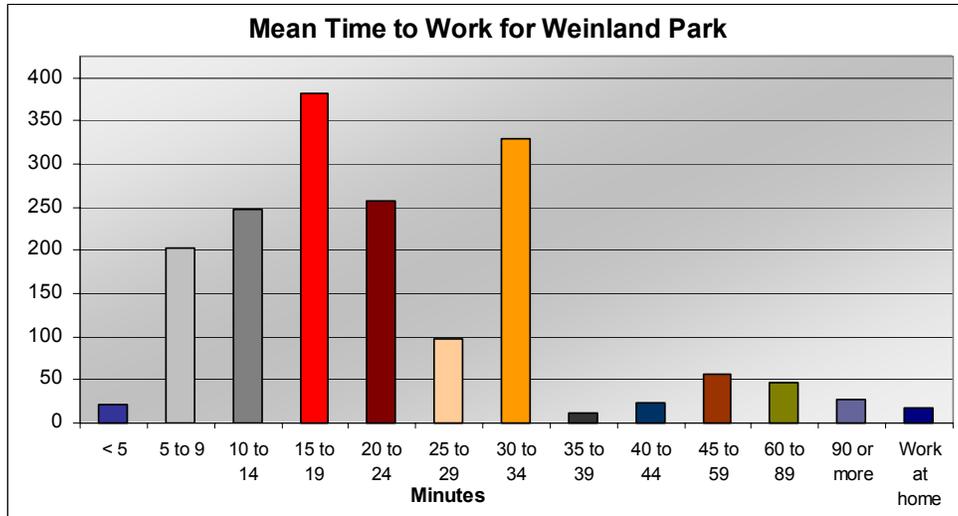
Source: U.S. Census

For residents in Weinland Park, 41% do not have access to an automobile. This is significant because almost 73% of the residents have a commute time of 15 minutes or more to work. The Central Ohio Transit Authority (COTA) has bus stops located throughout the neighborhood that

serve as an alternative to private transportation. Increasing the number of home businesses and businesses located in the neighborhood would lessen the obstacles presented by poor transportation options.



Vacant and abandoned Columbus Coated Fabrics Plant.



Source: U.S. Census

A total of 74 businesses and agencies are located in the Weinland Park neighborhood. A business inventory grouped by service is located in Appendix A. The availability of childcare in the neighborhood may increase as the Ohio State University has proposed to build a \$5.5 million child center to serve 150 neighborhood children as a laboratory for child development.

Weinland Park is located within the Empowerment Zone. With the availability of business incentives, the neighborhood has a competitive advantage over areas outside of the zone.

Public Safety

In response to the crime activities in the neighborhood the Columbus Police Department has made concerted efforts to increase public safety. The department's first major crackdown took place in 1995 with the arrest of 40 gang members in the Short North Posse. This gang had been the source for criminal misconduct in the neighborhood for years. Following these arrests crime activity in the neighborhood leveled off. Since the gang arrests crime has continued to plague the neighborhood and in response the City of Columbus designated Weinland Park as a hot spot in the summer of 2003. The hot spot designation provided concentrated resources directed at reducing crime activities in the neighborhood. A mobile sub-station police unit was established in the neighborhood to increase the visual presence of law officials. By the end of the

summer crime rates had decreased in the community.

One spot that has been a repeat problem for criminal activity is the three-story apartment building located at 228 E Eighth Avenue. The property is now owned by Community Properties of Ohio. OCCH is working with the U.S. Department of Housing and Urban Development to get permission to demolish the building and to provide housing vouchers for residents with valid leases. Community Properties of Ohio also has applied for federal criminal justice funds through a Byrne Memorial Grant administered by Franklin County. The grant would pay for special duty police officers to work closely with the management company over the next year to reduce criminal activity in and around the Section 8 buildings.

