Weinland Park Neighborhood Plan

City of Columbus Department of Development Planning Division

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Weinland Park Neighborhood Plan

City of Columbus
Michael B. Coleman, *Mayor*

Department of Development
Mark Barbash, *Director*
Trudy A. Bartley, *Deputy Director*

Planning Division
Vince Papsidero, AICP, *Administrator*
Lori Baudro, AICP, *Neighborhood Planning Manager*
Prepared by:
Todd Singer, AICP, JD, *Senior Planner*
Elsie Stiger, *Graphic Designer*

Columbus City Council
Matthew D. Habash, *President*
Michael C. Mentel, *President Pro-Tem*
Kevin L. Boyce
Mary Jo Hudson
Maryellen O'Shaughnessy
Charleta B. Tavares
Patsy A. Thomas

Columbus Development Commission
Michael J. Fitzpatrick, *Chair*
John A. Ingwersen, *Vice Chair*
Marty Anderson
Jonathan Barnes
John A. Cooley
Kay Onwukwe
David Brehm, *Alternate*

The Weinland Park Neighborhood Plan Working Committee
- Robert Caldwell, *Chairperson*

Working Committee Sub-Committees and Chairpersons

Community Involvement and Public Safety
- Robert Caldwell

Housing
- Kelly Sweet

Human Services
- Julius Jefferson

Infrastructure
- Catherine Girves

Land Use, Economic Development, and Aesthetics
- Ron Hupman

Consultant Team
Goody Clancy & Associates -- Boston, MA
Mt. Auburn Associates -- Somerville, MA

Young Weinland Park residents

[To be drafted and signed later.]

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Plan illustrations by Goody Clancy & Associates.

EXECUTIVE SUMMARY

The *Weinland Park Neighborhood Plan* is a comprehensive and coordinated program to improve and enhance the quality of life for current and future residents. Its primary goal is the revitalization, rather than "gentrification," of the neighborhood and the creation of an exciting, attractive, diverse, mixed-income area where residents, business, institutions, and other stakeholders in the community work together to address and fulfill their mutual interests, dreams, and aspirations. Neighborhood cohesiveness and desire to build a climate of sincere caring for one's neighbors are major themes.

This is a plan about streets, buildings, parks, schools, refuse collection, etc.; but, most importantly this is a plan about the inherent value of the people and families who need and use these services and facilities, especially those already residing in Weinland Park.

A neighborhood award presentation

The planning process began in early 2004 and culminated late 2005. A Working Committee met monthly and five subcommittees met as needed to formulate policy and guide the staff that consisted of Columbus city planners and a consultant team which made several trips to Columbus to gather information, participate in meetings and other events. Community outreach was a top priority. Plan participants made special efforts to inform and involve residents and others interested in the plan's progress and recommendations.

The Weinland Park neighborhood (named for its largest park space) is bounded roughly by Chittenden Avenue on the north, the Conrail railroad on the east, East Fifth Avenue on the south, and North High Street on the west. It includes almost 5,000 residents in just over 2,000 households.

The park itself is named after Edgar L. Weinland (circa 1870-1959) whose many professions included attorney at law, City Solicitor, Columbus City Councilman and Special Council for the Ohio Attorney General's Office. In 1893, he was one of 20 students in Ohio State's first law class. The four-acre park was purchased by the city in 1920 and named for Mr. Weinland.

The neighborhood is a relatively compact one-third of a square mile located just to the southeast of The Ohio State University's (OSU's) main campus. This historically working class area lost about 2,000 residents and nearly 500 households between 1970 and 2000. It is experiencing change and is poised for major quality-of-life improvements during the 15 to 20 year planning horizon of this document.

Much is happening, including Campus Partners' new South Campus Gateway in the northwest corner of the neighborhood, rehabilitation of hundreds of subsidized housing units by Community Properties of Ohio, streetscape and park improvements by the City of Columbus, and a new Early Childhood Development Center and modern Weinland Park Elementary School being developed by OSU and the Columbus Public Schools, respectively. The Columbus Metro Federal Credit Union, with its community-based focus, is providing necessary financial services and filling a void often encountered in older, central city neighborhoods. (See "Impetus for the Plan" on page six for more details.) Neighborhood leadership by the Weinland Park Community Civic Association (WPCCA) is strong and growing stronger as it seeks to build alliances and coordinate with other organizations, including Godman Guild, a settlement house that serves as a strong neighborhood

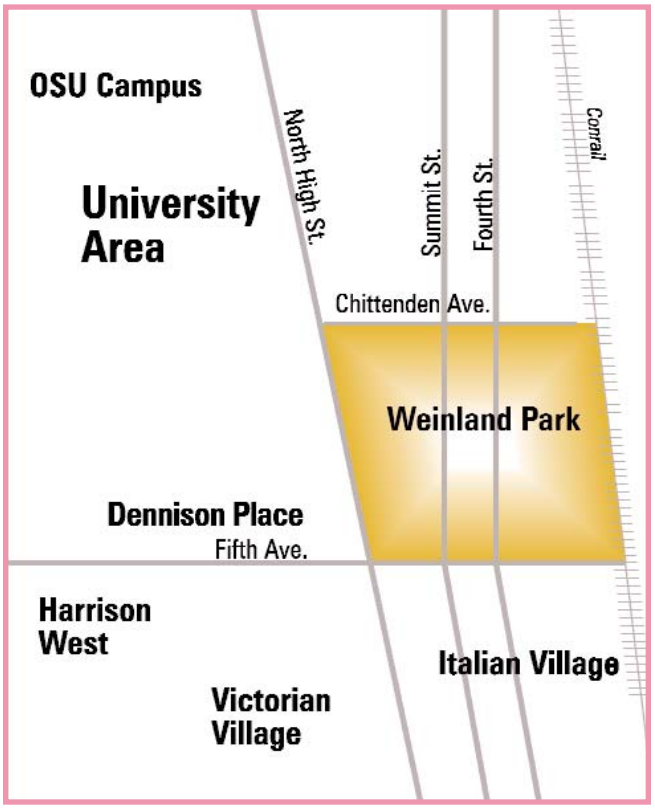
resource to meet the social and human needs of area residents.

Building on the changes underway, the *Weinland Park Neighborhood Plan* contains several themes:

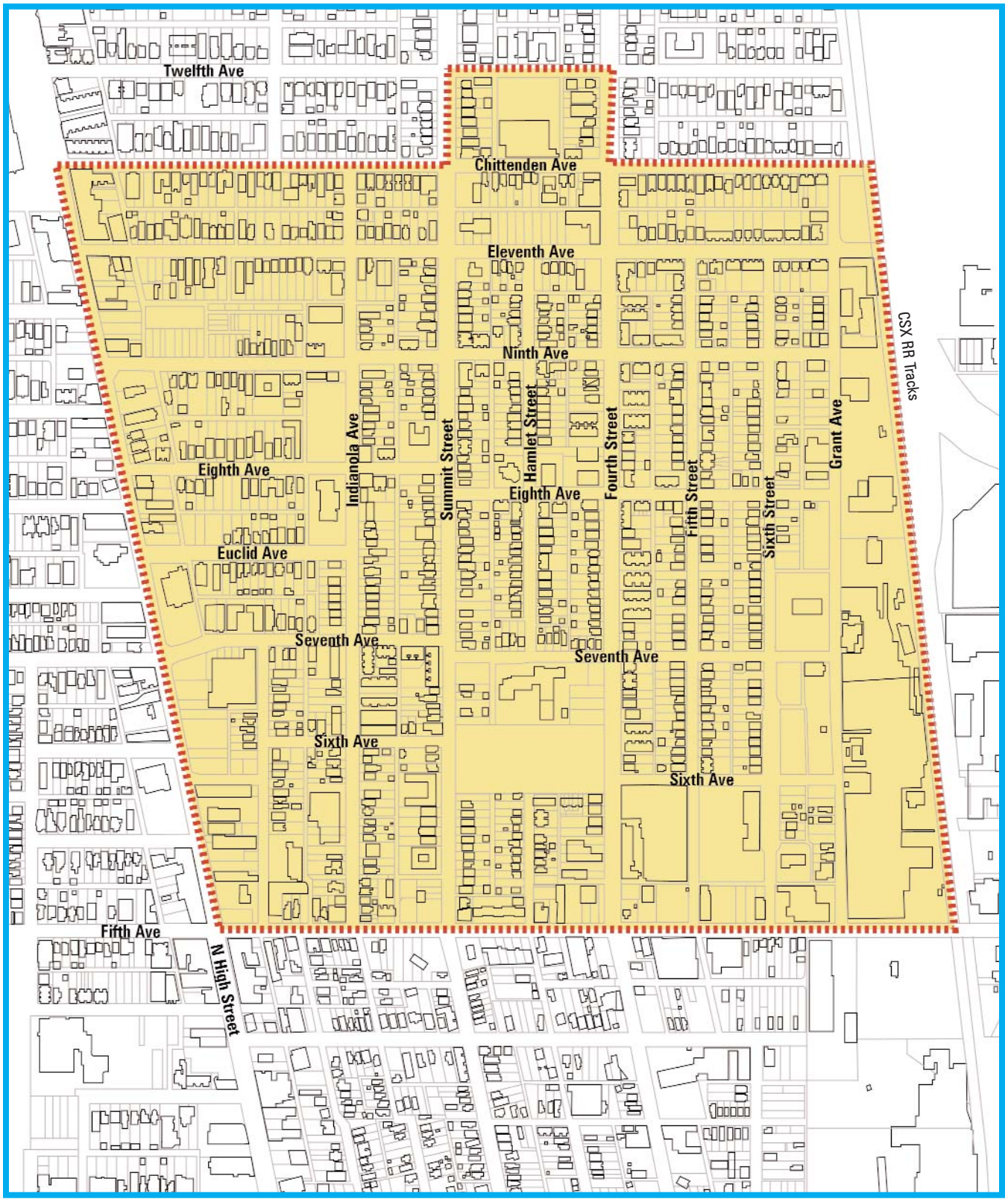
- importance of creating and maintaining a pedestrian- and bicycle-friendly residential environment where people can live, work, and play without fear of overwhelming automobile traffic, while maintaining and improving neighborhood-based transportation linkages;
- economic and workforce development, helping residents to gain skills necessary to get and keep jobs paying the wages necessary to improve their and their families' futures;
- a focus on the social, economic, and developmental needs of young persons, promoting healthy, balanced growth into positive and fulfilling adult citizenship;
- creation of a family-friendly social environment and a strong neighborhood sense of identity and image;
- partnerships with OSU and other major stakeholders in the area (including institutions, non-profit organizations, and government) to build on the neighborhood's health and vitality;
- coordinated redevelopment of brownfields (former industrial and other sites with soil contamination) to complement the existing and developing neighborhood structure;
- improvement of solid waste management, including storage and collection, and resource preservation; and
- maintenance and improvement of existing and contributing housing stock, and appropriate in-fill housing where feasible.

While the plan addresses many subject areas, its guiding principle is "to assure that, in all facets of the plan, the current residents of the Weinland Park community be given the opportunity to access and/or benefit from the improvements to the community resulting from the implementation of the plan."

This plan stresses revitalization of the Weinland Park neighborhood and improving quality of life by fostering the development of a mixed-income neighborhood.



Neighborhood Location Map



The Planning Area

BACKGROUND INFORMATION

Green space concept

Impetus for the Plan

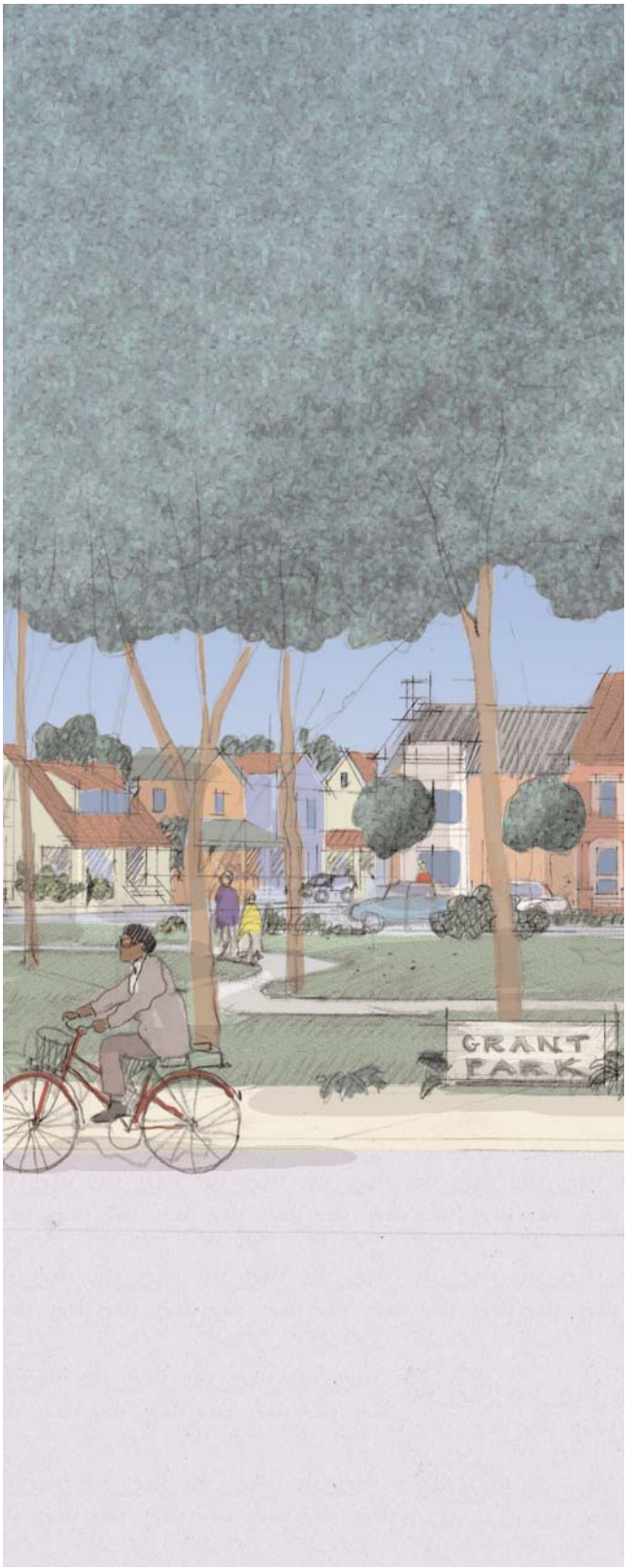
Weinland Park is a neighborhood on the verge of change. Recent improvements and influences include:

- South Campus Gateway's opening
- Community Properties of Ohio subsidized housing renovations
- New Weinland Park Elementary School, fall 2006
- OSU Early Childhood Development Center, winter 2007
- Weinland Park recreation improvements, 2006-2007
- Streetscape improvements to Eleventh Avenue; two-way operation of Eleventh and Chittenden avenues and Grant Avenue between these roadways
- Development pressures from Italian Village and other adjacent neighborhoods
- Commitment by the City of Columbus and The Ohio State University to address crime
- Urban Infrastructure Recovery Fund improvements scheduled in the short-term
- Increased interest in the Columbus Coated Fabrics site and other brownfield locations
- Establishment of the Weinland Park Community Civic Association
- Transition of the Columbus Metro Federal Credit Union from a workplace-based to a community-based institution
- The Solid Waste Management Authority of Central Ohio's piloting of the concept of a solid waste management plan for a small geographic area, including Weinland Park

Neighborhood streetscape concept

Purposes of the Plan

- Revitalize Weinland Park by assisting current and future residents and other stakeholders to create a diverse, mixed-income area of residential, commercial, and other appropriate land uses.
- Serve as an official, publicly adopted guide to public and private investment in the neighborhood over the next 15 to 20 years and beyond.
- Enunciate clearly the collective desires of Weinland Park stakeholders concerning quality-of-life issues affecting the community in the short- and long-term futures.
- Encourage and excite existing and potential partners to make Weinland Park a more caring and cohesive neighborhood of stakeholders sharing a common future.
- Demonstrate to sources of potential funding for community development and other needs that an exhaustive community-based planning process has been completed, that a wide array of options has been fully discussed, and that a high level of consensus has been achieved in major policy areas.
- Provide realistic and fiscally responsible direction for future change in the Weinland Park community.



Redevelopment concept

The Planning Process

The community-based process to develop the *Weinland Park Neighborhood Plan* included the following steps:

- Discussions between city staff and other stakeholders about the need for a neighborhood plan (2002-2004).
- Organizational meetings in late winter, early spring 2004.
- Period to establish a common base of understanding about planning processes and build trust among and communication between stakeholders.
- Five subcommittees met in the summer of 2004 to develop vision/policy statements and goals.
- Consultant team joined the process, interviewed stakeholders and experts, and prepared recommendations, graphics and technical memoranda.
- First Neighborhood Planning Workshop held on February 5, 2005.
- Drafting of additional plan text and recommendations.
- Second Neighborhood Planning Workshop held on July 16, 2005.
- Final revision and refinement of plan.
- Endorsement of the plan by the Weinland Park Neighborhood Plan Working Committee on July 25, 2005.
- Endorsement of the plan by the Weinland Park Community Civic Association on August 15, 2005.
- Participation in the Weinland Park Community Festival on August 27, 2005.
- Presentation of the draft plan to the University Area Commission on October 17, 2005.
- A public meeting for community comment, sponsored by the University Area Commission, was held on May 3, 2006 at Godman Guild.
- Endorsement of the plan by the University Area Commission on May 17, 2006.
- Endorsement of the plan and recommendation of approval by the Columbus Development Commission on June 22, 2006.
- Submission of Plan adoption legislation to Columbus City Council on _____.
- Passage of an ordinance adopting the plan as official City policy by Columbus City Council on _____.

