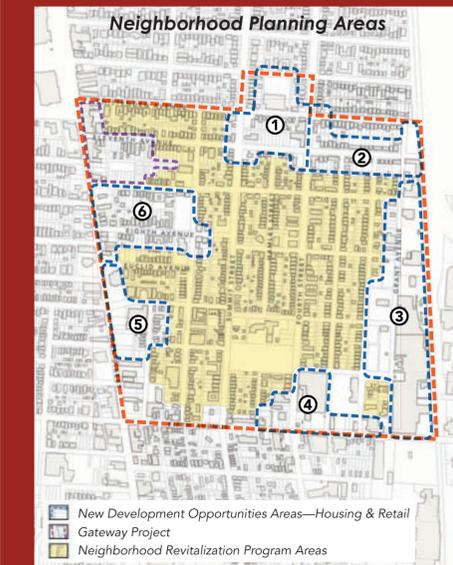


Weinland Park

Neighborhood Plan



OVERVIEW

The Neighborhood Planning Areas Map (left) designates certain parts of Weinland Park as "opportunity areas," where significant redevelopment may be appropriate, and "revitalization areas," where the focus should be on enhancing the existing homes and supporting current residents.

The six opportunity areas include the eastern, southern and western edges of the neighborhood that historically have been non-residential and are now ripe for redevelopment, as well as elements of the northern edge of the neighborhood, where there are residential gaps along the street and some underutilized commercial properties.

OPPORTUNITY AREA 1—ELEVENTH AVENUE. East of Summit Street, the properties along Eleventh Avenue as well as the hardware store in the block just north of Chittenden Avenue between Summit and Fourth offer potential for redevelopment.

OPPORTUNITY AREA 2—EAST ELEVENTH AVENUE. This area includes many of the Community Properties' Section 8 buildings, a number of which are included in the New Indianola Historic District because of their historic role as an ensemble of rental properties constructed in the streetcar suburb era of Columbus.

OPPORTUNITY AREA 3—COATED FABRICS. The 17.55-acre Columbus Coated Fabrics site and associated parking lots on Grant Avenue is the major redevelopment site in the neighborhood.

OPPORTUNITY AREA 4—3-M AND FIFTH AVENUE. Fourth Street is a major southern gateway route from downtown into Weinland Park. The collection of industrial and retail buildings and parking lots along Fifth Avenue in that area could be improved with new development to create an attractive street edge.

OPPORTUNITY AREA 5—THE KROGER, DOLLAR STORE AND LIBRARY SITES. These sites could be redeveloped to include new housing and a more neighborhood-friendly supermarket design, providing an attractive entry to the neighborhood.

OPPORTUNITY AREAS 6—EIGHTH AND NINTH RESIDENTIAL AREA. Opportunity Area Six includes the Eighth and Ninth Avenue corridors and two blocks of High Street. Because this area includes a number of buildings owned by a single property owner, it offers the potential for coordinated, new housing development at a medium scale.

DEVELOPMENT GOALS

- Build high-quality development
- Create development opportunities with enough "critical mass" to attract investors
- Promote development that enhances the public realm
 - > Create a pedestrian-friendly streetscape with sidewalks, street trees unique lighting and urban amenities
- Seek a mix of uses that support the needs and aspirations of the community
 - > New mixed income and market rate housing to attract more residents
 - > Neighborhood-serving retail
 - > Civic uses including:
 - Expanding the Northside Library
 - A Neighborhood Policing Center
 - Community Multipurpose Spaces
 - Workforce Training Facilities
 - > Additional quality open spaces
 - Providing a range of recreational programming opportunities
- Create a series of "gateways" that celebrate entry into the neighborhood
 - > East 11th Ave
 - > Seventh and High
 - > Grant and 5th
 - > 5th and High
 - > 4th and 5th
- Promote the use of shared parking to reduce the quantity of parking and encourage development partnerships
- Create a design review process for new and existing development

For more information, please visit www.columbusinfobase.org

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Strategic Opportunity Areas: Creating new places that enhance community life

1 CREATE A SIGNATURE PARK SURROUNDED BY NEW DEVELOPMENT THAT ANCHORS THE 11TH AVE CORRIDOR



Development should front public spaces and provide new connections to the surrounding community



New neighborhood retail on Fourth Ave



	A	B
Housing	260 units	310 units
Commercial	0	0
Retail	15,000	15,000
Civic	0	0

New neighborhood retail on Fourth Ave

- Create a new civic space that connects to the Hamlet streetscape improvements
- Surround the civic space with new attractive development that includes uses to activate the outdoor spaces
- Include neighborhood retail along both sides of Fourth Ave.
 - Improve the sidewalks and pedestrian environment
 - Improve the crosswalk and intersection to enhance safety
 - Provide unique lighting and signage that celebrate the identity of neighborhood
- Coordinate the redevelopment of the block with the 11th Ave streetscape improvements



2 CREATE A NEW "FRONT DOOR" TO THE NEIGHBORHOOD



View from under the rail overpass along 11th Ave—celebrating entry into the neighborhood