Investment and Construction Trends

New investment is currently underway in Weinland Park. In an effort to increase the level of homeownership in the University District including Weinland Park, The Ohio State University offers its faculty and staff down-payment assistance to purchase homes within the neighborhoods of the University District. The Ohio State University Homebuyer Program is part of a larger effort by the University to assist with the continued revitalization of University District neighborhoods in cooperation with the City of Columbus, Fannie Mae, Campus Partners and Northside Development Corporation. Down payment assistance will consist of a zero interest forgivable loan (second mortgage) in the amount of \$3,000.



OSU Gateway Development.

The Section 8 units in Weinland Park have long been in dilapidated state and in an effort to reverse this trend the Ohio Capital Corporation purchased the Broad Street Management, Incorporation portfolio of 550 affordable housing units in 2003. The units purchased generally are brick townhomes in clusters of 4-12 units. Median annual income for the tenants is under \$6,000. The average rent paid by family is less than \$100 month with balance paid by federal government. Most of the buildings are structurally sound but 60 to 80 years old, which were last renovated 20 years ago, boast few amenities and have minimal landscaping. Ohio Capital Corporation established Community Properties of Ohio Management Services to provide high quality management/maintenance, substantial rehabilitation, and supportive services for residents. Renovations will take place over the next two to three years.

The development of South Campus Gateway is underway on the northwest of Weinland Park. The development headed by Campus Partners is a planned urban, mixed-use project which will blend entertainment, retail and housing. Among the entertainment uses being pursued are a cinema, music club, and dining and beverage establishments – 24-hour diner, sports bar, coffee shop, brew pub, ethnic and fine dining – that will provide a lively environment. The selection of merchants also is likely to include clothing, accessories, gifts, apartment furnishings, and convenience and service retailers, such as a grocer, bank, and hair salon. Approximately 250,000 square feet of retail space will be constructed in four buildings, as well as a five-level, 1,200-car parking garage. At least 70,000 square feet of office space will be available in the upper three floors of the building which will house the Barnes & Noble College Bookstore. Gateway is scheduled to open in autumn 2005. The building, to be located on the northeast corner of East Ninth Avenue and High Street, is planned to house a cinema.

Gateway will include about 175 residential units in a combination of studio, one- and two-bedroom and loft-style apartments in the upper four floors of two buildings and town-homes along the north and south sides of the parking garage. The housing is primarily targeted to graduate students and young professionals who want to live close to Ohio State.

The complex will include an improved Eleventh Avenue corridor. The street is planned to be change from a one-way street to a two-way street. Along with directional changes, the street will undergo streetscape improvements to increase its attractiveness as it is a highly visible entryway to the campus.