Committee report at the first planning workshop

PLAN RECOMMENDATIONS

Neighborhood gateway concept

PLAN RECOMMENDATIONS

Plan recommendations were developed from reports written by the subcommittees formed by the Weinland Park Plan Working Committee, the Working Committee as a whole, and city staff. The subcommittees examined and reported on specific topics and provided additional opportunities for community participation and input. Topic areas were community involvement and public safety, housing, human services, infrastructure, and land use, economic development and aesthetics. Goody Clancy & Associates and Mt. Auburn Associates, two consultant firms, were engaged to assist with the urban design, land use, and economic and workforce development recommendations. The complete subcommittee reports are located in Appendix One, on page 38.

Guiding Principle

Having a fundamental value for the well being of all people, no matter their station in life, is part of the foundation of the American ideal. After suffering decades of a lack of economic development activity in the Weinland Park community, and the absence of viable constraints to prevent Weinland Park from becoming the location for one of the largest concentrations of Section 8 housing in Franklin County, the residents of Weinland Park deserve the opportunity to benefit from positive growth and the improvements promised both by current and pending economic development activity that will be influenced by this plan.To that end, in the development and evaluation of plan policies, the following questions were asked by subcommittee and Working Committee members as they considered plan recommendations/policies:

1. Does it promote and protect individual dignity?
2. Does it promote the general welfare of all community stakeholders?
3. Does it create access or opportunity for existing residents to improve their quality of life?
4. Does it cast or support the vision of a socio-economically diverse community?
5. Does it require collaboration with all community stakeholders to craft specific implementation strategies?
6. Does it require collaboration with all community stakeholders to implement the strategies crafted?

Please see Appendix Two on page 47 for the Evaluation Matrix used by participants.

Redevelopment concept

GUIDING PRINCIPLE OF WEINLAND PARK PLAN

To assure that, in all facets of the plan, the current residents of the Weinland Park community have the opportunity to benefit from the improvements to the community resulting from the implementation of this plan.

Community Involvement

The working committee has been earnest and active in reaching out to as many residents and community stakeholders as possible during the development of the *Weinland Park Neighborhood Plan.* In addition to their monthly meetings, subcommittees were established to more thoroughly explore specific planning topics. Saturday morning community update and input sessions were held and committee members and city staff shared Plan information and sought additional input at neighborhood events. Several members of the working committee belonged to the neighborhood's civic association and served on the University Area Commission. The purpose of this section is to continue to grow community participation and support in implementing — and building upon — Plan recommendations and improvements to Weinland Park.

Plan Recommendations:

- Continue to encourage broad public input and neighborhood participation in planning and implementation activities.
- Engage community stakeholders in planning and implementation-related activities. Stakeholders are encouraged to participate in the Implementation Committee and subcommittees already established under the auspices of the Weinland Park Community Civic Association.
- Encourage cooperative efforts between the many public and private entities active in Weinland Park in implementing plan recommendations.
- Invite local experts from throughout central Ohio to share their expertise by inviting them to address and discuss topics at plan implementation and civic association meetings.
- Dedicate one Weinland Park Civic Association meeting per quarter to review and discuss plan implementation status.

Residents enjoy a community festival

Housing

Weinland Park has a strong architectural character and many streets have blocks of intact, original housing. Areas within the neighborhood are under the jurisdiction of two different architectural review boards, the University Area Review Board and the New Indianola Historic District. The respective board must approve exterior renovations, demolitions and new construction in areas with architectural review before building permits are issued. Most of Weinland Park, however, is not subject to review, which has raised concerns about the ability to retain and improve the neighborhood's architectural integrity.

The possibility of establishing a Neighborhood Conservation District (NCD) in areas of Weinland Park not currently under any review was discussed and ultimately endorsed by the Working Committee. As proposed, the NCD will be a flexible tool for addressing exterior building conditions, ranging from rehabilitation, to demolition, to new construction. The particulars of each district can vary based on neighborhood characteristics and areas of concern. The city's Historic Preservation Office has drafted legislation to enable the creation of these districts and has been working to secure its adoption by Columbus City Council.

Situated east of The Ohio State University and north of Italian Village, a neighborhood experiencing renewal, Weinland Park seems poised for improvement and revitalization. Although optimistic about the future of the neighborhood, the working committee was concerned that physical improvements could leave many current residents vulnerable. This concern underlies many of the Plan's recommendations, which in turn offer strategies to assist those residents wishing to stay in Weinland Park.

With the 2000 US Census reporting a homeowner occupancy rate of less than ten percent and a housing vacancy rate of 18 percent, opportunities exist to introduce new market-rate housing into the neighborhood.

Example of housing in the neighborhood

Plan Recommendations:

Housing Opportunities

- Encourage a mix of housing types, styles and prices, providing a place for all who wish to remain in Weinland Park, or to make it their new home.
- Discourage actions likely to displace current residents who already consider Weinland Park their home.
- Promote upward mobility in the housing market.
- Encourage residents to build financial capital through homeownership.
- Promote well-designed, mixed-use development, combining residential and business uses in appropriate locations (see Opportunity Areas map, page 17).
- Engage appropriate entities in a discussion about deconcentrating and dispersing subsidized residential units within Weinland Park and to other areas of Franklin County.
- Encourage the city and the neighborhood to work to create a landlord/property owners association.

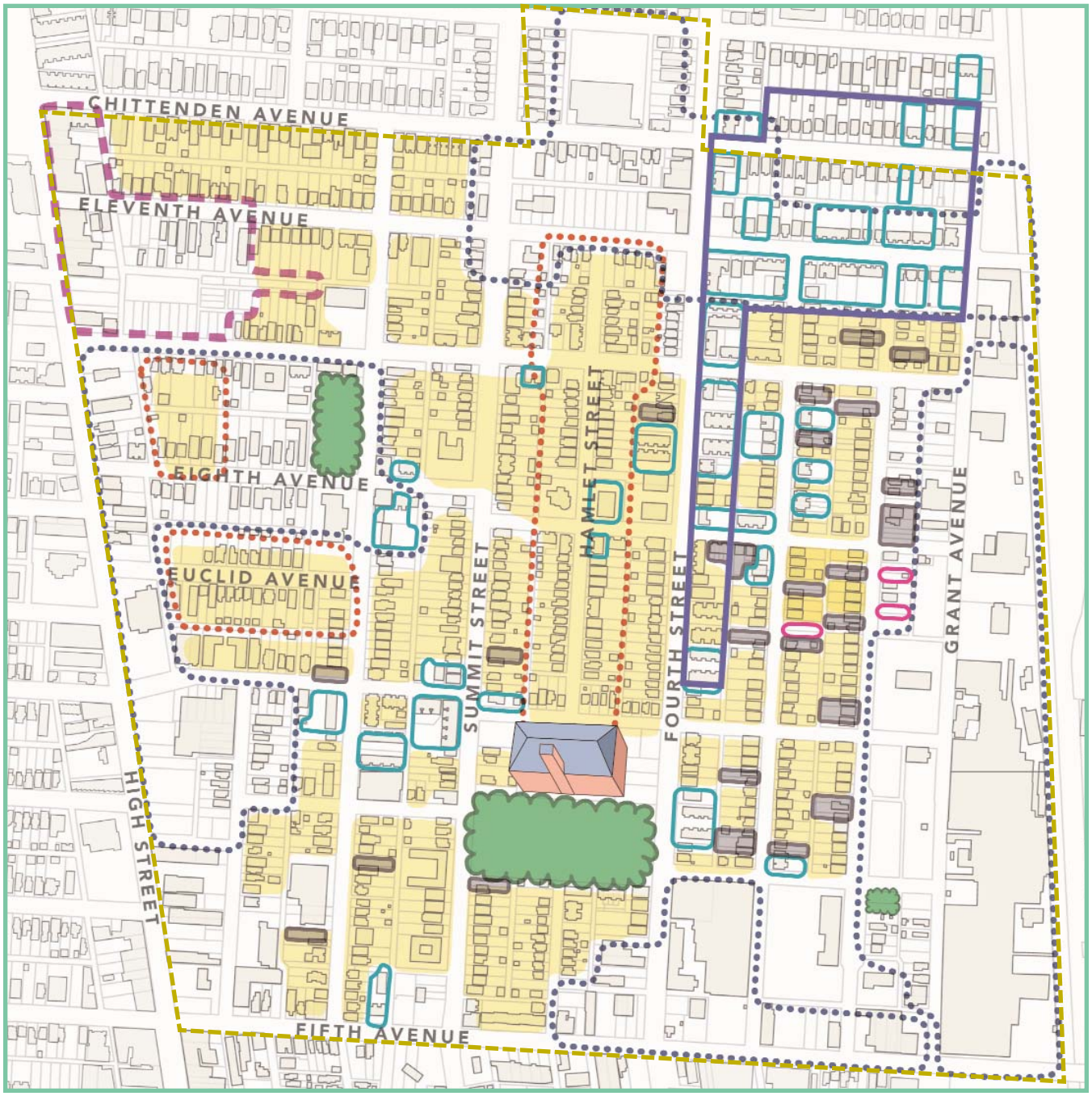
Home Ownership

- Convene a meeting of entities providing homeownership programs; seek partners to prioritize and promote Weinland Park as a recipient of these services.
- Provide Weinland Park residents with information on homeownership assistance and homebuyer counseling programs.
- Coordinate information about affordable housing and housing assistance in a one-stop shop (with additional resources, the neighborhood-based Northside Development Corporation could provide this service).
- Meet with OSU to discuss making Weinland Park residents eligible to participate in the University District homeownership incentive program for university employees.
- Meet with city officials to discuss establishing a residential tax abatement program in Weinland Park. Use the abatement to jump-start a homebuyer market and residential improvements by owner-occupants.
- Promote rehabilitation and conversion of two-family units to single-family, condominiums for sale or owner-occupied duplexes; coordinate with tax abatement program, if established.

Physical Improvement

- Continue to enforce city housing and related codes and continue proactive code enforcement activities.
- Participate in Mayor Coleman's "Home Again" initiative and address the problem of abandoned and/or dilapidated houses in Weinland Park.
- Expand appropriate design review tailored to meet the needs of Weinland Park and include safeguards so as to not inappropriately burden single-property owners. This would require enabling legislation by Columbus City Council.
- Focus early revitalization efforts on and near Hamlet Street and North Sixth Street.
- In keeping with Mayor Coleman's "Get Green" initiative, encourage the construction of green -- high performance, environmentally responsible -- buildings in Weinland Park. Promote LEED (Leadership in Energy Efficiency and Design) certification for all new construction. LEED is a voluntary green building ratings system that provides an accepted national standard for evaluating and certifying high building performance and reduced environmental impact; LEED is administered by the U. S. Green Building Council.

An opportunity for new housing



Housing Revitalization

Source: Goody Clancy

- New Development Opportunity Areas-New Housing Potential
- Northside CDC Ownership
- Community Properties of Ohio
- Vacant or Abandon Property
- Housing Stabilization:
  - Rent to Own
  - Downpayment Assistance
  - Rehab Assistance
  - Convert Doubles to Singles
  - Condo Doubles
- Planning Area Boundary
- New Indianola Historic District
- Existing Parks/Community Gardens
- Areas of Concentrated Architectural Character and Owner-Occupancy
- Gateway Project

Land Use and Development Goals

Although Weinland Park is primarily a residential neighborhood, significant industrial uses once operated at its south and eastern borders. At approximately seventeen and a half acres, the former Columbus Coated Fabrics factory and associated parking along Grant Avenue comprise the area's largest redevelopment site. The former 3-M plant, located just off of Fifth Avenue and in the vicinity of the Godman Guild, provides an opportunity to create a signature gateway development into the neighborhood. No longer a source of employment and devoid of any legitimate economic activity, the buildings and grounds are in disrepair, reflecting poorly on the neighborhood and generating a host of health and safety concerns.

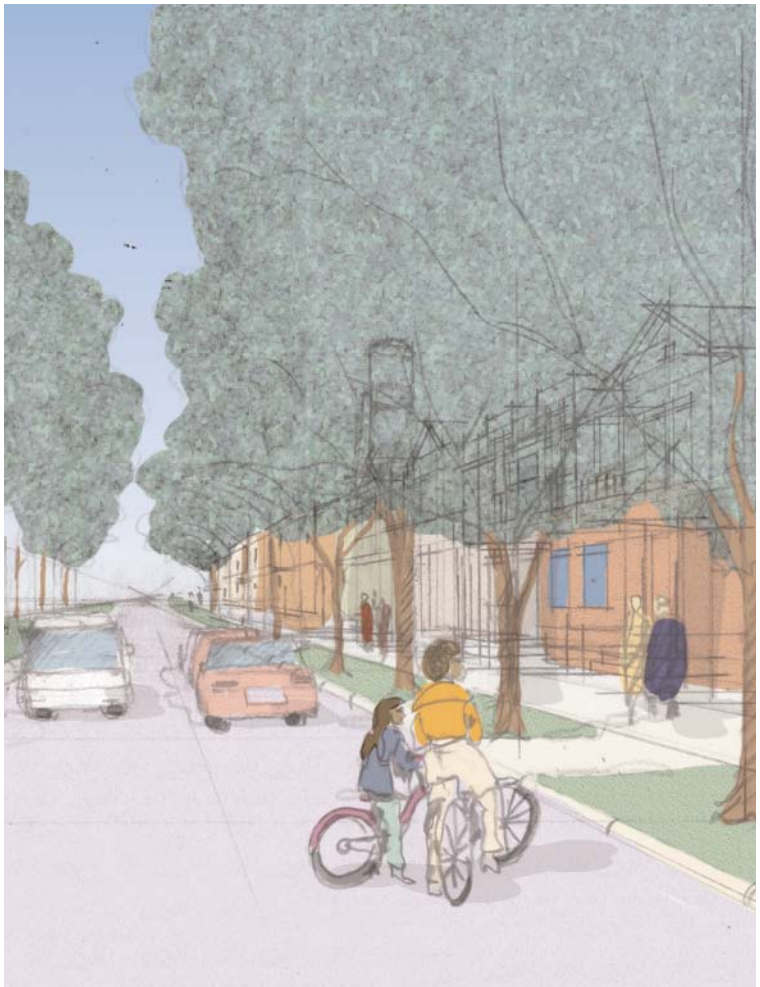
As discussed previously, Goody Clancy was engaged to identify areas within the neighborhood where significant redevelopment opportunities existed and create strategies for their redevelopment. In all, six Opportunity Areas were identified, including the Columbus Coated Fabrics and 3-M sites. Other locations were selected for their residential, civic and/or neighborhood-commercial possibilities. A map and descriptions of each of the six opportunities areas, including redevelopment goals, starts on page 17.

This section also includes a number of general neighborhood development and aesthetic — or urban design — goals for the type and quality of development desired. Further, the Planning Committee reaffirmed the recommendation to create a district and/or body to review exterior modifications, new development and repairs in areas of the neighborhood not under the jurisdiction of the University Area Review Board or the Historic Resources Commission. This could be accomplished by expanding the jurisdiction of the University Area Review Board or creating a Neighborhood Conservation District, once the enabling legislation to do so is adopted by Columbus City Council. Regardless of the approach taken, resources should be made available to assist the neighborhood's lower income property owners with making home repairs that reflect the newly enacted standards.

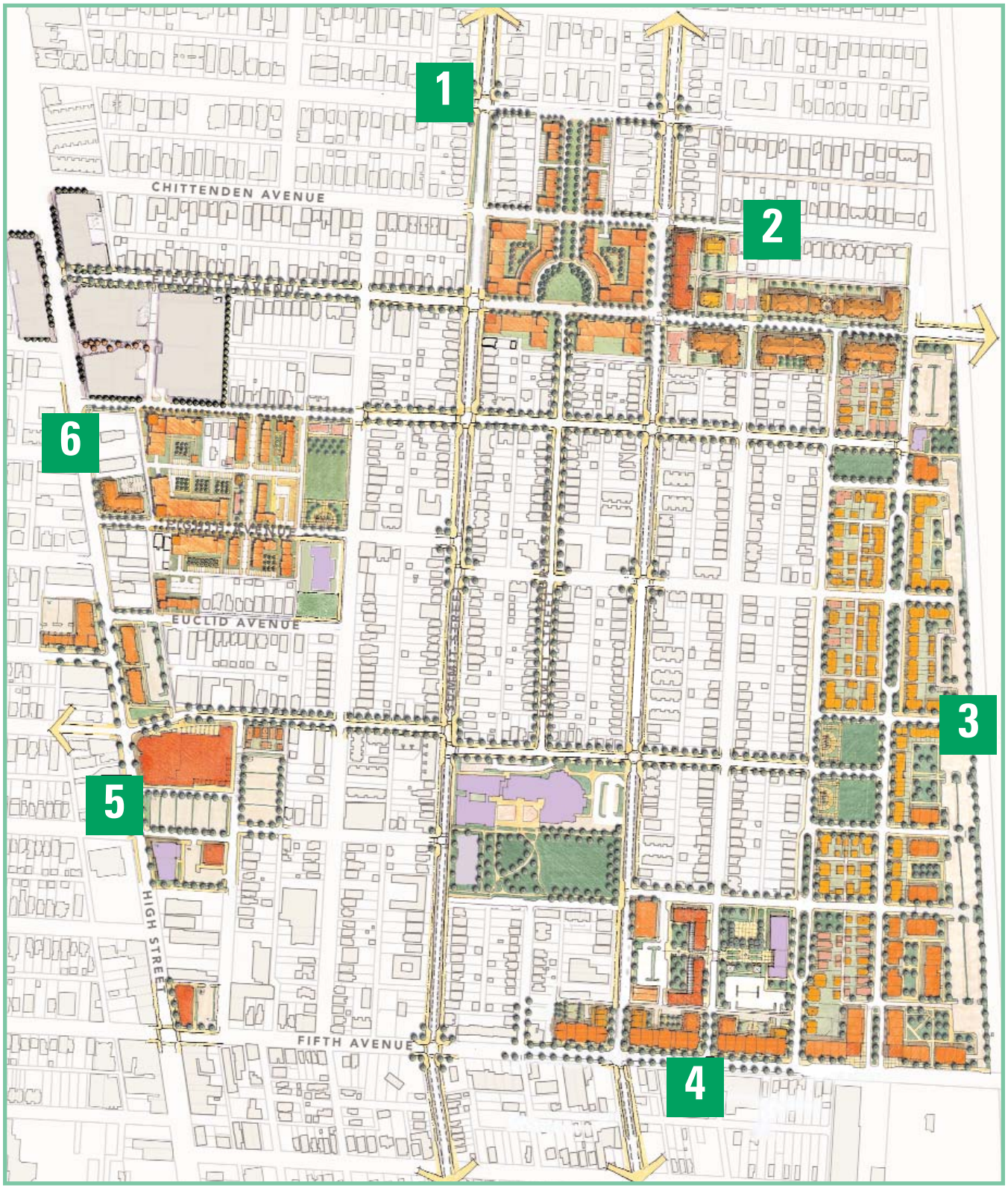
Streetscape concept with center median

Plan Recommendations:

- Encourage a mix of uses within Weinland Park that will enhance, strengthen and revitalize the neighborhood for existing residents and help to attract new residents.
- Discourage the demolition of buildings that can be rehabilitated and re-used at reasonable cost.
- Undertake a study of existing zoning to determine if it is compatible with existing and desired land uses.
- Target the use of city incentives to assist projects that create high-quality development and meet the intent and recommendations of the *Weinland Park Neighborhood Plan.*
- Create development opportunities with enough critical mass to attract investors.
- Promote development that enhances public areas, such as pedestrian-friendly streetscapes, sidewalks, street trees, public art, unique lighting, and other urban amenities.
- Seek a mix of uses that supports the needs and aspirations of the neighborhood, including:
  - Mixed-income housing that will attract more residents to the neighborhood;
  - Neighborhood-serving and neighborhood-scale retail;
  - Civic structures, such as expanding the size of the Northside Library, a neighborhood policing center, community multipurpose spaces and workforce training facilities; and
  - Additional quality open spaces that have a range of programming opportunities, activities for all ages and that are unique to the neighborhood and capture the area's ethnic and cultural qualities.
- Promote the use of shared parking to reduce the quantity of parking lots and encourage development, business and community partnerships.
- Create a new or expand an existing design review process for the entire neighborhood.



