



**Weinland
Park**









BLUE JACKETS 2014-15
SEASON PREVIEW

MONTHLY

columbus

**THE END OF
GANGLAND**
WEINLAND PARK
EMERGES FROM
A VIOLENT PAST

PROST!
THE MOTHER OF ALL
GERMAN BEER HALLS IS HERE

37 hidden
gems, obscure
eateries and
more fun
oddities

SECRETS
of the CITY

LAURIE ANDERSON | FRIED CHICKEN FACEOFF | HALLOWEEN MAKEUP







WEINLAND PARK
COLLABORATIVE



United Way
of Central Ohio



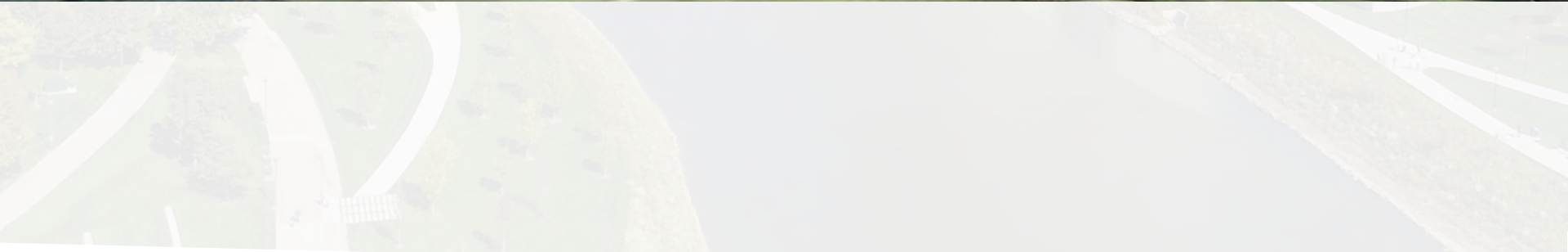
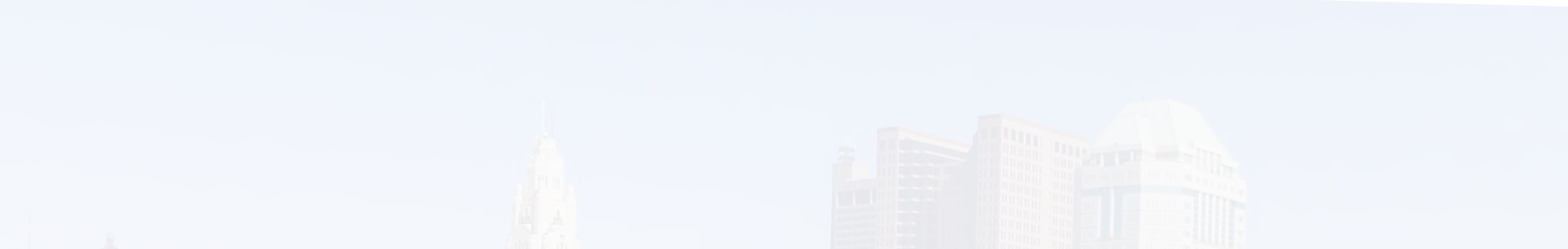
THE OHIO STATE UNIVERSITY



WEINLAND PARK

circa 1940









THE VISION FOR WEINLAND PARK



Success Indicators

**Opportunities
for catalytic
investments**

**Potential for
private
investment**

**Committed
institutional
partners**

**Community
consensus**

**Unique
advantage**

**Effective, skilled,
and representative
leadership**



Public Investment in Weinland Park



11th Avenue and 5th Avenue Infrastructure Improvements

The corridors will receive new streetscapes and upgrades. The 5th Avenue corridor will receive \$1.6 million in improvements and \$4.6 million will be invested in the 11th Avenue corridor (2013-2014).



Indianola Park \$160,000 in improvements by the City of Columbus included walkways and playground equipment (2000).

Community Housing Network

Federal Tax Credits were used to fund the construction of a new, \$10.5 million, 60-unit residential building to provide permanent supportive housing for people with barriers to stable housing (2016).



Northside Library Branch, Columbus Metropolitan Libraries has identified a developer for a \$11 million expansion of their library facilities from 7,700 SF to 24,000SF (2016).

Neighborhood Stabilization Program (NSP)

\$4.3 million in federal funding for the renovation of 14 homes and the construction of 6 new homes scattered throughout the neighborhood (2011).



Schoenbaum Family Center & Weinland Park Elementary School

The Ohio State University invested \$9 million to provide early childhood education in the Schoenbaum Family Center and Columbus Public Schools invested \$15.8 million in the co-located new elementary school (2007).

Weinland Park \$420,000 in improvements by the City of Columbus included a new shelter house, basketball courts, picnic tables, and trees (2007).