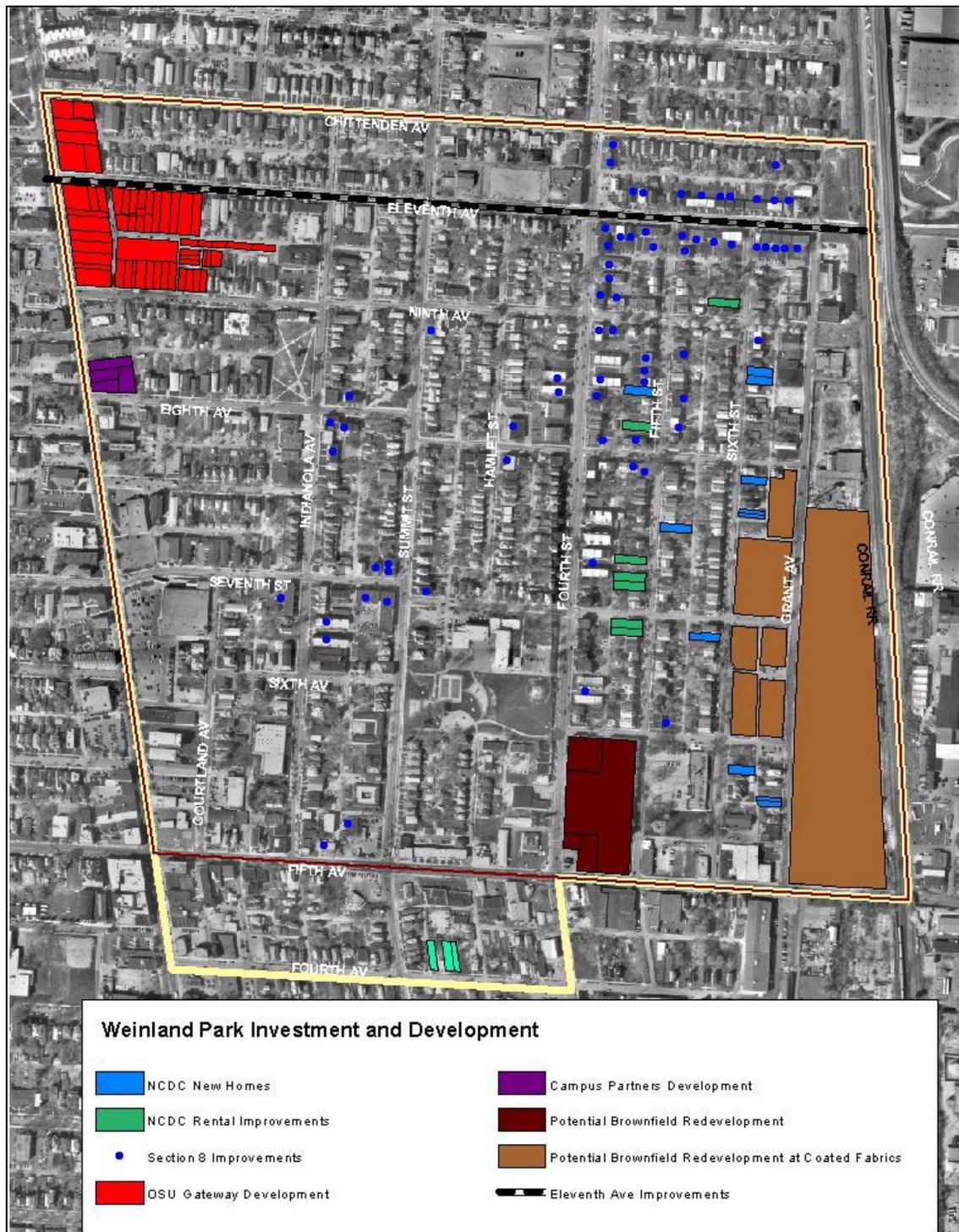
New Home Development by NCDC.

In addition to improvements to the High Street corridor, Campus Partners has proposed several new investments further from the main Gateway complex in the

University Neighborhoods Revitalization Plan CONCEPT DOCUMENT. Several recommendations are made in the Plan regarding commercial and retail locations.

The Northside Community Development Corporation is working on building affordable infill homes on vacant lots. These

Figure 15. Weinland Park Development and Investment



Source: Author's Construct

new homes provide renters who can afford to purchase a home the ability to move within the neighborhood. The prior lack of new home construction forced many neighborhood residents to move to other areas when they desired a newer home. The loss of the potential homeowners further eroded the neighborhood's ability to strengthen its owner occupied housing stock.

These new homes are carefully designed to integrate well into the existing housing style of the neighborhood. Figure 15 shows the Northside lots that will undergo infill development. Two of the 8 lots have already been developed into single family homes. An additional 5 homes are scheduled to be completed in 2004. This accounts for the

first new residential development in the neighborhood since World War II.

The 46 vacant residential lots (NCDC vacant lots were not included) would potentially add a sizable amount of new home development to the neighborhood. In addition, homeownership rates could be significantly boosted by the rehabilitation of the 49 abandoned and boarded up homes in the neighborhood. Northside is currently working on a program that will target these properties. Additionally, private investors have begun to speculate with these homes. The New Victorians have renovated and built new homes in the area south of Fifth Avenue and West of Fourth Street. J.R. Haller a private developer has also renovated several rental units and single family homes.