Residential streetscape concept



Source: Goody Clancy & Associates

Redevelopment Opportunity Areas

1 Redevelopment Concepts:

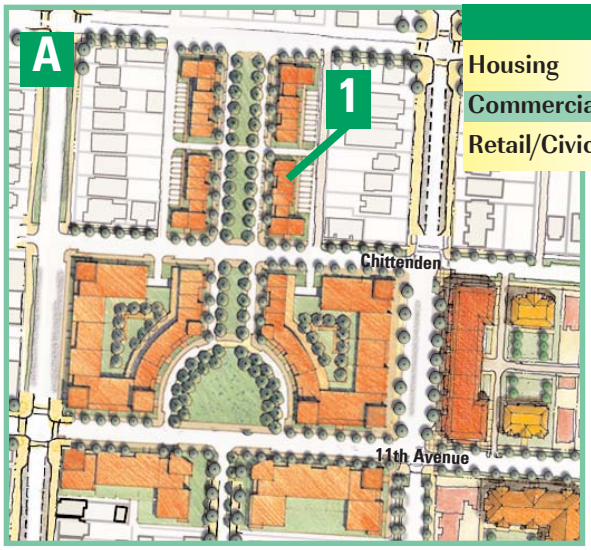
Eleventh Avenue at Summit and Fourth Streets

Create a Signature Park and New Development that Anchors the 11th Avenue Corridor

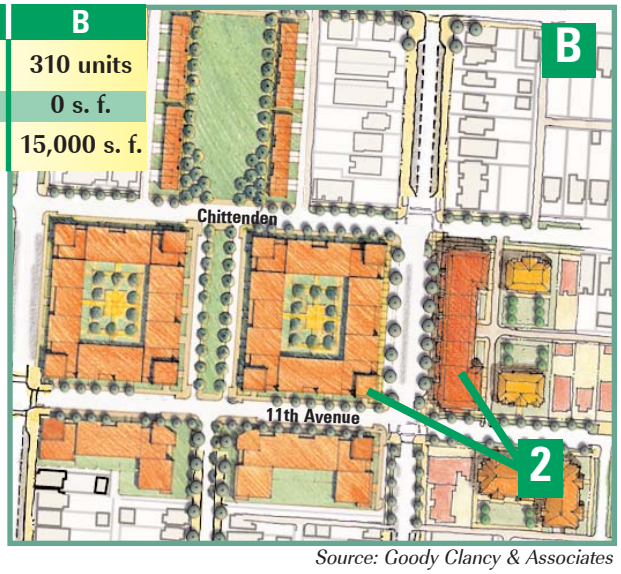
- Create a new civic space that connects to the Hamlet streetscape improvements and surround that space with new attractive development that includes uses to activate the outdoor spaces.
- Include neighborhood retail along both sides of North Fourth Street: improve the sidewalks and pedestrian environment; improve the crosswalk and intersection to enhance safety; and provide unique lighting and signage that celebrate the identity of neighborhood
- Coordinate the redevelopment of the block with the East 11th Avenue streetscape improvements.
- The City of Columbus and The Ohio State University have announced that the new, joint policing center will be located at Eleventh Avenue and Hamlet Street. Site planning for the center and its parking should make every effort to be compatible with the building massing, urban design, and open space recommendations outlined in this and other sections of the plan.

View 1: *Development should front public spaces and provide new connections to the surrounding community.*

View 2: *New neighborhood retail on North Fourth Street.*



	A	B
Housing	260 units	310 units
Commercial	0 s. f.	0 s. f.
Retail/Civic	15,000 s. f.	15,000 s. f.

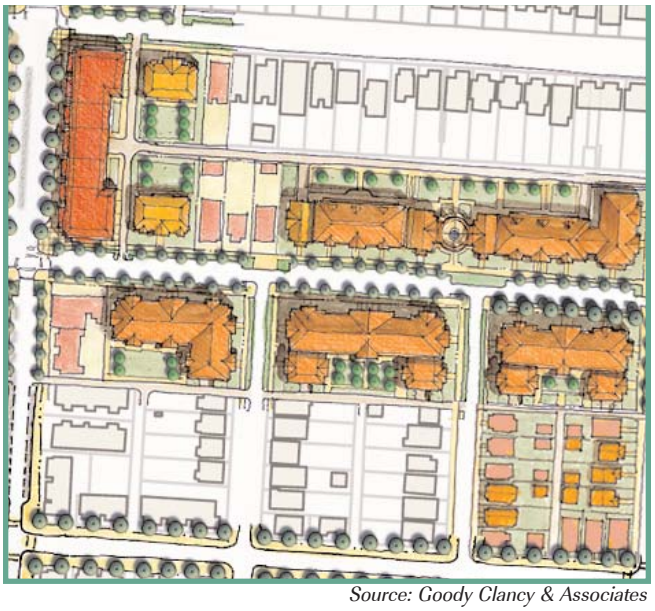


Source: Goody Clancy & Associates

2 Redevelopment Concept:
East Eleventh Avenue -- Create the Neighborhood's New "Front Door"

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

Housing	230 units
Commercial	0 s.f.
Retail	15,000 s.f.
Civic	0 s.f.



Source: Goody Clancy & Associates

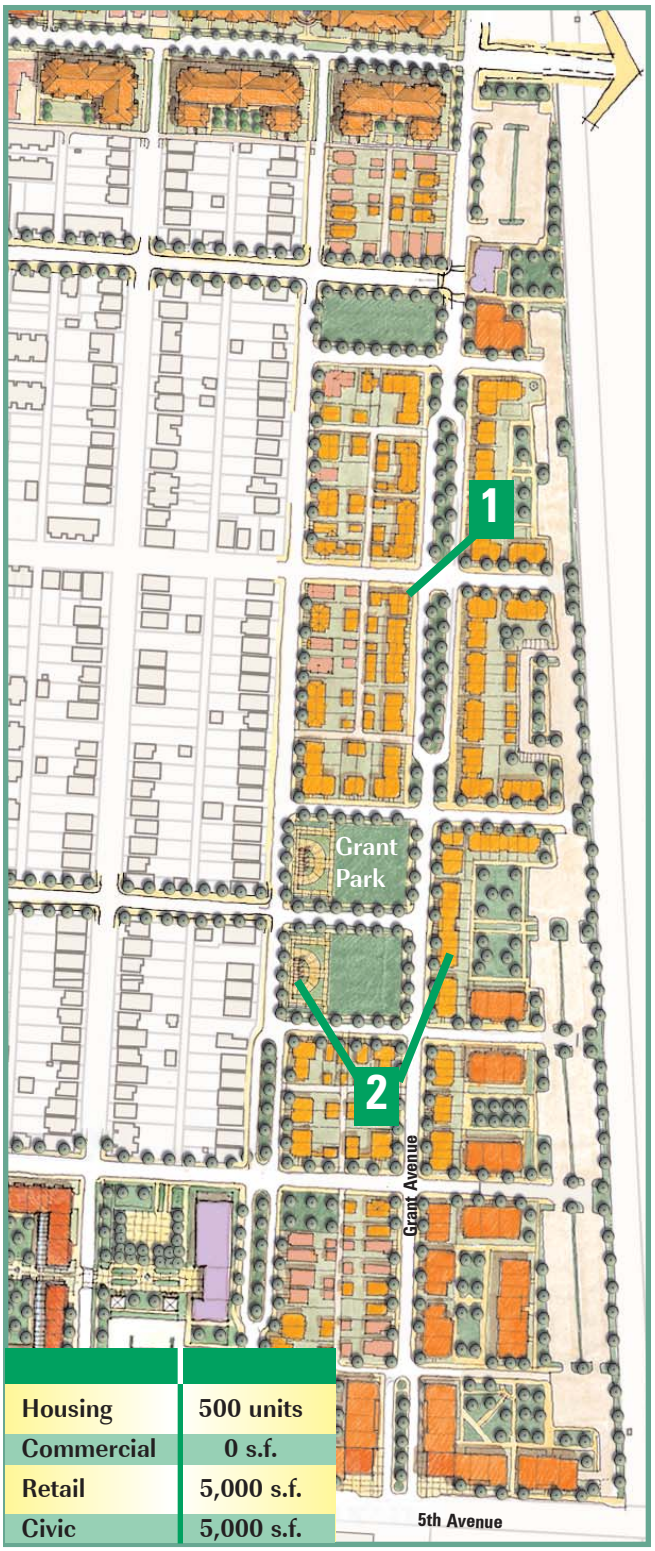
View from under the rail overpass along East 11th Avenue --celebrating entry into the neighborhood

3 Redevelopment Concept: Columbus Coated Fabrics Site -- Reclaim it for Neighborhood Uses

View 1: *North Grant Avenue will become a grand new residential street.*

View 2: *New and existing homes will surround a new community park.*

- Create a "gateway" at the end of North Grant Avenue.
- Seek a variety of land uses, including neighborhood retail.
- Provide new housing that complements the existing homes on North 6th Street.
- Clean up the existing linear park on North 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 - as is feasible and appropriate. Expand parkland and integrate active recreational uses, such as ball fields, courts, etc.
- 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 s.f.
Retail	5,000 s.f.
Civic	5,000 s.f.

Source: Goody Clancy & Associates

4 Redevelopment Concepts:
3 M Site
Consider New Opportunities and Partnerships for Reuse

A

- Provide new housing along East 5th Avenue.
- Reuse the 3M site for a mix of uses:
  - Community space
  - Workforce training
  - Programs with Godman Guild
  - Affordable commercial space
  - Re-design parking and open space at Godman Guild.
- Create a campus of learning.

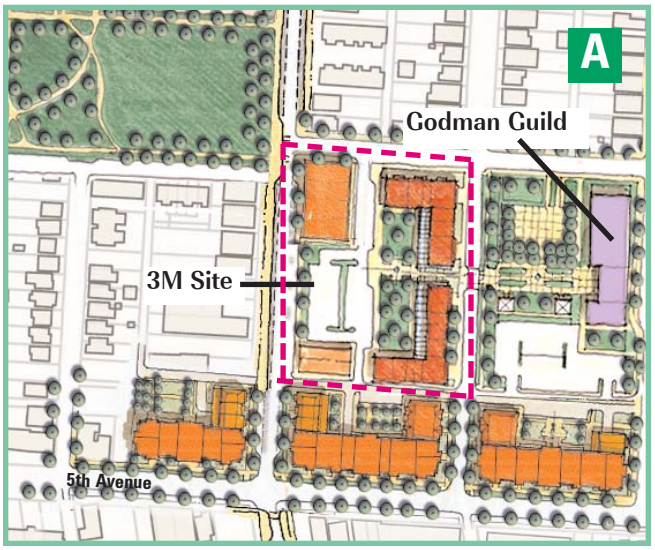
B

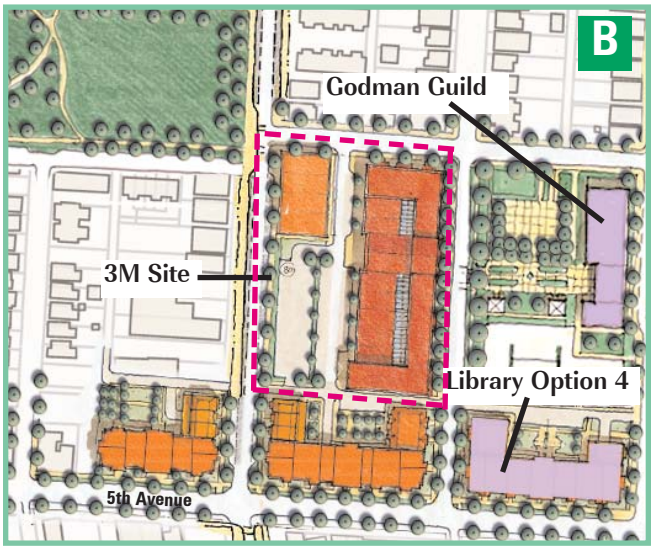
- Provide new housing along East 5th Avenue.
- New Northside Library on East 5th Avenue.
- Redevelop the 3M site for commercial space.
- Re-design parking and open space at Godman Guild.
  - Include community gardens as outdoor classrooms.

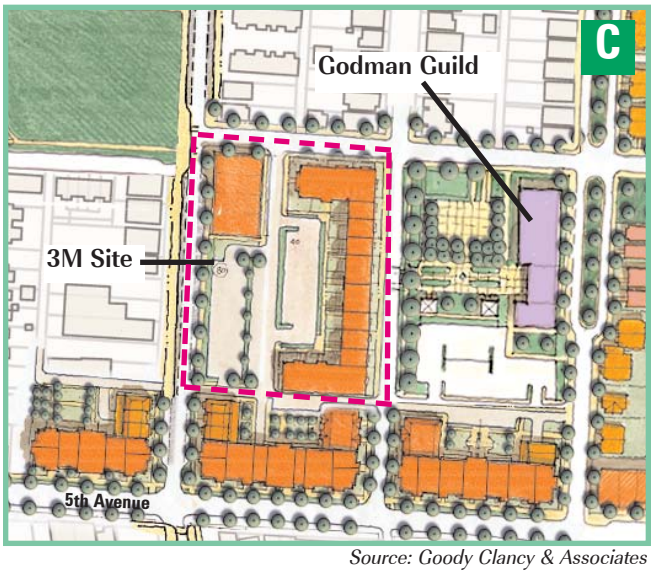
C

- Provide new housing along East 5th Avenue.
- 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.

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







Source: Goody Clancy & Associates

5 Redevelopment Concepts:

Kroger and North High Street -- Create a Gateway Linking the Neighborhood to North High Street

A

- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New library on North High Street.
  - Explore policing center next to the library.
- Share parking for all the above uses.
  - Former library site becomes new housing.
  - Dollar store redevelops as new housing .

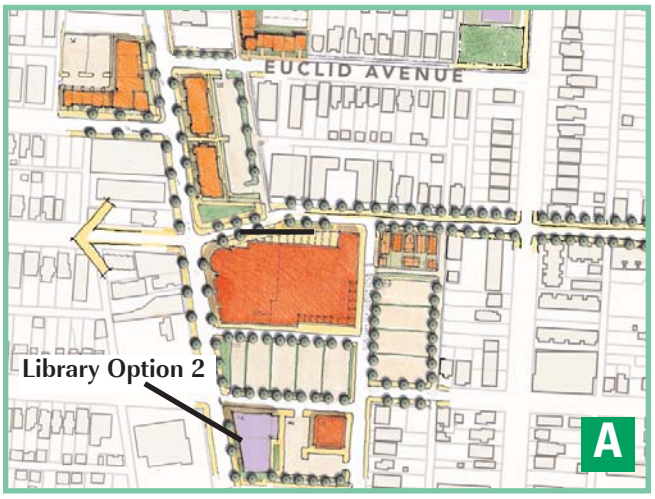
B

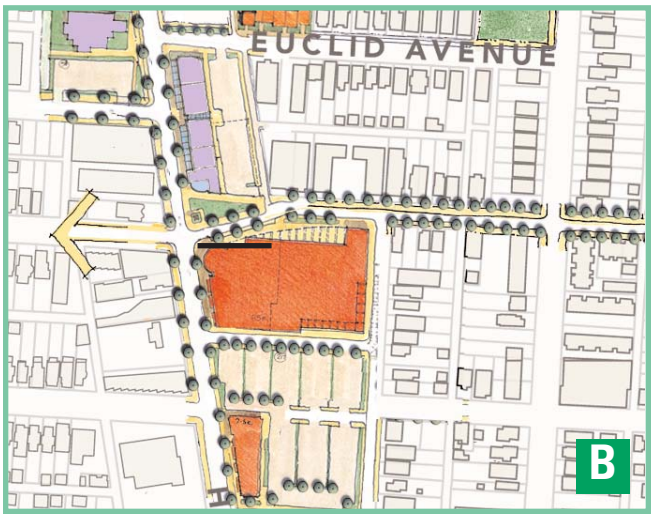
- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New retail: "out building" on North High Street.
  - Former library site becomes community center and policing center.
  - Dollar store redevelops as new library.