- Redevelop the affordable housing along 11th Ave to accommodate a mix of incomes and housing choices
- Place buildings to reinforce the street edge and contribute to the sense of entry to High Street
- Provide small civic squares near the rail overpass to celebrate the point of entry into the neighborhood
 - Include bus shelter, kiosk, lighting, and signage

Housing	230 units
Commercial	0
Retail	15,000
Civic	0

6 PROVIDE NEW HOUSING CHOICES TO ATTRACT MORE PEOPLE



175 units



250 units

	A	B
Housing	175 units	250 units
Commercial	0	0
Retail	0	0
Civic	0	0



VIEW 1

- Provide a range of new housing choices along 8th and 9th Avenues
- Transition in scale from Indianola to High Street (smaller to larger scale)
- Explore varied densities (options could range from 175 to 250 units)
- Consolidate sites to attract development interest
- Prohibit the "people packer" development typology
 - Build new housing that fronts the street with identifiable entrances for each unit
 - Place parking at the rear or under buildings
 - Work with the city to dedicate on-street parking for local residents

5 A NEW GATEWAY LINKING THE NEIGHBORHOOD TO HIGH STREET



	A	B	C
Housing	70 units	0 units	10 units
Commercial	0	0	0
Retail	68,000	72,000	83,000
Civic	24,000	24,000	24,000



VIEW 1

- A** Redevelop Krogers Site:
 - Extend Supermarket to High Street
 - New Library on High Street
 - Explore policing center next to Library
 - Share parking for all the above uses
 - Former Library Site becomes new housing
 - Dollar Store redevelops as new housing
- B** Redevelop Krogers Site:
 - Extend Supermarket to High Street
 - New Retail "out building" on High Street
 - Former Library Site becomes community center and policing center
 - Dollar Store redevelops as new Library
- C** Redevelop Krogers Site:
 - Extend Supermarket to High Street
 - New Retail-continuous frontage on High Street
 - Expand parking for Krogers to the east
 - Former Library Site becomes community center and policing center
 - Dollar Store redevelops as new Library

4 CONSIDER NEW OPPORTUNITIES AND PARTNERSHIPS FOR REUSE OF THE 3M SITE



	A	B	C
Housing	200 units	200 units	260 units
Commercial	60,000	120,000	0
Retail	0	0	0
Civic	0s	16	0

Library Option 4

- A** Provide new housing along 5th Ave
 Reuse the 3M site for a mix of uses
 - Community Space
 - Workforce training
 - Program with Godman Guild
 - Affordable commercial space
 - Re-design parking and open space at Godman Guild
 - Create a campus of learning
- B** Provide new housing along 5th Ave
 New Northside Library on 5th
 Redevelop the 3M site for commercial space
 Re-design parking and open space at Godman Guild
 - Include community gardens as outdoor classrooms
- C** Provide new housing along 5th Ave
 Redevelop the 3M site for housing
 Re-design parking and open space at Godman Guild
 - Include community gardens as outdoor classrooms
 - Create a new setting for housing on the 3M site



Illustrative Key Plan

3 RECLAIM THE COATED FABRICS SITE FOR NEIGHBORHOOD USES



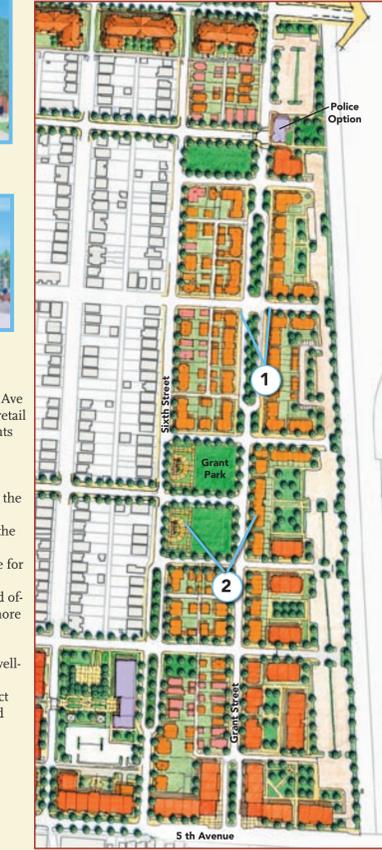
Grant Avenue will become a grand new residential street



New and existing homes will surround a new community park

- Create a "gateway" at the end of Grant Ave
- Seek uses that include neighborhood retail
- Provide new housing that complements the existing homes on 6th Street
- Clean up the existing linear park on 6th Street
- Locate surface parking lots adjacent to the rail lines
- Provide a well-landscaped edge along the rail lines that buffer views and noises
- Create "Grant Park"—a new civic place for people of all ages and backgrounds
- Housing should transition in scale and offer a wide range of choices to attract more people to the neighborhood
- Grant should be a premier residential street with attractive amenities like a well-landscaped linear park
- New housing units should have distinct private spaces including rear yards and courtyards

Housing	500 units
Commercial	0
Retail	5,000
Civic	5,000



3M SITE