Neighborhood Survey

Important neighborhood feedback was obtained in 2001 and 2002 through the Near North Community Neighborhood Survey conducted by the Columbus Compact Corporation as part of the larger Columbus Empowerment Zone Neighborhood Planning Survey. In addition to the Survey the Near North Investment Planning Meeting held at Weinland Park in May of 2002 provided further insight into the assessment of community needs. Though not solely focused on the Weinland Park neighborhood, both the survey and Investment Planning Meeting provide an insight into the resident perspective of the near north communities. A total of 231 Near North Community residents participated in the survey. Respondents' ages ranged from 20-68 years. Of the participants surveyed, 51% owned their own homes. In the respondent group, 45% had lived in the Near North Community for 10 or more years. The survey measured neighborhood satisfaction, neighborhood health and safety, public transportation levels, business development activity, neighborhood housing outlook, and employment and education activities.

Questions regarding neighborhood satisfaction were posed in the survey to assess current satisfaction as well as the level of improvement in the area. Overall, 64% of the respondents were at least somewhat satisfied with their neighborhood. If they planned to move, 40% indicated that they would move to another location in the Near North. An additional 22% indicated that they would move to another central-city neighborhood. Neighborhood attractiveness is an issue for the Near North as almost two-thirds of the respondents rated their neighborhood as unattractive. Respondents indicated that strengths of the Near North include the proximity to the Ohio State University and downtown, and the resource of vested neighbors who want to see a change in the area. The survey identified weaknesses of the area that include a transient population,

lack of neighborhood organization, too few small businesses, litter problems, and problems with illicit activities that involve drugs and guns.

For the pool of respondents, only 27% felt the neighborhood has improved over the past 5 years. Several themes emerged from the surveys for what could be done in regards to improving the neighborhood. Major issues and recommendations identified included:

- Streets: Reduce speed on thoroughfares and improve lighting, reduce the number of unkempt vacant lots.
- Housing: rehabilitation of abandoned buildings, mandate landlords maintain properties up to code, increase home ownership, and create loan and grant programs for home maintenance.
- Safety: reduce crime relating to drugs and prostitution, develop crime prevention programs, eliminate loitering and loud neighborhood disturbances, and add a police station.
- Community amenities: create more parks, a new recreation center, programs for teens and children, and day care centers.
- Business: attract small businesses and better quality stores.

As the Near North Communities are home to both young and old, health and safety concerns are wide ranging. The respondents were split on health issues. Half reported they were satisfied with the current level of health care services in the neighborhood, while 21% were very dissatisfied. According to the respondents, 56% felt that the health of area residents was good; however 44% rated it as relatively poor. Regarding the pregnancy rate, 29% perceived that births to young mothers as a very significant problem in the neighborhood. An additional 25% considered young motherhood as somewhat of a problem.

Safety in the neighborhood is a significant concern as indicated by the respondents.

Twenty-five percent of those surveyed viewed safety as a very significant problem. Additionally, 57% of the respondents reported feeling unsafe when walking alone at night in their neighborhood. Safety problems indicated in the surveys include: drugs, prostitution, guns, loitering, noise disturbances, teens out after dark, and high speeds on residential streets.

Public transportation is a key component to the Near North community as previous statistics indicate that residents rely heavily on it use. Most residents were satisfied with the level of public transportation in the neighborhood; however two-thirds of respondents who routinely use public transportation expressed dissatisfaction with the level of service. Suggestions to improve public transportation service include adding more frequent stops, expanding the hours of operation, finding drivers that are more patient and not afraid of the area, and building a light rail to downtown.