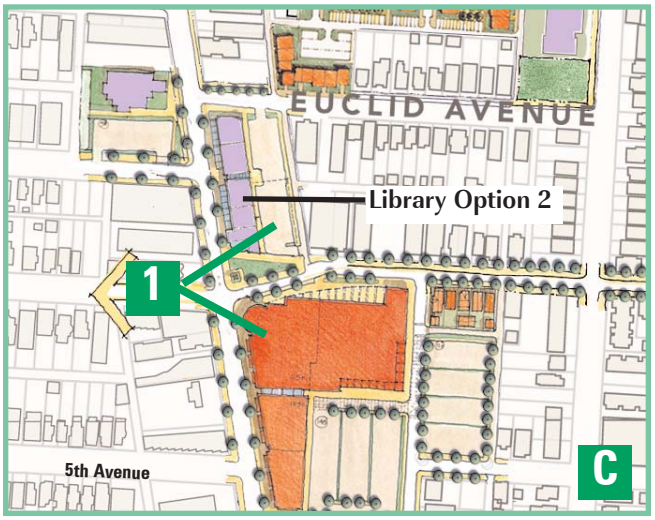
C

- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New retail: continuous frontage on North High Street.
  - Expand parking for Kroger to the east.
  - Former library site becomes community center and policing center.
  - Dollar store redevelops as new library.

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





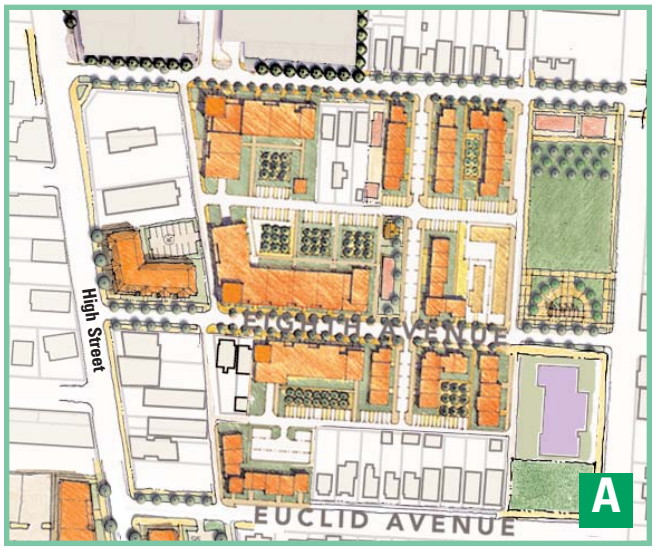


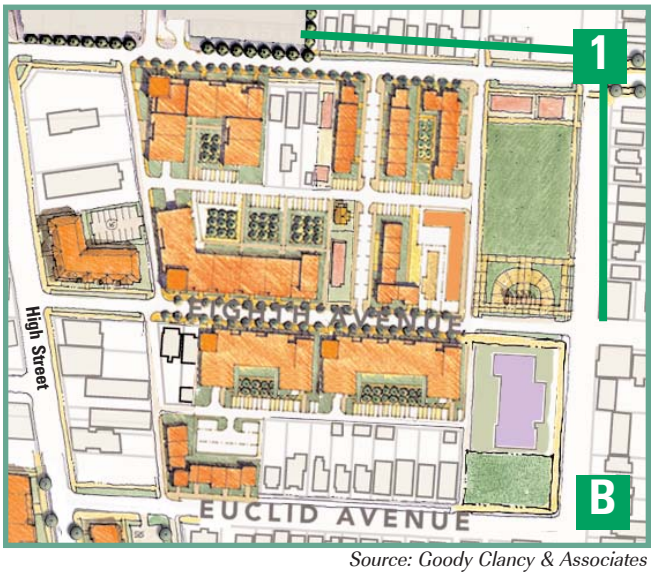
Source: Goody Clancy & Associates

6 Redevelopment Concepts:
East Eighth and East Ninth Avenues
Provide New Housing Choices to Attract New Residents

- Provide a range of new housing choices along East 8th and 9th avenues.
- Transition in scale from Indianola Avenue to North High Street (smaller to larger scale).
- Explore varied densities (options could range from 175 to 250 units).
- Consolidate sites to attract development interests.
- Prohibit the "people packer" development topology.
  - Build new housing that fronts on 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.

	A	B
Housing	175 units	250 units
Commercial	0 s.f.	0 s.f.
Retail	0 s.f.	0 s.f.
Civic	0 s.f.	0 s.f.





Source: Goody Clancy & Associates

Economic and Workforce Development

Plan Recommendations:

The following are recommended priorities prepared by Mt. Auburn Associates for implementing the workforce development components of the *Weinland Park Neighborhood Plan*.

- Designate an existing organization to act as lead implementer of the neighborhood workforce development plan.
- Partner with major employers in the area to promote training and employment opportunities for neighborhood residents.
- Take steps toward developing a formal neighborhood-university partnership to strengthen, expand and more effectively coordinate relationships between the Weinland Park neighborhood and The Ohio State University in a way that will increase learning and employment opportunities for Weinland Park residents while supporting the university's mission of teaching, research, and service.
- Expand capacity to provide Adult Basic Education (ABE) programs and substantially increase high school equivalency (GED) completion rates for neighborhood residents.
- Increase job placement and retention through increased occupational and job readiness training, stronger relationships with neighborhood and nearby employers, increased access to a variety of employment support services, both professional and volunteer, and increased post-placement assistance.
- Link GED programs with job training and placement.
- Plan for longer-term initiatives to address youth education and career development needs.

Initial Implementation Tasks:

During the six to nine months following plan adoption, the following initial implementation steps should be taken in order to focus on the seven priorities identified above:

- Form a Workforce Development Implementation Subcommittee of the Weinland Park Working Committee. The subcommittee will refine and detail the early stage institutional and programmatic priorities and organize the hand-off of implementation responsibilities to a lead implementing entity.
- Designate a lead implementing entity. Once the neighborhood plan is completed, it will be essential that an ongoing organization assume the responsibility for leading implementation of the plan's workforce development component. The most likely entity to assume this role is the Weinland Park Area Resource Network, which has already been established to convene and more effectively coordinate neighborhood service providers. The Implementation Subcommittee should begin discussions with the Resource Network, first to confirm its role as the lead workforce development strategy implementer, and second to develop an organizational plan to achieve this transition. This would likely involve the following:

Brainstorming plan goals

Initial Implementation Tasks continued

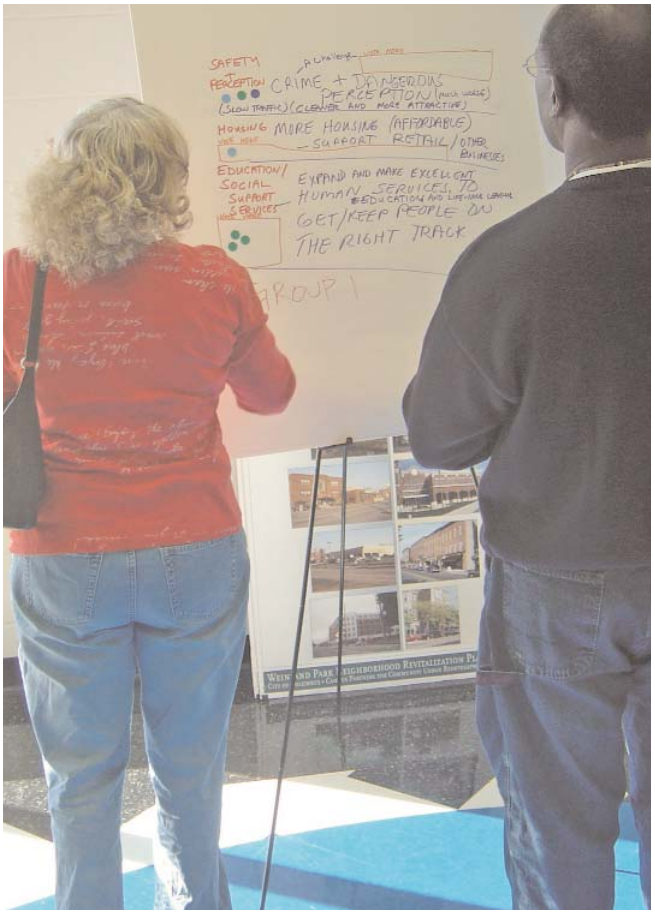
- Establishing a workforce development group within the network;
- Identifying additional organizations to invite into this group and contacting these organizations;
- Developing an initial work plan (see below); and
- Obtaining professional capacity. [This may initially involve using loaned staff from participating organizations.]

- Working with its constituent organizations, the lead implementer should develop an initial work plan, which should include the following:
  - Engage OSU and other major employers to develop a neighborhood-university and other workforce development partnerships;
  - Develop an organizing campaign to engage more neighborhood residents in the process of skill-building and employment;
  - Develop a plan to expand and coordinate outreach, information, and referral capacity;
  - Identify high priority workforce development program and service needs and quantify demand levels;
  - Support and coordinate the efforts of individual service agencies to obtain needed resources for priority activities. (Particular attention should be placed on obtaining additional resources to strengthen and expand proven programs already serving neighborhood residents.);
  - Facilitate improved coordination among neighborhood service providers, particularly creating more direct linkages between high school equivalency, occupational training, job placement, and post-placement services; and
  - Develop a plan for leveraging physical revitalization activities to provide neighborhood employment and entrepreneurial opportunities.

- A process should be put in place to establish a formal Weinland Park-OSU Workforce Development Partnership. The process should consist of the following initial steps:

Northside Branch of the Columbus Metropolitan Library

- A delegation of key stakeholders from the neighborhood planning process, including neighborhood representatives, Campus Partners, and local government should prepare a short concept paper and meet with the university president to discuss the concept. The purpose of the meeting would be to obtain an "agreement in principle" to form a partnership subject to a planning process, and to obtain the president's agreement to set up a university task force to engage in this planning process with the lead implementing entity.
- The university task force should include lead administrators and faculty involved in university activities that relate to workforce education and employment. These would include senior human resource personnel and human resource personnel from appropriate university departments (notably Student Affairs and Building Services, OSU Extension, Service Learning Initiative, Campus Partners, OSU CARES, and the Center on Education and Training for Employment).
- The university task force should inventory current and potential resources to support workforce development in Weinland Park. It should then work with a committee from the lead implementing entity to discuss options and develop a draft plan for the partnership, laying out activities, organizational structure, and staffing and budget needs. Particular attention should be placed on supporting proven programs already serving neighborhood residents.
- Once a draft plan is developed, the planning group should bring it back to the president's office for a formal endorsement. The university should also be asked to make a funding commitment to provide for partnership administration for two to three years.
- Plan for longer-term initiatives to address youth education and career development needs. While addressing the immediate employment needs of the adult workforce, the lead implementing entity should begin to put in place a long-term strategy focused on youth education and career development. This strategy should include initiatives to support K-12 completion and post-secondary preparation, career exploration, and entry-level work opportunities.



Voting on priorities

Public Safety

A safe environment in which to live, work, visit, and raise a family is desired by all neighborhoods and Weinland Park is no exception. Crime is a concern and it can overshadow many of the positive things happening in the community by perpetuating negative images and stereotypes. The actual safety of persons in a neighborhood is the most important thing. But also powerful is how a neighborhood is seen by others, and even more so, how it is perceived by its residents. Many factors affect public safety. Factors addressed in the Plan include community relations with the police and other safety personnel, the physical condition and economic circumstances of the neighborhood, recidivism, and positive outlets for youthful energy and creativity.

Crime and public safety are topics of great concern within the Weinland Park area. While this plan attempts to address these issues, it is not meant to supplant the current, daily operations of the Public Safety Department.

Plan Recommendations:

- Pursue opportunities to build bridges of trust between residents and public safety personnel.
- Promote positive communication between residents, police and property owners in order to minimize crime and negativity in the neighborhood.
- Promote citizen participation in block watches, Citizen Police Academy, and other neighborhood crime prevention and improvement efforts. Coordinate as appropriate with safety personnel.
- Support and explore expansion of the Community Crime Patrol, Inc.
- Promote economic development, self-reliance and human dignity as tools for crime prevention.
- Encourage that all public and private improvements to the built environment — buildings, parks, developments, etc. — be designed in such a way as to promote public safety and discourage criminal activity.
- Seek effective code enforcement and property maintenance to preclude the appearance of an environment conducive to crime.
- Conduct a public awareness campaign utilizing: anti-crime publications, public service announcements, billboards, newspapers, a Welcome Wagon-type program, a geographic area-specific web site, and other vehicles to inform residents on public safety issues.

Safe streets are a high priority

Public Infrastructure

Public infrastructure and transportation improvements in Weinland Park should seek to ensure the adequate public and private investments necessary to promote neighborhood health and vitality. Existing infrastructure, such as streets, parks, lighting, and refuse collection should be regularly evaluated.

Infrastructure improvements should be phased in order to coincide with other Plan related investment activities and they should be designed to support a truly multi-modal neighborhood (pedestrian, bicycle, auto, and bus/mass transit). In doing so, the primarily residential nature of the neighborhood should be respected and enhanced, balancing the needs and comfort of people living, working and visiting the neighborhood above those driving through. Traffic calming techniques should be implemented and coordinated with other improvements, especially along Summit and Fourth Streets.

The high-density, transitory nature of Weinland Park and the University Area should be considered by the city when planning refuse collection services, including bulk pick-up. Additional reuse collection should be scheduled to coincide with OSU's schedule, particularly the start and conclusion of the academic quarter system.

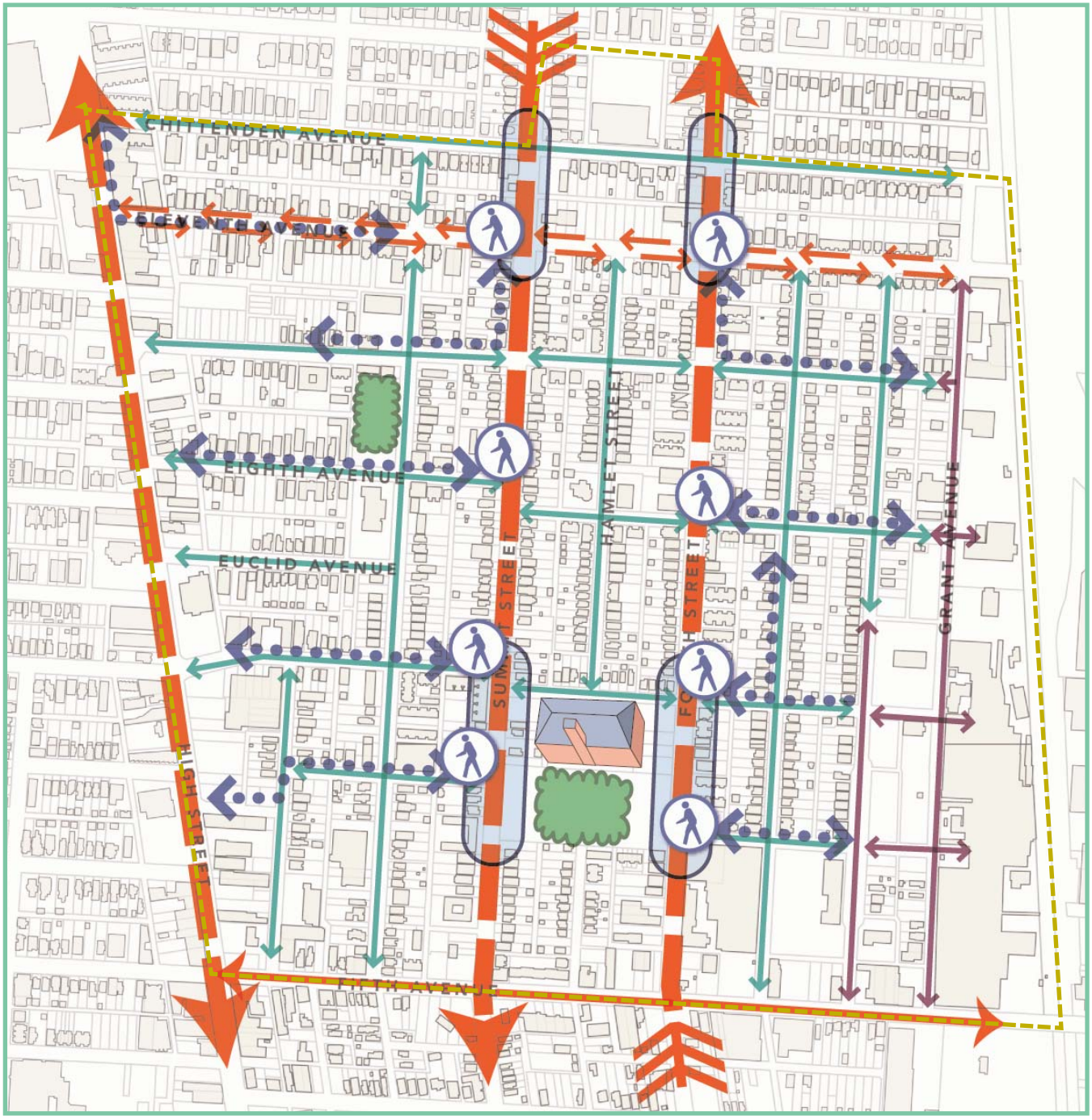
The neighborhood's green infrastructure — parks and green space — should be well distributed through the neighborhood and accessible. The greatest possible community input should be sought when planning parkland and children and young persons should be engaged in this effort. Safe access to playground and park areas — such as provided by sidewalks and lighting — should be part of the overall planning effort.

Plan Recommendations:

- Meet with the city Transportation Division to develop a strategy to "calm" Summit and Fourth Streets; involve other facets of city government, the Ohio Department of transportation and the Mid-Ohio Regional Planning Commission, as appropriate; actively seek broad community stakeholder participation.

A raised intersection to calm traffic

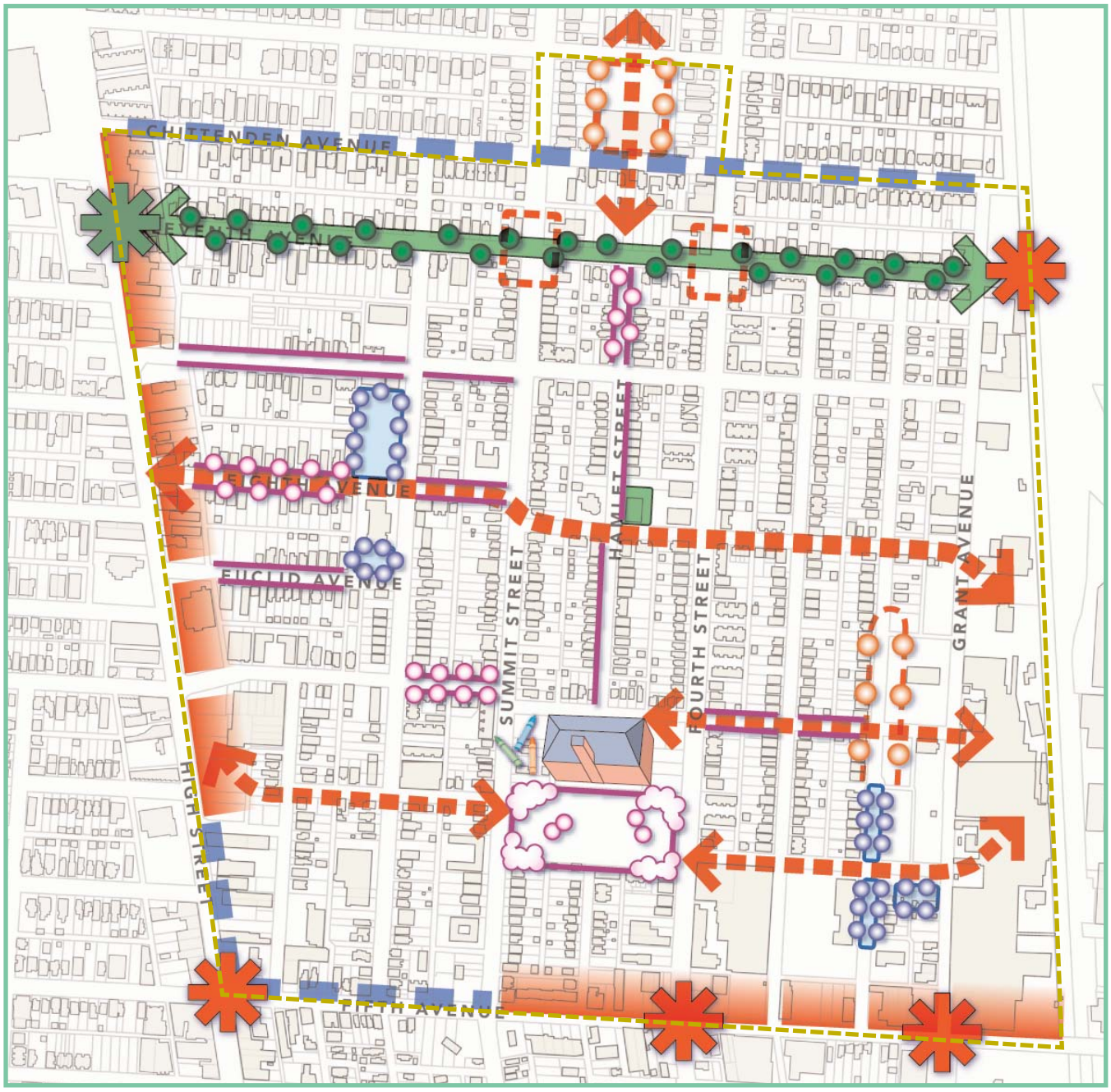
- Design or re-design roadways to move traffic efficiently, recognizing the primarily residential nature of the neighborhood and need for overall safety.
- Encourage cooperative transit service arrangements between COTA and OSU, as well as between OSU and the greater University Area neighborhoods.
- Ensure that refuse collection receptacles are the right size for their location.
- Minimize and/or repair physical damage to alleys caused by trash collection (pot holes, ruts, etc.)
- Survey neighborhood alleys and prioritize for improvements and repair; work with the Department of Utilities and the Transportation Division and apply to the city's Urban Infrastructure Recovery Fund (UIRF) to make necessary repairs.
- Consider expanding the city's pilot recycling program into Weinland Park.
- Continue the city's graffiti removal program in the Weinland Park neighborhood.
- Provide ongoing information on the city's refuse collection, bulk pick up and street sweeping and cleaning programs.
- Plan park improvements with the greatest input possible from neighborhood stakeholders of all ages. Create both passive and active recreational opportunities such as courts, playgrounds, walking/running tracks, swimming pools, and the like.
- Mitigate storm water impacts in public and private developments.
- Encourage the city to evaluate and improve street and sidewalk lighting as appropriate to promote a safer environment.



Source: Goody Clancy & Associates

Community Mobility and Connections

- Major City Connectors
- Neighborhood Connections
- Local Neighborhood Streets
- Planning Area Boundary
- Opportunities to Change Street Character
- Key Pedestrian Routes
- Pedestrian Areas of Concern/Opportunity
- Key Pedestrian Safety/Access Point



Source: Goody Clancy & Associates

Enhancing the Public Realm: Sidewalks, Parks, and Other Public Spaces

- Public Spaces
- Neighborhood Edges
- Street Improvements (URIF)
- New Elementary School
- New Child Care Center
- Park Improvements
- Gateway
- Open Space/ Community Garden
- Streetscape Improvements
- Planning Area Boundary
- Improved Neighborhood Edge & Identity
- Gateway Treatment
- New Open Space
- Enhanced Streetscape
- Special Design Feature

Human and Social Services

The Plan anticipates neighborhood improvements resulting from private and public sector investments. Indeed, much has already occurred, with even more underway, such as the South Campus Gateway Project, construction of the new Weinland Park Elementary school and parklands, planned streetscape improvements, and renovations to individual homes and residential structures by new homeowners and housing organizations.

Although somewhat outside of the Plan's scope, the goal of this section is to create an opportunity framework that will provide existing Weinland Park residents with the chance to better their circumstances as neighborhood conditions improve. Accordingly, many of the recommendations augment the Economic Development and Workforce section.

Recommendations have been included to encourage the development and expansion of programs that strengthen families, children and youth. These recommendations are based on a holistic approach that focuses on the emotional, vocational, economic, educational and social strength of the family and the individual.

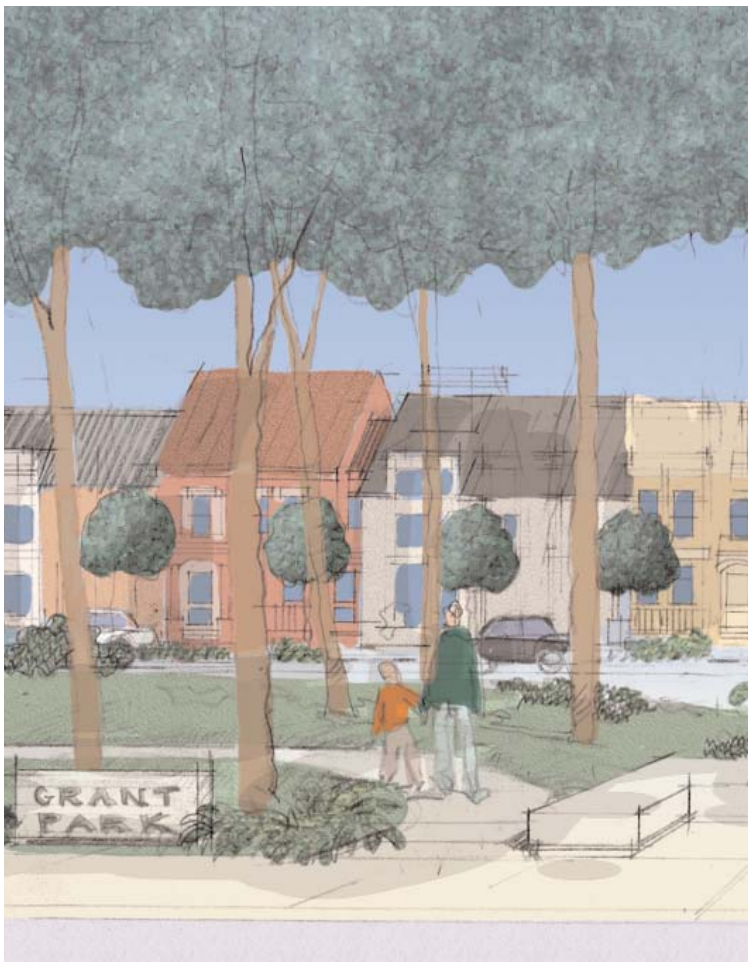
Plan Recommendations:

Financial Literacy:

- Promote financial literacy and effective money management to help residents create personal wealth for themselves and their families.
- Support existing financial literacy education and mentorship programs that are effective; create new programs where gaps exist.
- Encourage the dissemination of reliable money management information by building on the efforts of community-based organizations.
- Enlist the assistance of financial institutions and encourage partnerships with appropriate locally-based organizations.

Focus on Youth & Families:

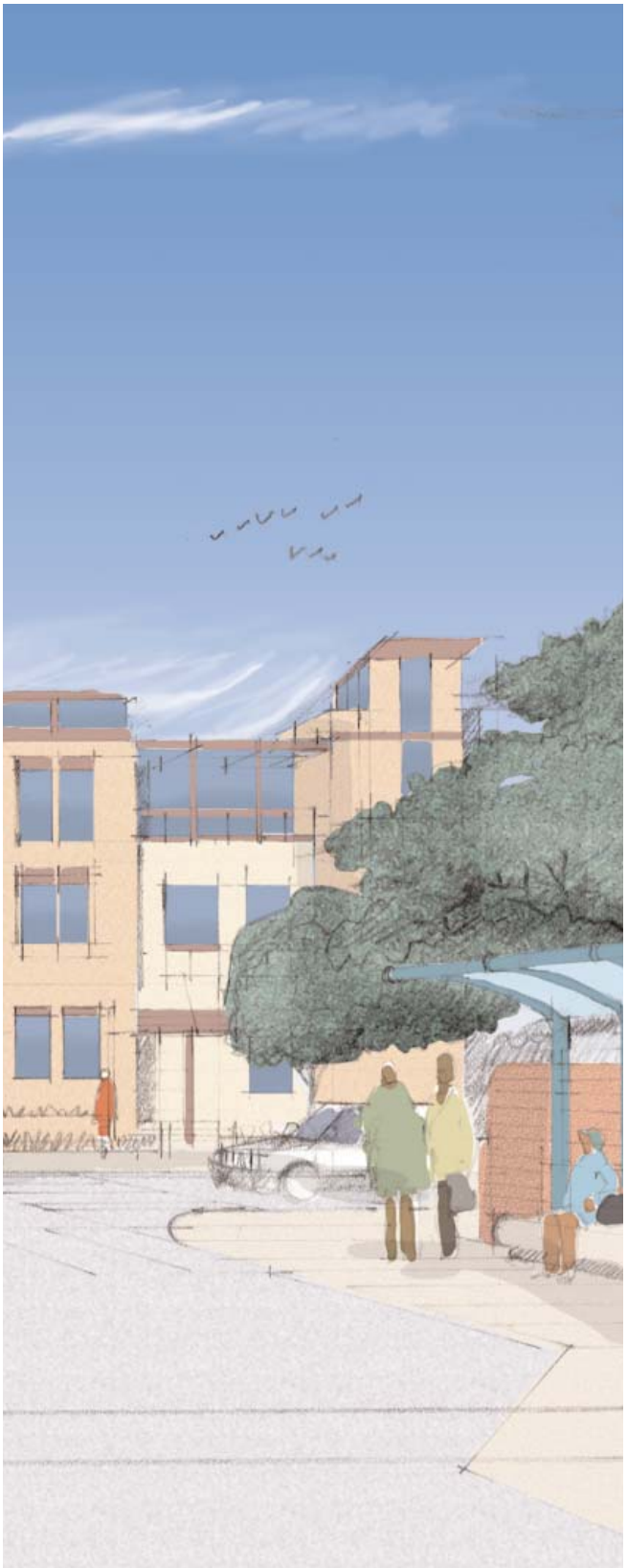
- Promote parenting education and provide other resources needed by young parents.
- Prepare youth to make meaningful contributions to their neighborhood and to develop into emotionally and physically healthy adolescents and adults.
- Develop after-school/non-school hour programming for all age groups with a particular focus on middle school and teenaged youths.
- Seek opportunities to encourage positive relationships between teens and older young adults, such as mentorships, internships, entry-level jobs, civic engagement, etc.



Families are the building blocks of a neighborhood

Celebrate Neighborhood Diversity:

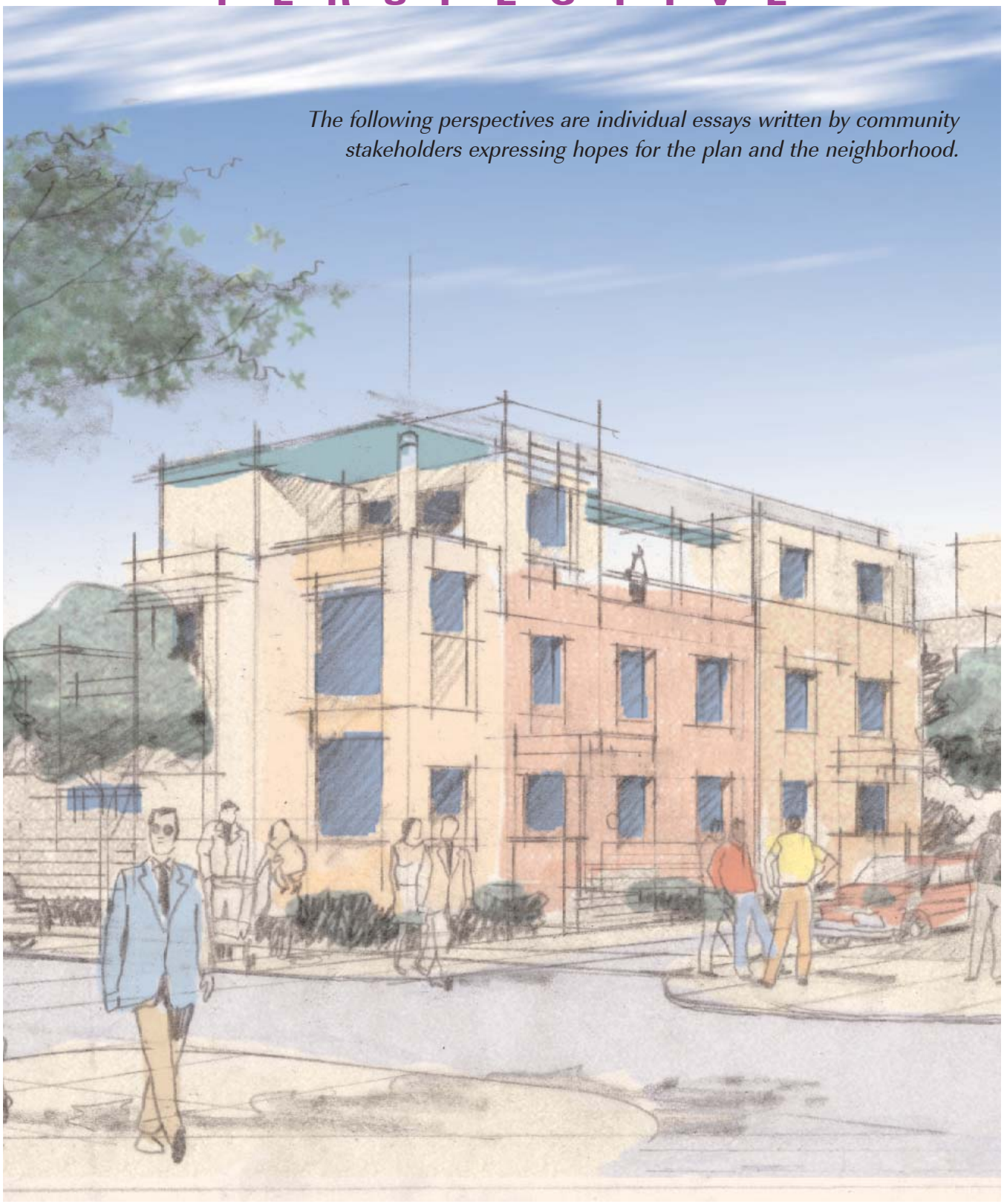
- Develop life-cycle housing; provide seniors wishing to do so the opportunity to stay and age in the Weinland Park neighborhood.
- Identify and provide access to services that will help seniors and differently–abled persons remain in the neighborhood; encourage the sharing of skills through mentoring and other activities.
- Plan civic and recreational activities that are accessible and of interest to a wide-variety of participants and promote social interaction.
- Start a Welcome Wagon-type of program to welcome new residents into the neighborhood and encourage their involvement in community activities; use the program as a catalyst for collaborative activities between neighborhood groups, organizations and businesses.
- Set aside time at civic meetings for new residents to introduce themselves and share their backgrounds and interests; celebrate diversity by holding neighborhood gatherings emphasizing culture, music and food.
- Link residents returning to the neighborhood after a period of incarceration to mentoring, education and workforce development activities and programs.