Business development is a challenging area for the Near North community. At least half of all respondents expressed dissatisfaction with the number and location of grocery stores and shopping locations in the neighborhood. Of those surveyed, 30% felt that the numbers of vacant retail and commercial properties are a significant neighborhood problem. Respondents indicated a need for a grocery store with reasonable prices, more small businesses, discount stores, affordable clothing stores and restaurants and more neighborhood services and businesses, such as banks and drug stores. Likewise, the respondents identified businesses that should not be located in the neighborhood which include liquor stores, especially drive thru, corner stores, mini- or strip-malls, and check cashing stores.

Quality housing is the key to the neighborhood and the survey captured the residents' thoughts on what direction the housing stock should take. Half of the respondents felt that the number of vacant

lots and houses, low property values, and lack of quality affordable housing a problem. A majority, 62%, considered absentee landlords a problem. Close to two-thirds of the respondents would like to see a reduction in the number of rental properties in favor of an increase in owner-occupied housing. For the appropriate owner-rental mix, 43% of respondents favored a less than 20% rental rate. An additional 38% favored a rental rate between 20% and 40%.

Two other related issues topping the list were employment and education. Of those surveyed, 58% considered the current rate of employment as an important problem and 56% perceived low education attainment rates as a problem. Additionally 48% to 57% of survey respondents considered student absenteeism, school suspensions, failure to pass proficiency tests, and low graduation rates as important neighborhood issues.

The Near North Investment Planning Meeting held in May 2002 covered topics including Jobs in the Neighborhood, Unemployment, and Business/Community Development. Residents identified several barriers to employment and possible solutions. Lack of transportation was identified as one barrier to employment. Due to the lack of personal transportation in the neighborhood, residents felt that economic development should be in near or easily accessible locations. Types of businesses that the neighbors envisioned for the Near North include landscaping, 24/7 child care, home renovations, private transportation services, tutoring centers, and cottage industries. Additional barriers to employment for some in the community that are not in the labor force are criminal records, inability to pass mandatory drug screens, and young parents lacking life skills for handling employment. To address the issue of unemployment residents recommended skill building and training programs, placement programs, employment transportation, and programs designed to address barriers that involve such issues as mental health and drug abuse.

Results from the meeting indicated that residents did not anticipate new industry in the community that instead they envisioned commercial/retail and office space to be utilized. They stressed the need for a drug store. In addition the group felt that a clear identity for the community would help to foster business development.

The Near North Surveys are summarized in the following matrix. Figure 16 illustrates what residents would like to protect and maintain, attract, increase and reduce in the community. A more comprehensive list of the feedback obtained from public input is located in Appendix B.

Figure 16. Near North Survey Summary

Protect	Accessibility to OSU and Downtown Columbus, the Existence of Current Neighborhood Organizations
Attract	Small Businesses, Higher Quality Stores, Banks, Drugstores, New Recreation Center
Increase	Organized Resident Groups, Homeowners, Child Care Options, Street Lighting, Job Training Opportunities, Number of Bus Stops and Increase Hours of the Bus Line Operation, Parkland, Activities for Youth
Reduce	Liquor Stores/Carryouts, Neglected Properties, Abandoned Buildings, Vacant Lots, Transient Population
Keep Out	Crime Involving Drugs and Guns, Cash Stores

APPENDIX A

Weinland Park Business and Agency Inventory

Restaurants

Wendy's 1510 N High Street
Woody & Jo's House Of Ribs 222 E 5th Avenue

Bars

Golden Eight Ball Inc 222 E 11th Avenue
Bristol 1200 E 5th Avenue
Oldfield's 1571 N 4th Street

Carryouts and Minimarts

D & J Carryout 1395 N 4th Street
Sam's Market 1293 Summit Street
High Five Carryout 1180 N High Street
Pops 1 Stop 201 Chittenden Avenue
G & L Carryout 54 E 5th Avenue
Absolute Carryout 1452 Indianola Avenue
Kelley's Carryout 1521 N 4th Avenue
Mid America State Liquor 200 E 5th Avenue
Star Carryout 1565 N 4th Street
Certified Oil Co 207 E 11th Avenue
Marathon Gas Station 1584 N Summit Street

Retail Stores

Dollar General 1398 N High Street

Personal Care

Angel's Barber Shop 1304 N 4th Street
Jazzi Vi's Beauty Salon 1194 N High Street
Number One Nails 1242 N High Street
Suds and Tan 1400 N High Street
Suds & Java 1254 N High Street.
Sector 7G Tattoos Piercing 35 E 5th Avenue

Pharmacy

Kroger Food Store 1350 N High Street

Hardware Store and Service

House Of Security 151 E 5th Avenue
Carl Zipf Lock Shop Inc 161 E 5th Avenue
Carris Appliance Service 253 Chittenden Avenue
Acme Heating & Cooling 300 E 5th Avenue

Storage

Metro Storage 1145 Hamlet Street

Real Estate Services

Northside Community Development Corp. 1212 N 6th Street

Hardwick, Steve - Hardwick Inc Real Estate 247 Chittenden Avenue

Automotive/Motorcycle Dealers and Services and Gas Stations

Lucky Auto Inc 114 E 5th Avenue
Rice Paddy 1454 N Grant Avenue
Sauls Superior Svc 1209 N 4th Street
Columbus Power Brake Service 185 E 5th Avenue
Gus's Body Shop 26 E 5th Avenue
Hap's North High Shell 1230 N High Street
Evans Auto Repair 1550 N 4th Street
Certified Oil Co 207 E 11th Avenue
Extraterrestrial Auto Reconditioning 1167 Mount Pleasant Avenue
VCS Auto Service 186 E 4th Avenue
Car Wash 212 11th Avenue
Marathon Gas Station 1584 N Summit Street
Car Co 1521 N Grant Avenue

Communications

Cellular Planet 127 E 5th Avenue

Clothing and Accessories

Firm Foundation Roots Emporium 1200 N High Street
Measure of a Man 1188 N High Street

Consulting

R Shellow Inc 1415 N 4th Street # 17

Financial Services

Colofab Federal Credit Union 1247 N Grant Avenue
Willis Accounting & Tax Svc 1381 Summit Street
Western Union 1521 N 4th Street

Commercial Supplies

Janton Co. Sanitation Supplies 1288 N High Street
Harris Paper Crafts Inc 266 E 5th Avenue
Ohio Electric Sign Design 21 E 5th Avenue

Job and Family Services and Community Organizations

Godman Guild 303 E 6th Avenue
Weinland Park Community Collaborative 1445 Summit Street
Ohio Youth Advocate Program 1445 Summit Street
Weinland Park Business & Entrepreneurship Center
CMACAO Human Service Department 29 E 5th Avenue
Northside Action Center 29 E 5th Avenue
Alkebulan Inc Teen Center 1206 N High Street
Stonewall Union 1160 N High Street
American Legion 1441 N Grant Avenue
Huckleberry House 1421 Hamlet Street

Childcare

Godman Guild Head Start 303 E 6th Avenue

Book Store

Ujamaa Book Store 1206 N High Street
Monkeys Retreat 1202 N High Street
The Garden 1174 N High Street

Grocery Store

Kroger Food Store 1350 N High Street

Gallery and Art

Galaria Zona Corazon 1198 N High Street

Travel

University Travel 1244 N High Street

Specialty Shops

Chamber On High 1186 N High Street
The Joint 1182 N High Street

Health and Wellness Resources

Alkebulan Health and Wellness Center 1206 N High Street
Street Marks Health Center 1260 N High Street
Vineyard Free Medical Clinic 171 E 5th Av
Columbus Medical Equipment Inc 306 E 5th Avenue

Veterinary Services

Weisel, Michael-Chittenden Veterinary Clinic 239 Chittenden Avenue

Appendix B

Near North Community Neighborhood Survey

Neighborhood satisfaction:

- 64% of the respondents were at least somewhat satisfied with their neighborhood.
- If they planned to move, 40% indicated that they would move to another location in the Near North.
- 22% indicated that they would move to another central-city neighborhood.
- 27% felt the neighborhood has improved over the past 5 years.