A neighborhood where persons of diverse backgrounds feel welcome

PERSPECTIVE

The following perspectives are individual essays written by community stakeholders expressing hopes for the plan and the neighborhood.



Weinland Park -- A Diverse Neighborhood

An urgent, very important, and achievable goal: a diverse neighborhood where people want to live.

Everyone wants a neighborhood where people want to live (a neighborhood of choice) — friendly and safe with good schools, rising property values, public recreation and green space, etc. For urban America, increasingly an even greater goal is a diverse neighborhood where people want to live, where diversity enriches life and binds the community together.

For a neighborhood like Weinland Park, systematically subject to disinvestment for decades, there are then two great challenges: (1) not just to turn the neighborhood around so it is becoming more and more a place where people want to live, but also (2) to do that in such a way as to achieve a highly diverse and relatively stable population of neighbors. Godman Guild is deeply committed to helping with substantial movement toward both goals.

The *Weinland Park Neighborhood Plan* is directed at these two great challenges - improvement and diversity. History has shown that urban neighborhoods can, in fact, achieve both goals, but it is a rare phenomenon. Left to their own devices, the real estate market and private development interests will lead to neighborhoods that are not diverse. It is only through determined residents backed by institutions like the Guild and a determined city government (Mayor and City Council) working together, energetically and consistently, that true diversity (in terms of incomes, race, ethnicity, gender, sexual orientation, abilities and talents, etc.) can be achieved. Weinland Park is uniquely positioned with strong leaders, institutional support, and a progressive city government to achieve this idealistic goal with everyone working together to reach the same goals.

By advocating a revitalization approach -- improving conditions while retaining current residents and attracting new ones — the *Weinland Park Neighborhood Plan* sets the goal of diversity and lays out realistic strategies through which that can be achieved. The location of the neighborhood adjacent to strong economic activity and centers of development, the public improvements planned or underway, and already rising property values bode well for the turnaround of the neighborhood. Whether or not current residents will still be able to afford the neighborhood's housing in the future is the big question.

The Plan correctly emphasizes the urgent need for families to move ahead in terms of training, skills, jobs, and building of financial assets as quickly as possible so their incomes and, therefore, housing choices can increase and they can choose to remain in their neighborhood (the place that they call home).

Godman Guild is prepared to do everything possible to support the efforts of individuals and families who want to remain vital parts of the neighborhood, who want to participate in the coming revitalization, and who are pushing for their self-sufficiency and self-reliance. In addition, we will work to protect the rights of others who, for various reasons, do not or cannot participate directly in the revitalization of the area.

Randal C. Morrison
Executive Director
Godman Guild Association

By advocating a revitalization approach -- improving conditions while retaining current residents and attracting new ones -- the Weinland Park Neighborhood Plan sets the goal of diversity and lays out realistic strategies through which that can be achieved.

Change and Opportunity in Weinland Park

I believe that Weinland Park is fortunate to have great opportunities that will result in substantial changes in all areas even over a relatively short period of time. The progress will occur not only as a result of this plan but also due to external forces that are already beginning to affect the neighborhood and must be guided by the *Weinland Park Neighborhood Plan*.

Fueled by the increasing interest in inner-city living, redevelopment momentum from the Short North and Italian Village will spread to Weinland Park while redevelopment as a result of South Campus Gateway and future projects envisioned by Campus Partners will have widespread influences in the neighborhood. The opportunity sites and concepts for those sites presented in the Plan will spark the imagination of developers and attract them to the neighborhood.

While there are exciting opportunities in Weinland Park, the challenges facing those who will guide the implementation of this Plan will be to assure that changes come about in an orderly, well planned process that protects the interests of current residents.

Ron Hupman
Chairperson
University Area Commission

Family-oriented park and community

The opportunity sites and concepts for those sites presented in the Plan will spark the imagination of developers and attract them to the neighborhood.

Improving the Community Through the *Weinland Park Neighborhood Plan*

For most of us quality of life is matter of opinion and could vary radically from person to person. However I believe most of us would agree that a quality life would at a minimum include a good job, a safe and decent place to live and a good school for kids. The *Weinland Park Neighborhood Plan* has the potential to not only bring economic development to this community; it has the potential to make the opportunity for a quality life accessible to the residents of this community.

Engaging community members in discussion

After suffering decades of economic disinvestment, Weinland Park had, at the time of this plan, become the location of one of the largest concentrations of Section 8 Housing in Franklin County and a place of housing of last resort for many low-income families. And, due to forces, most of which were beyond their control, many residents have had to live in unacceptable housing conditions, under specter of criminal activity and being exploited by some of the "so called" poverty businesses that plague urban poor communities.

Residents of Weinland Park deserve the opportunity to benefit from the positive growth and the improvements promised by this plan. As a resident, my involvement in this planning process has been to help assure that, in all facets of the plan, the current residents of the Weinland Park Community will be given the opportunity to access and/or benefit from the improvements to this community resulting from this plan. It is my hope that others who have an interest in this community join with those of us who have contributed to this planning process, to also help to assure that.

The Weinland Park Neighborhood Plan has the potential to not only bring economic development to this community; it has the potential to make the opportunity for a quality life accessible to the residents of this community.

Robert Caldwell
President, Weinland Park Community Civic Association and Working Committee Chair

APPENDICES

Mixed-use development opportunities exist

APPENDIX ONE
VISION/POLICY STATEMENTS & GOALS

Five subcommittees were established in mid-2004 to focus on subject areas and to develop interim statements to guide the remainder of the planning process. Statements were designed to coordinate within each subcommittee, coordinate with statements of other subcommittees, and serve as recommendations to the full Working Committee.

Community Involvement and Public Safety Subcommittee

Robert Caldwell, Committee Chairperson

Community Involvement

The *Weinland Park Neighborhood Plan* shall encourage the participation of a broad cross-section of community stakeholders in the creation, endorsement, implementation, and, if necessary, amendment, of the plan. No sincere expression of opinion or desire shall be ignored and no person wishing to contribute constructively shall be excluded from the process.

Special attention shall be given to inclusion of those persons who reside within the neighborhood but have little or no experience in planning processes specifically, and/or public decision-making in general. Whenever possible, unique and innovative approaches shall be used in order to effectively gauge the opinions, desires, and aspirations of neighborhood residents. The resources and contacts of the Weinland Park Community Civic Association (WPCCA) shall be drawn upon whenever possible.

In its promotion of a diverse, revitalized, mixed-income neighborhood, the plan shall discourage any and all actions likely to displace current residents contributing or capable of contributing to the well-being of the neighborhood. Future new residents and other stakeholders in the neighborhood shall be encouraged to join in civic discussions about neighborhood development, redevelopment, and other critical issues of local importance.

Public Safety

The *Weinland Park Neighborhood Plan* shall promote the safety and well being of all persons living and/or working within, or otherwise visiting, the neighborhood. It shall do that with a six-pronged approach:

1. Most importantly, it shall encourage the economic revitalization of Weinland Park and adjacent areas so that opportunities for jobs paying a living wage and benefits necessary to support a family are maintained and expanded (because any successful safety initiative must recognize the relationships between criminal activity and lack of employment opportunities).

Library display at community festival

2. Equally importantly, it shall encourage continuation and expansion of affordable workforce development initiatives and programs so that, as needed, area residents can acquire and continue to build the skills necessary to fill and keep available jobs.

3. It shall promote effective and efficient means of law enforcement and fire prevention/emergency medical services (including adequate numbers of personnel and extensive training), and the encouragement of two-way constructive interaction and cooperation between neighborhood residents/stakeholders and these city and OSU personnel.

   Public education programs in crime and fire prevention, and related topics, shall be strongly endorsed. A focus shall be placed on (a) fostering of positive personal relationships between residents and safety personnel beginning with young persons at the earliest ages possible, and (b) promoting integral citizen participation in neighborhood crime prevention efforts and coordinating with other active city safety initiatives.

4. It shall make use of appropriate means of crime prevention through environmental design (CPTED) so as to reduce opportunities for criminal activity.

5. Traffic calming and pedestrian safety measures shall be considered, including the possible conversion of Summit and North Fourth streets to two-way operation.

6. Effective code enforcement and avoidance of the "broken window" syndrome shall be emphasized to preclude the appearance of an environment conducive to crime, and effective communication between police and rental property owners to minimize criminal activity shall be encouraged.

Coordination with Other Plan Policies

All available resources and organizations shall be coordinated to promote effective implementation of this statement of community involvement and public safety policy and it shall complement and enhance other, closely related policies of the *Weinland Park Neighborhood Plan*.

Housing Subcommittee

Kelly Sweet, Committee Chairperson

Housing goals, strategies, and programs in Weinland Park shall encourage a mix of housing types, sizes, and prices to promote development of a safe, well maintained, stable, mixed-income neighborhood serving the needs of existing and future residents alike and enhancing the overall quality of life. They shall promote appropriate renovation of existing housing, compatible infill housing on currently vacant land, and, where appropriate, compatible replacement housing (tear down and rebuild), while encouraging best practices, both public and private, in the regulation, maintenance, and management of all units. The demolition of buildings that can be rehabilitated and reused at reasonable costs shall be discouraged.

Mixed-Use Redevelopment

Opportunities for well-designed, mixed-use development (residential along with retail and/or office uses) shall be pursued at appropriate locations within the neighborhood. Consistent attention shall be given to the promotion of careful and seamless addition of new, non-residential uses within and adjacent to existing and future residential areas. "Good neighbor" agreements, outlining negotiated obligations between adjacent property owners and developers shall be encouraged and, where appropriate, recommended language for possible inclusion in other such agreements shall be drafted and widely circulated.

The Columbus Coated Fabrics site shall be investigated as an appropriate site for a variety of housing types, as well as, possibly, other complementary uses.

Hamlet Street and North Sixth Street

In recognition of the need to approach neighborhood residential revitalization in a phased manner, special attention shall first be given to the Hamlet Street and North Sixth Street areas. Other appropriate revitalization nuclei shall not be ruled out as possible options as well.

Code Enforcement

Effective code enforcement and avoidance of the "broken window" syndrome shall be emphasized to preclude the appearance of an environment conducive to crime, and effective communication between police and rental property owners to minimize criminal activity shall be encouraged.

Design Review

The expansion of residential design review further into Weinland Park shall apply to future applications for building permits for future improvements; including renovation, modification, or repair of existing structures, or new construction. The process to develop appropriate standards shall be an open, public process and shall encourage the participation of a wide variety of stakeholders. Financial resources and programs shall be secured and implemented to assist lower-income, owner-occupants to comply with the future design standard, thus preventing their displacement from the neighborhood.

Upward Mobility and Building of Capital

The continuation and expansion of programs to assist interested existing and future Weinland Park residents to move from property rental to homeownership shall be emphasized. Examples include down payment assistance programs from the state and/or city, as well as those of larger employers in the area that may assist their employees living or wishing to live in Weinland Park. In recognition that renters can and do make significant contributions to Weinland Park, programs promoting move-up rental occupancy shall be made available to persons and families wishing to improve their housing situation, including those living in publicly subsidized units. The deconcentration and dispersal of subsidized residential units shall be encouraged in order to promote neighborhood diversity, while avoiding the net loss of project-based rental assistance as a neighborhood resource.

Prevention of Residential Displacement

In its promotion of a diverse, revitalized, mixed-income neighborhood, the plan shall discourage any and all actions likely to displace current residents contributing or capable of contributing to the well-being of the neighborhood. Future new residents and other stakeholders in the neighborhood shall be encouraged to join in civic discussions about neighborhood development, redevelopment, and other critical issues of local importance.

Coordination with Other Plan Policies

All available resources and organizations shall be coordinated to promote effective implementation of this statement of housing policy and it shall complement and enhance other, closely related policies of the *Weinland Park Neighborhood Plan.*

Community garden on North Sixth Street

Human Services Subcommittee

Julius Jefferson, Committee Chairperson

The *Weinland Park Neighborhood Plan* anticipates the physical betterment of the neighborhood in general and in its housing in particular, leading to the creation of a diverse, mixed-income residential environment. Along with improved neighborhoods and housing often comes inflation in the cost of housing and the end result of such inflation can be that, inevitably, most or all persons of lower income are eventually forced to move to less desirable, more affordable areas. Their former neighborhood loses valuable human resources and such displacement is undesirable.

(1) One goal of this plan is to significantly increase the number of residents who are able to remain in the neighborhood during and after the period of neighborhood improvement and appreciation of housing costs.

An important strategy is to provide a range of opportunities for residents of lower income to acquire skills, education, jobs, and the tools to move toward economic stabilization and self-sufficiency, as well as a support structure for the pursuit of these opportunities. Access to both knowledge and capital is key. Multi-lingual expansion of the remaining social/human services safety net is anticipated as the neighborhood's residents become more numerous and diversified.

(2) A second goal is to strengthen families and to enhance the environment for children and families.

An important strategy is to promote policies and programs that strengthen families in Weinland Park throughout the twenty-year planning horizon, with a principal focus on the emotional, vocational, economic, educational, and social strength of the family/household unit. Preparing residents for and connecting them with jobs paying a living wage and benefits sufficient to enable them to support a family and to make meaningful and fulfilling contributions to the community can accomplish this, in part. These jobs may be physically located either within or outside the neighborhood. The building of wealth and capital is an integral part of these efforts, whether in the form of homeownership programs, individual development accounts, or other techniques.

Another strategy is to promote parenting education and the provision of resources needed by young parents.

(3) A third goal is to promote financial literacy and effective management of wealth through formal and informal educational programs, mentorship programs, etc. Building on the efforts of community-based Columbus Metro Federal Credit Union (1427 North Grant Avenue), encourage the dissemination of reliable information about money management including that addressing lenders and borrowing; predatory lending; interest, fees, and penalties; and the importance of saving for future needs.

(4) A fourth goal is to prepare young people, beginning as early in life as possible, to make meaningful contributions to their neighborhood and to develop into healthy adolescents and adults, both physically and emotionally.

An important strategy is to focus on the needs of youth during non-school hours and the coordination of programs to meet these needs with in-school programs and activities, thus promoting daylong, lifelong learning. Important considerations are the concepts of age-appropriateness and the avoidance of the negative impacts of inappropriate activities and exposures upon young people.

This strategy emphasizes... " the forty building blocks of healthy development that help young people grow up healthy caring and responsible" as identified by the Search Institute, an independent nonprofit organization whose mission is to provide leadership, knowledge, and resources to promote healthy children, youth, and communities. These building blocks/assets fall into the "external" categories of support, empowerment, boundaries and expectations, and constructive use of time; and the "internal" categories of commitment to learning, positive values, social competencies, and positive identity. [See information extracted from the Institute's web pages in Appendix Three.]

Another, closely related strategy is to seek every opportunity to encourage and develop positive relationships between teens/adolescents and young adults. These relationships can take the form of mentorships, internships, entry-level jobs, civic engagement, social interaction, etc. The key desire is to lessen the stresses associated with the transition from childhood to adulthood by teaming young people with older persons who have recently, successfully made that transition.

(5) A fifth goal is to reverse the trend of out migration of older persons from Weinland Park and to involve the neighborhood's elderly and/or differently-abled persons in community activities. As the neighborhood becomes more diverse, their numbers will increase and they have the potential to serve as vital neighborhood resources. Their needs will have to be addressed.

Programs addressing the physical, social, psychological, and financial well being of older and differently-abled persons may include:

- home visits by licensed clinical social workers, licensed occupational therapists, etc. to conduct in-home assessments of needs and to develop and assist with plans to meet those needs;
- outside-the-home entertainment, recreation, and social/dining programs, especially during the winter months when people may become isolated; and
- civic involvement and crime prevention programs, and programs enabling older persons to serve as mentors to younger residents.

These programs connect people outward and encourage their physical and social integration into the community-at-large. People-friendly transportation infrastructure and services will be a necessity.

Diversity is a neighborhood strength

(6) A sixth goal is to build on the diversity of neighborhood residents to continue to build a strong sense of community. This includes utilizing the skills and resources of new and long-term residents and encouraging volunteerism and activity within civic groups to promote social integration and mutual support.

An important strategy is to continue and expand policies and programs whereby residents, business persons, and other stakeholders work cooperatively for the overall good of the neighborhood, the University Area, and the city as a whole. A Welcome Wagon type of program for new residents would be a great tool to encourage the early inclusion of new families and individuals within these efforts, while assisting them to become acclimated to the neighborhood. Violence prevention activities are important elements of this neighborhood building strategy as well. "Good neighbor" agreements and polices can also go a long way toward strengthening the cohesiveness of a diverse population.

A number of the programs and services above will be helpful to those persons reentering the community following a period of incarceration. These persons may need additional, individualized support and education to enable them to fulfill an integral role in the neighborhood.

(7) A seventh goal is to ensure the coordination of these goals with other plan goals and policies for their mutual enhancement and promotion by coordinating all available resources and organizations.

Infrastructure Subcommittee

Catherine Girves, Chairperson

Infrastructure goals, strategies, and programs in Weinland Park shall ensure adequate public and/or private investment in those permanent installations and public works necessary to promote a vital and healthy neighborhood during the twenty-year planning horizon. Infrastructure placement, expansion, and rehabilitation shall be phased in order to coincide with and serve other plan-related investment activities. The neighborhood endorses the establishment of a truly multi-modal transportation system and the coordination of other infrastructure with that system.