Neighborhood attractiveness:

- Almost two-thirds of the respondents rated their neighborhood as unattractive.

Strengths of neighborhood:

- Proximity to the Ohio State University.
- Proximity to downtown.
- Resource of vested neighbors who want to see a change in the area.

Weaknesses of the area:

- Transient population.
- Lack of neighborhood organization.
- Too few small businesses.
- Litter problems.
- Problems with illicit activities that involve drugs and guns.

Major issues and recommendations identified included:

- Streets: Reduce speed on thoroughfares and improve lighting, reduce the number of unkempt vacant lots.
- Housing: rehabilitation of abandoned buildings, mandate landlords maintain properties up to code, increase home ownership, and create loan and grant programs for home maintenance.
- Safety: reduce crime relating to drugs and prostitution, develop crime prevention programs, eliminate loitering and loud neighborhood disturbances, and add a police station.
- Community amenities: create more parks, a new recreation center, programs for teens and children, and day care centers.
- Business: attract small businesses and better quality stores.

Health issues:

- Half reported they were satisfied with the current level of health care services in the neighborhood.
- 21% were very dissatisfied.
- 56% felt that the health of area residents was good.
- 44% rated it as relatively poor.
- 29% perceived that births to young mothers as a very significant problem in the neighborhood.
- 25% considered young motherhood as somewhat of a problem.

Safety:

- 25% viewed safety as a very significant problem.
- 57% of the respondents reported feeling unsafe when walking alone at night in their neighborhood.
- Safety problems include: drugs, prostitution, guns, loitering, noise disturbances, teens out after dark, and high speeds on residential streets.

Public transportation:

- Two-thirds of respondents who routinely use public transportation expressed dissatisfaction with the level of service.
- Suggestions to improve public transportation service include: adding more frequent stops, expanding the hours of operation, finding drivers that are more patient and not afraid of the area, and building a light rail to downtown.

Business development:

- At least half of all respondents expressed dissatisfaction with the number and location of grocery stores and shopping locations in the neighborhood.
- 30% felt that the numbers of vacant retail and commercial properties are a significant neighborhood problem.
- Respondents indicated a need for a grocery store with reasonable prices.
- Need more small businesses.
- Need discount stores.
- Need affordable clothing stores
- Need affordable restaurants
- Need more neighborhood services and businesses, such as banks and drug stores.
- Businesses that should not be located in the neighborhood: liquor stores, especially drive thru, corner stores, mini- or strip-malls, and check cashing stores.

Housing:

- 50% felt that the number of vacant lots and houses, low property values, and lack of quality affordable housing a problem.
- 62% considered absentee landlords a problem.
- Close to two-thirds of the respondents would like to see a reduction in the number of rental properties in favor of an increase in owner-occupied housing.
- Owner-rental mix: 43% of respondents favored a less than 20% rental rate. An additional 38% favored a rental rate between 20% and 40%.

Employment and education:

- 58% considered the current rate of employment an important problem
- 56% perceived low education attainment rates as a problem.
- 48% to 57% of survey respondents considered student absenteeism, school suspensions, failure to pass proficiency tests, and low graduation rates as important neighborhood issues.

Near North Investment Planning Meeting Feedback

Employment:

- Lack of transportation was identified as one barrier to employment.
- Economic development should be located near their neighborhood or in easily accessible locations.

-
- Types of businesses envisioned for the Near North include: landscaping, 24/7 child care, home renovations, private transportation services, tutoring centers, and cottage industries.
 - Criminal records, inability to pass mandatory drug screens, and young parents lacking life skills for handling employment are barriers to employment.
 - Residents recommend skill building and training programs, placement programs, employment transportation, and programs designed to address barriers that involve such issues as mental health and drug abuse.

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