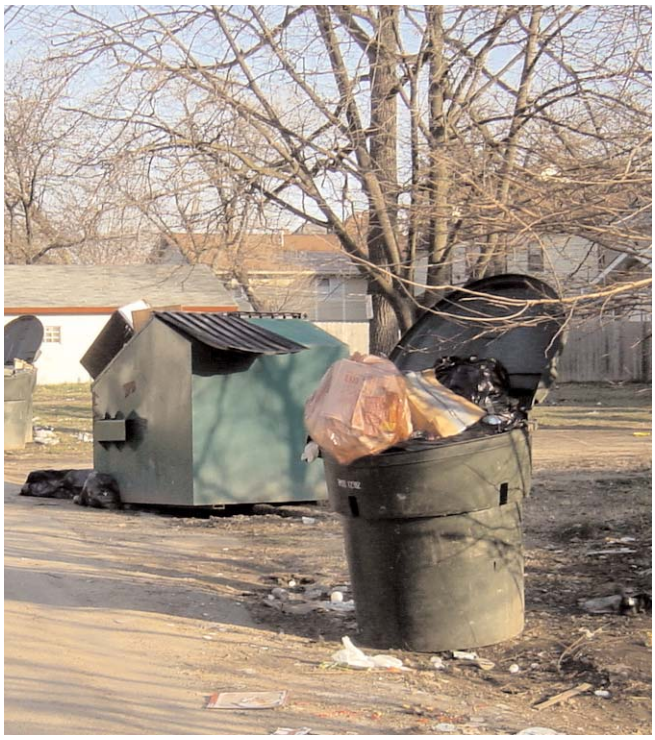
Transportation and Streetscape Improvements

Roadways shall be designed or redesigned in order to move traffic as efficiently as possible while, at the same time, recognizing the primarily residential nature of the neighborhood and the safety and comfort of pedestrians, cyclist, and users of public transit services. Transportation facilities shall be planned and implemented in a manner that places the needs of residents of, employees in, and visitors to the neighborhood above those of persons merely traveling through. Appropriate, proven traffic calming techniques shall be liberally used and shall include consideration, in coordination with other affected areas of the city, the continuation of the Summit and North Fourth streets one-way pair of major arterials (in their current or in a modified form) and their possible conversion to two-way streets.

Girves

Pedestrian facilities (on at least one side of each street) and streetlights shall be installed where absent and shall be maintained throughout the neighborhood. In locations where concrete sidewalks are not feasible until an adjacent roadway is reconstructed to include necessary storm drainage and other improvements, asphalt pathways shall be installed on a temporary basis. New lighting within the public right-of-way shall be attractive, pedestrian-scale, and as resistant to vandalism as is economically feasible. Priority in terms of the timing of these improvements shall be placed on those pathways near the new Weinland Park Elementary School, the new OSU Childhood Development Center, and the park after which the neighborhood is named. The safety of

pedestrians shall be considered a priority of the highest importance. Bicycle facilities shall complement other transportation services and connect with bike facilities in adjacent areas. The safety of cyclists shall be considered a priority of the highest importance. Inclusion of bicycle storage facilities shall be encouraged in a public and/or private development and redevelopment projects, as shall bicycle racks on public transit vehicles.



Refuse issues in the neighborhood

Public transportation services in Weinland Park shall be well coordinated with both long- and short-term transit plans for the north corridor and the Central Ohio region as well as with existing and future land uses in the neighborhood. They shall strive to promote efficient and economical movement in all directions and internally within the neighborhood, not just to the north and south. The plan shall encourage transit-related land uses that contribute to the physical, environmental, and/or economic health of the area. Additional analyses and discussion are needed to further define how various redevelopment options may contribute to the neighborhood's health and stability.

Cooperative transit services involving The Ohio State University's Campus Area Bus System (CABS) and the Central Ohio Transit Authority (COTA) shall be strongly endorsed and shall ensure service between areas of greatest transportation need. The special transit needs of persons with disabilities, the young, and the elderly shall be emphasized and, due to the relative high density of land uses in the neighborhood, the sheltering from the weather of transit users shall be considered in conjunction with appropriate new construction and major building rehabilitations.

Refuse Collection, Recycling, and Illegal Dumping

The high-density, transitory nature of Weinland Park and the University Area shall be recognized by the city in future planning for the removal of solid waste and bulk items from the area, including twice weekly collection schedules, where appropriate. The annual, cyclical schedule of The Ohio State University shall continue to be considered in refuse pickup scheduling. Refuse collection receptacles shall be appropriate for their surroundings and shall not be of a type that destroy or degrade the physical integrity of the underlying roadway or alley. They shall also not be so large as to encourage illegal dumping or theft of services by non-residents. Pilot programs providing for and encouraging the use of, possibly, free recycling services shall be implemented within the neighborhood or in the wider University Area. The continuation and public support of litter/graffiti removal programs shall be strongly encouraged, as shall be public education efforts aimed at reducing the incidence of these problems. Public information programs shall also focus on the areas of refuse collection, bulk pickup, and street sweeping and cleaning.

Opportunities to employ neighborhood residents in jobs related to recycling and reuse will be actively pursued and area merchants shall be encouraged to sell products in those types of packaging which provide the greatest potential for economically feasible recycling or reuse.

Recreation, Parks, and Green Space

Improvements and upgrades within all neighborhood parks shall be planned with the greatest possible input from neighborhood stakeholders. The changes, along with the addition of new park spaces, shall encourage a wide variety of both passive and active recreational opportunities. The loss of both public and private green space shall be minimized and new additions thereto shall be actively pursued. Special attention shall be given to the provision of some type of playground space for young children in all residential areas of the neighborhood and the safest possible access thereto.

Storm Water Management

All public and/or private development projects shall be encouraged to consider storm water impacts and storm/sanitary sewer separation dollars shall be spent in Weinland Park, as well as in other areas of need within the city. Separated storm water shall receive treatment necessary to ensure that it does not contribute to the environmental degradation of area waterways. Public information efforts focusing on the impacts of littering on street flooding and on city programs to help prevent basement flooding shall be continued and/or enhanced.

Crime Prevention Through Environmental Design (CPTED)

Infrastructure development and redevelopment planning and programming shall consider current and future best practices in the area of crime prevention through environmental design. While all CPTED methods may not be applicable in all cases, cost-benefit analyses shall be conducted whenever possible to determine the feasibility of their application. CPTED applications of minimal cost shall be liberally used, including motion-detector lighting on private property.

Hamlet Street and North Sixth Street

In recognition of the need to approach neighborhood revitalization in a phased manner, special attention shall first be given to the Hamlet Street and North Sixth Street areas as a nuclei of residential rehabilitation efforts. An Urban Infrastructure Recovery Fund (UIRF) project addressing many of the streetscape needs in these areas is already programmed and is in the final design stage. Construction is expected to began in 2006.

Other appropriate revitalization nuclei shall not be ruled out as possible options as well.

Coordination with Other Plan Policies

All available resources and organizations shall be coordinated to promote effective implementation of this statement of infrastructure policy and it shall complement and enhance other, closely related policies of the *Weinland Park Neighborhood Plan.*

The park after which the neighborhood is named

Land Use, Economic Development, and Aesthetics Subcommittee

Ron Hupman, Committee Chairperson

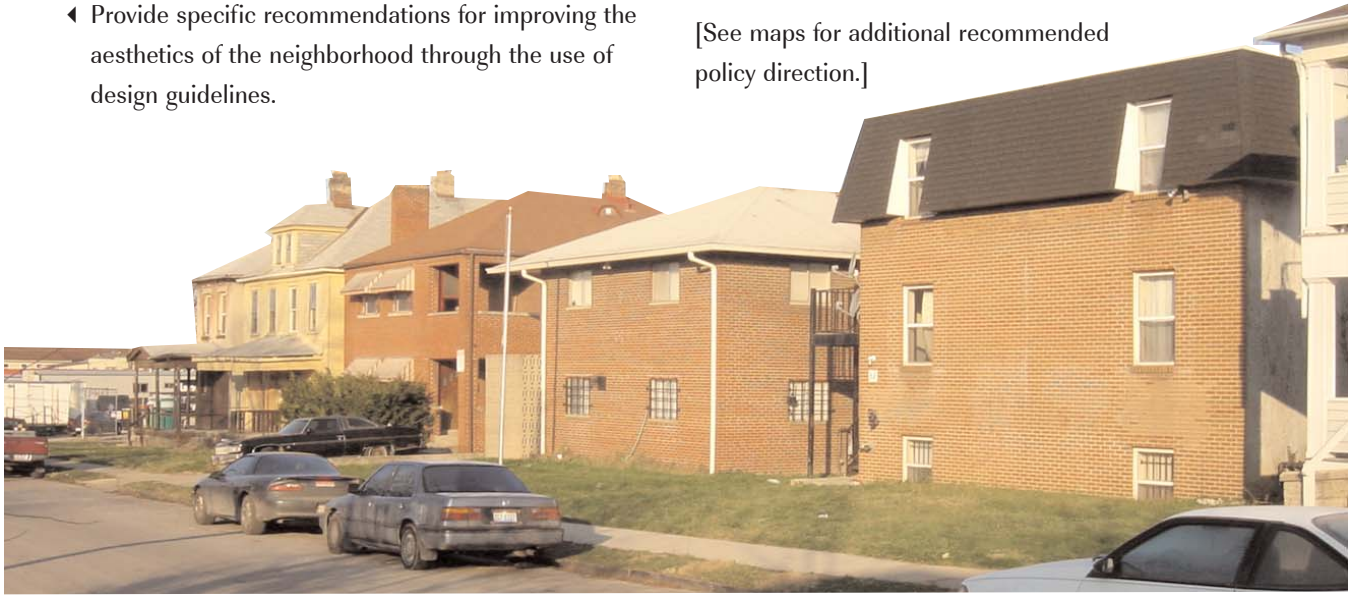
The *Weinland Park Neighborhood Plan* shall encourage a mix of uses within Weinland Park that will enhance, strengthen and revitalize the neighborhood for the existing residents and help attract new residents. The following areas/topics shall be included and expanded upon in the *Weinland Park Neighborhood Plan*:

- Provide specific land use recommendations for key opportunity sites within Weinland Park. Refer to maps in the body of the plan for more detail.
- In new developments and redeveloped properties, include adequate planned areas for the storage and collection of trash and recyclables, including transportation ingress and egress.
- Discourage the demolition of buildings that can be rehabilitated and reused at reasonable costs.
- Closely examine the need to change existing zoning so that it is compatible with existing and desired land use. (Refer to maps in Appendix Four on page 50 for more detail.)
- Provide specific recommendations for improving the aesthetics of the neighborhood through the use of design guidelines.
- Provide recommendations that, once implemented, will improve access to jobs and job training for residents. This will also involve looking beyond the Weinland Park boundaries to identify opportunities.

For example, opportunities to employ neighborhood residents in jobs related to recycling and reuse shall be actively pursued, and area merchants shall be encouraged to sell products in those types of packaging which provide the greatest potential for economically feasible recycling or reuse.

All available resources and organizations shall be coordinated to promote effective implementation of this statement of land use, aesthetics and economic development policy and it shall complement and enhance other, closely related policies of the *Weinland Park Neighborhood Plan.*

[See maps for additional recommended policy direction.]



A mix of building styles in the University Area

APPENDIX TWO: EVALUATION MATRIX

(This matrix was used by the working committee to evaluate recommendations for inclusion in the plan)

Recommendation/Policy Development Implementation	Recommendation/Policy Goals			
		Promotes & protects individual dignity	Promotes the general welfare of all community stake holders	Creates access or opportunity for existing residents to improve their quality of life
	Casts (or supports) the vision for a socio-economically diverse community			
	Requires collaboration with all community stake holders to craft strategies			
	Requires collaboration with all community stake holders to implement strategies			

How Matrix was Used

Answer the following questions for each recommendation. If for some reason you believe the question does not apply, indicate the reason why. Each YES answer is worth one (1) point.

A) Policy Goals

1. Does this policy / goal promote and protect individual dignity?
2. Does this policy / goal promote the general welfare of all community stakeholders?
3. Does this policy / goal create access or opportunity for existing residents to improve their quality of life?

B) Development and Implementation

1. Does this recommendation cast or support the vision for a socio-economically diverse community?
2. Does this recommendation require collaboration with all community stakeholders to craft strategies?
3. Does recommendation require collaboration with all community stakeholders to implement strategies?

Source: Search Institute, An independent, nonprofit organization whose mission is to provide leadership, knowledge, and resources to promote healthy children, youth and communities.

APPENDIX THREE: 40 DEVELOPMENTAL ASSETS™

Support

Family support
Family life provides high levels of love and support.

Positive family communication
Young person and her or his parent(s) communicate positively, and young person is willing to seek advice and counsel from parent(s).

Other adult relationships
Young person receives support from three or more nonparent adults.

Caring neighborhood
Young person experiences caring neighbors.

Caring school climate
School provides a caring, encouraging environment.

Parent involvement in schooling
Parent(s) are actively involved in helping young person succeed in school.

Empowerment

Community values youth
Young person perceives that adults in the community value youth.

Youth as resources
Young people are given useful roles in the community.

Service to others
Young person serves in the community one hour or more per week.

Safety
Young person feels safe at home, at school, and in the neighborhood.

Boundaries and Expectations

Family boundaries
Family has clear rules and consequences, and monitors the young person's whereabouts.

School boundaries
School provides clear rules and consequences.

Neighborhood boundaries
Neighbors take responsibility for monitoring young people's behavior.

Adult role models
Parent(s) and other adults model positive, responsible behavior.

Positive peer influence
Young person's best friends model responsible behavior.

High expectations
Both parent(s) and teachers encourage the young person to do well.

Constructive Use of TIme

Creative activities
Young person spends three or more hours per week in lessons or practice in music, theater, or other arts.

Youth programs
Young person spends three or more hours per week in sports, clubs, or organizations at school and/or in community organizations.

Religious community
Young person spends one hour or more per week in activities in a religious institution.

Time at home
Young person is out with friends "with nothing special to do" two or fewer nights per week.

Commitment to Learning

Achievement motivation
Young person is motivated to do well in school.

School engagement
Young person is actively engaged in learning.

Homework
Young person reports doing at least one hour of homework every school day.

Bonding to school
Young person cares about her or his school.

Reading for pleasure
Young person reads for pleasure three or more hours per week.

Social Competencies

Planning and decision making
Young person knows how to plan ahead and make choices.

Interpersonal competence
Young person has empathy, sensitivity, and friendship skills.

Cultural competence
Young person has knowledge of and comfort with people of different cultural/racial/ethnic backgrounds.

Resistance skills
Young person can resist negative peer pressure and dangerous situations.

Peaceful conflict resolution
Young person seeks to resolve conflict nonviolently.

Positive Values

Caring
Young person places high value on helping other people.

Equality and social justice
Young person places high value on promoting equality and reducing hunger and poverty.

Integrity
Young person acts on convictions and stands up for her or his beliefs.

Honesty
Young person "tells the truth even when it is not easy."

Responsibility
Young person accepts and takes personal responsibility.

Restraint
Young person believes it is important not to be sexually active or to use alcohol or other drugs.

Source: Search Institute, An independent, nonprofit organization whose mission is to provide leadership, knowledge, and resources to promote healthy children, youth and communities.

Positive Identity

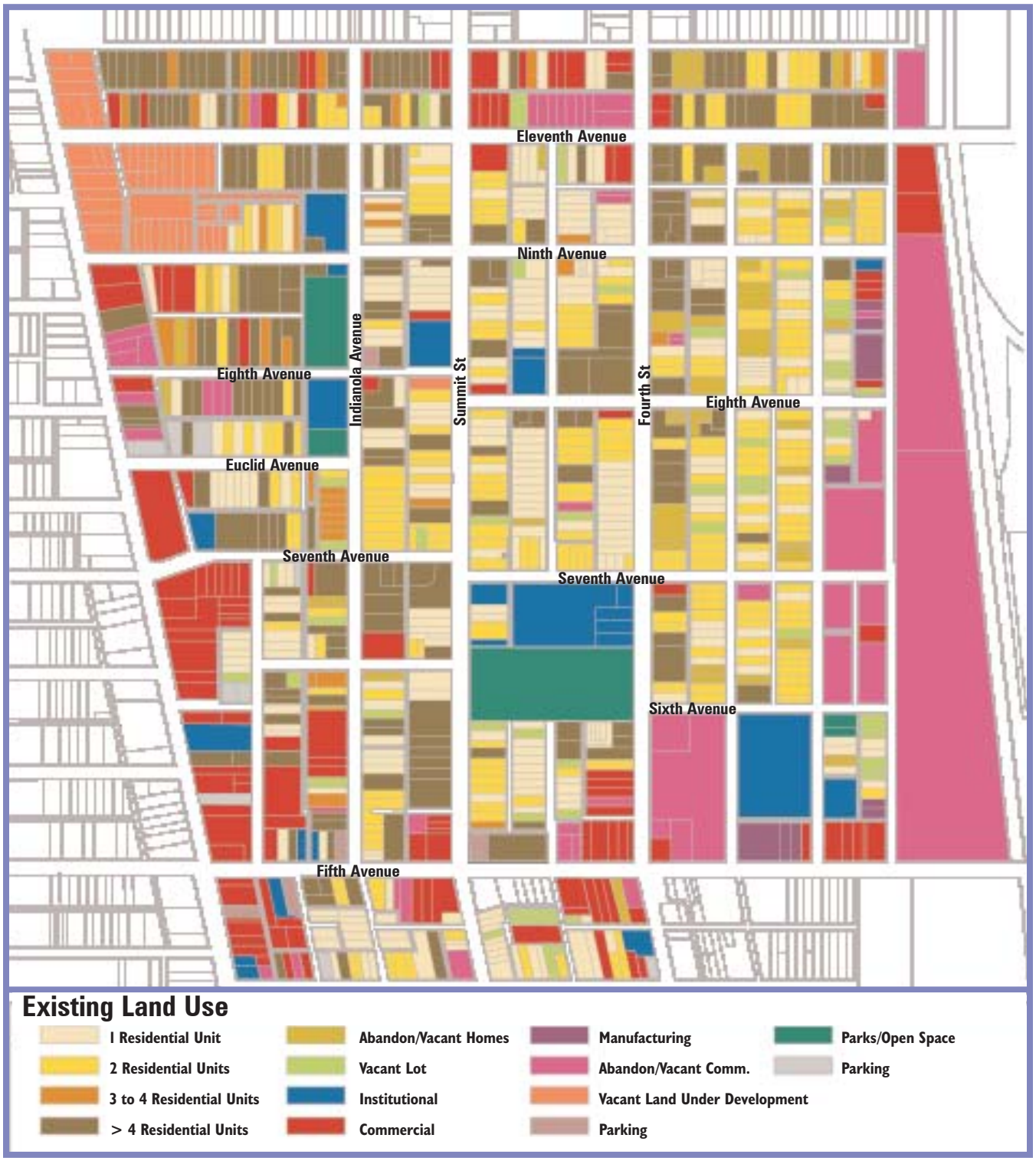
Personal power
Young person feels he or she has control over "things that happen to me."

Self-esteem
Young person reports having a high self-esteem.

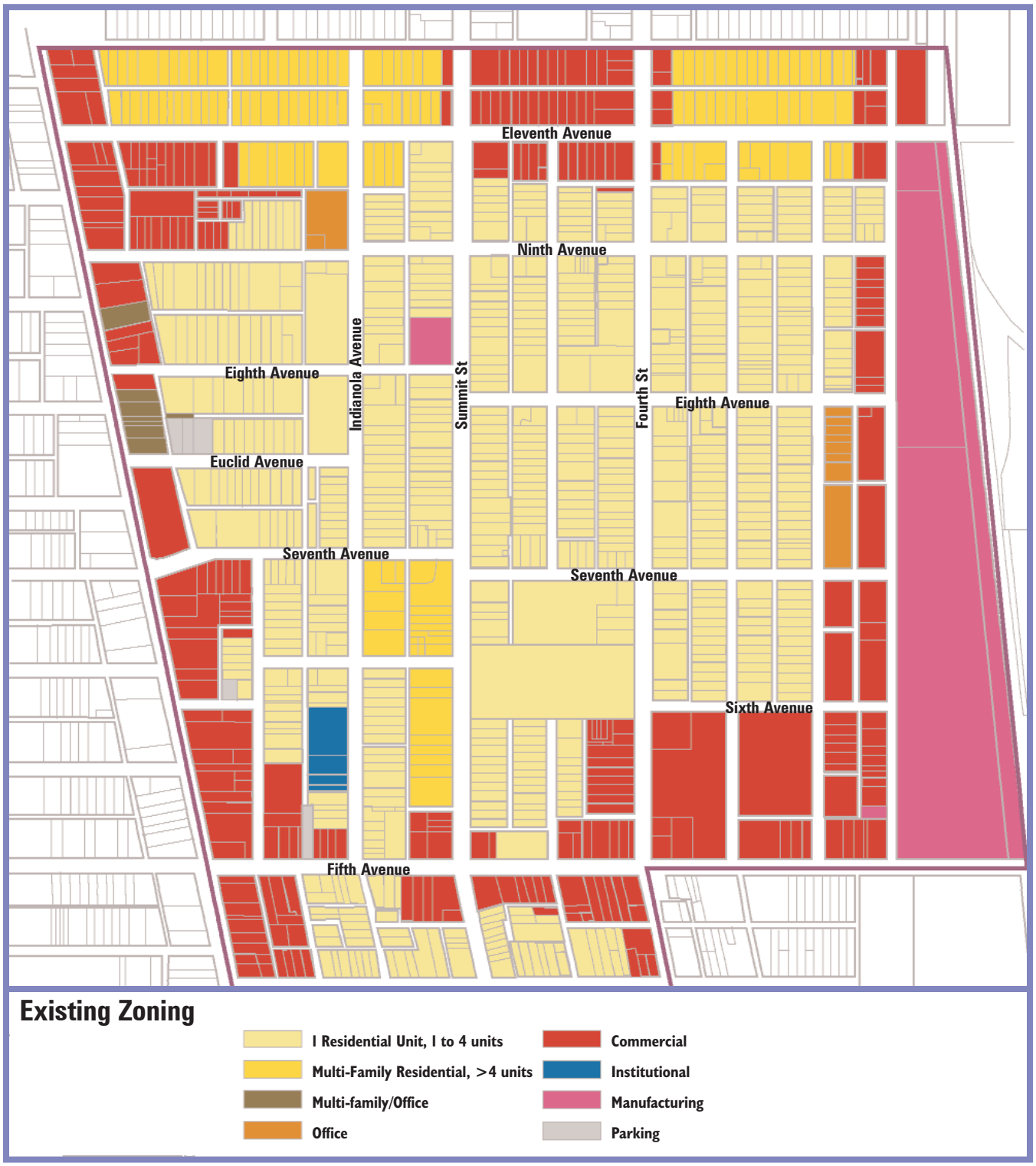
Sense of purpose
Young person reports that "my life has a purpose."

Positive view of personal future
Young person is optimistic about her or his personal future.

APPENDIX FOUR



Source: Weinland Park 2004, Market Study, Northside Development Corporation



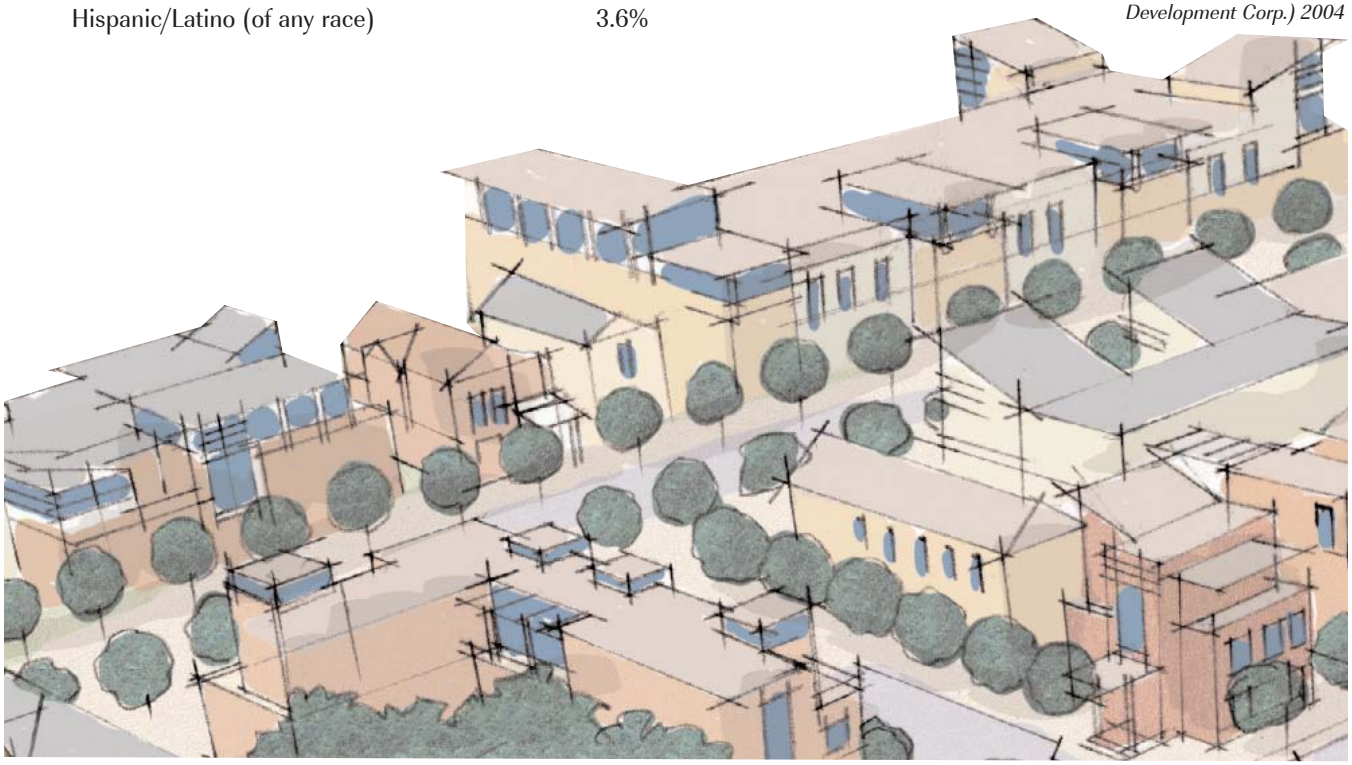
Source: Weinland Park 2004, Market Study, Northside Development Corporation

APPENDIX FIVE: DEMOGRAPHIC INFORMATION

Total Population (1970)	**6,746**
Total Population (2000)	**4,810**
1970-2000: Population decreased	29%
Age Composition (2000)	
Population 19 years old or younger	36%
Population 20 to 29 years old	33%
Population 65 years or older	9%
Total Number of Households (2000)	**2,003**
Family households (related by blood or marriage)	44%
Single person households:	37%
Single mother households:	29%
Households with persons under 18 years old	33%
1970-2000: change in number of households	-19%
Racial/Ethnic Composition (race alone or in combination)	
White	41%
African American	51%
Other	5%
Two or more races	3.4%
Hispanic/Latino (of any race)	3.6%

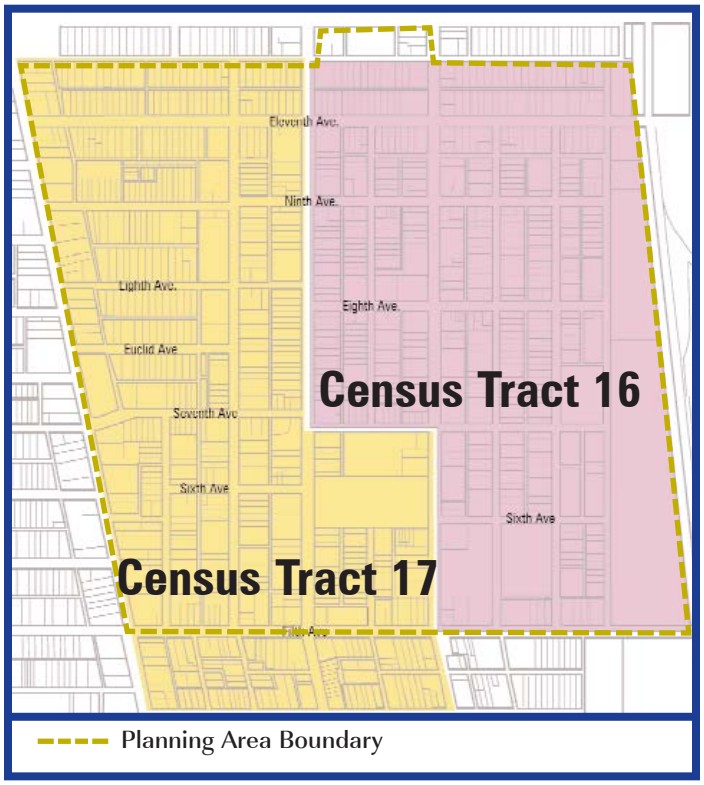
Income (1999)	
Weinland Park median household income	$15,381
City of Columbus median household income	$37,897
Weinland Park percentage below poverty level	50%
City of Columbus percentage below poverty level	15%
Educational Attainment	
Some college or a college degree	31%
High school graduate, no college	31%
No high school diploma	38%
Housing and Economic Conditions	
Unemployment rate	over 15%
Auto ownership rate	under 60%
Total housing units	2,482
Vacant housing units	19%
Vacant land and buildings (as per percentage of land use)	18%
Owner-occupied housing	9%

Source: US Census 2000, Weinland Park Market Study (Northside Development Corp.) 2004



Census Tract Data

	Western Weinland Park Census Tract 17	Eastern Weinland Park Census Tract 16
Total Population	**2,733**	**2,077**
White	1,476 (54%)	476 (23%)
African American	923 (34%)	1,524 (73%)
Other	224 (8%)	22 (1%)
Two or more race	110 (4%)	55 (3%)
Hispanic/Latino	172 (6%)	45 (2%)
Male	1,582 (58%)	937 (45%)
Households		
One-person households	525 (43%)	207 (27%)
Single mother households	224 (18%)	351 (45%)
Households with persons under 18	258 (21%)	407 (53%)
Average household size	2.21	2.69
Housing Units		
Total housing units	1,482	1,000
Vacant housing units	254 (17%)	225 (23%)
Occupied housing units	1,228 (83%)	775 (78%)
◂ Owner occupied	91 (7%)	113 (15%)
◂ Renter occupied	1,137 (93%)	662 (85%)



Modern apartments and condominiums will be the housing choice for some.

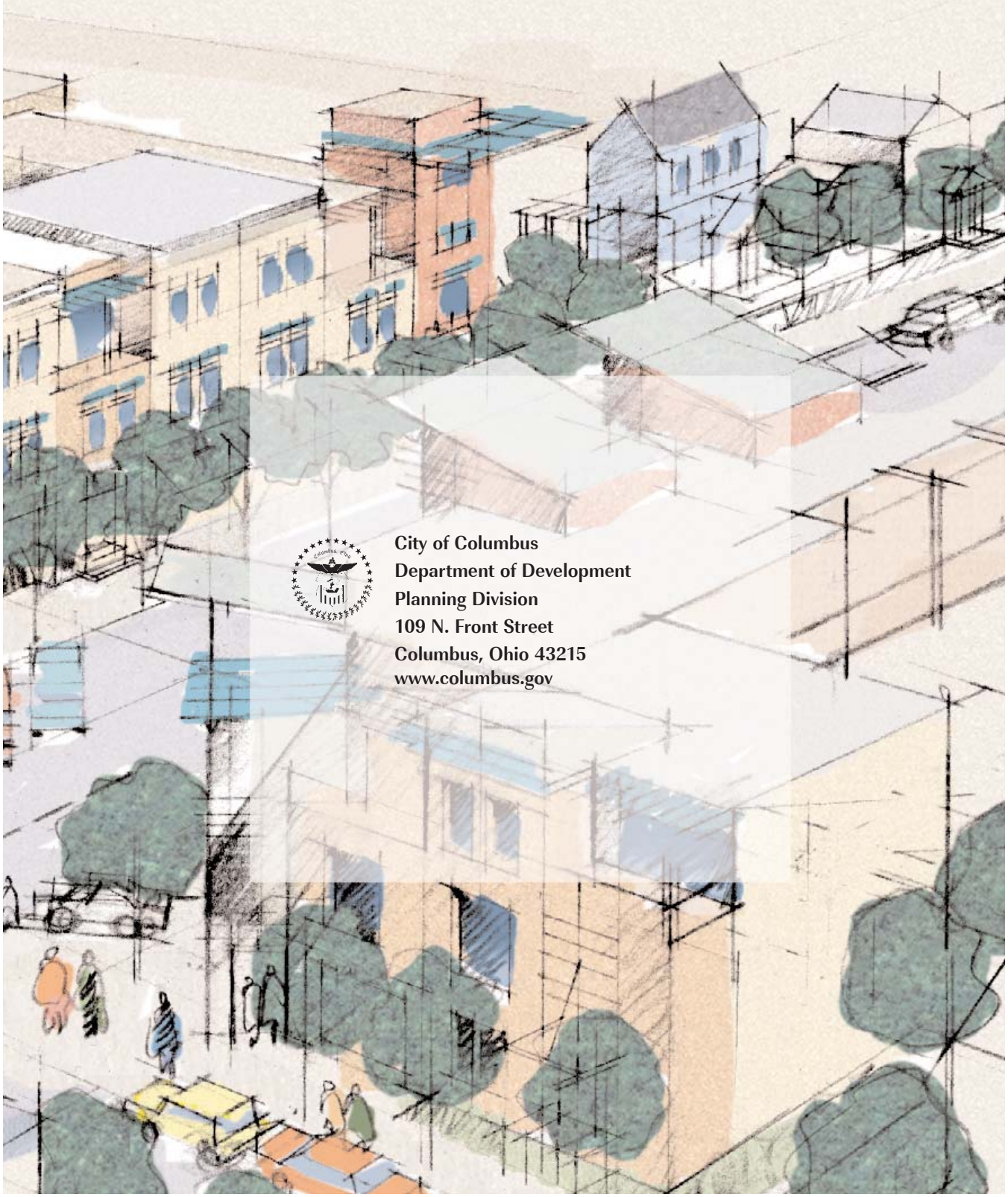
GET CONNECTED

CITY OF COLUMBUS

SERVICE	PHONE
Animals (Strays)	462-3400
Block Watch Information	645-4610
Bulk Refuse Pick-up	645-8774
Building Services Division	645-7433
Code Enforcement	645-8139
Crime Stoppers Anonymous	645-8477
Economic Development Division	645-8032
Electricity (Repair)	645-7627
Garbage Collection	645-8774
Housing Inspection	645-8139
Junk Cars on Private Property	645-8139
Junk Cars on Public Property	645-2277
Mayor's Action Center	645-3111
Narcotics Hot Line	645-4850
Police Complaints and Praise	645-2677
Police (Crime Prevention)	645-4610
Pothole Repair	645-5660
Sewers and Drains (Repair)	645-7102
Sidewalk Complaints and Permits	645-7497
Snow and Ice Complaints	645-5660
Strategic Response Bureau	645-4610
Street Light Repair	645-7627
Street Repair	645-5660
Traffic Lights and Signs	645-7393
Volunteer Corps	645-6404
Water (Repair)	645-7788
Weed and Environmental Complaints	645-8139
Zoning Information	645-7314

OTHER RESOURCES (WEBSITES)

Central Ohio Transit Authority	www.cota.com
City of Columbus Departments	www.columbus.gov
Columbus Foundation	www.columbusfoundation.org
Columbus Metropolitan Library	www.cml.lib.oh.us
Columbus Public Schools	www.columbus.k12.oh.us
Columbus Supersite	www.columbus.org
The Ohio State University	www.osu.edu
Urban League of Greater Columbus	www.columbusurbanleague.org



City of Columbus
Department of Development
Planning Division
109 N. Front Street
Columbus, Ohio 43215
www.columbus.gov