Indianola Intersection Improvements

The City of Columbus implemented phase i & II of the Weinland Park Mobility Plan which included the addition of traffic mini-circles or curb extensions at four intersections, 9th, 7th, 6th and 5th (2013-2014)



Former 3M Site

\$3 million Clean Ohio Grant and \$868,000 HUD Community Challenge Planning Grant were awarded for the remediation and planning of the 3.4 acre former factory site (2011).

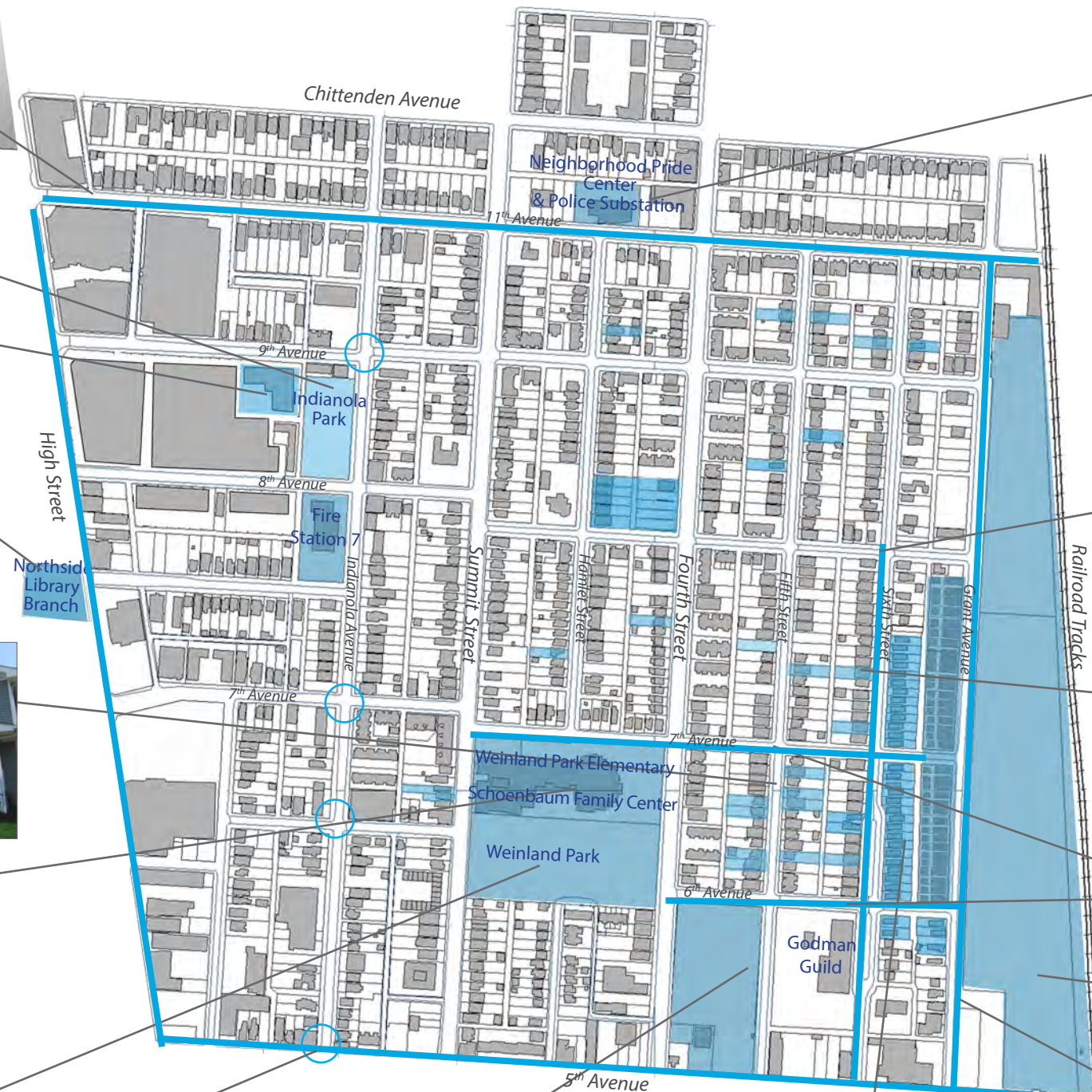


LIHTC Homes

40 new homes were constructed with \$7 million in Low Income Housing Tax Credits as well as \$950,000 in NSP II money from the City of Columbus (2012).



Grant Avenue Infrastructure Improvements City of Columbus invested \$7.8 million to rebuild Grant Avenue between 5th Avenue and 11th Avenue (2011).



Neighborhood Pride Center & Policing Station

\$4.6 million investment between the City of Columbus and The Ohio State University to create an innovative safety center that houses Columbus Police, OSU Police, and Community Crime Patrol as well as serving as the Neighborhood Pride Center (2008).



6th Street & Alley Improvements, City of Columbus invested \$2.8 million to improve the infrastructure on 6th Street (2010).



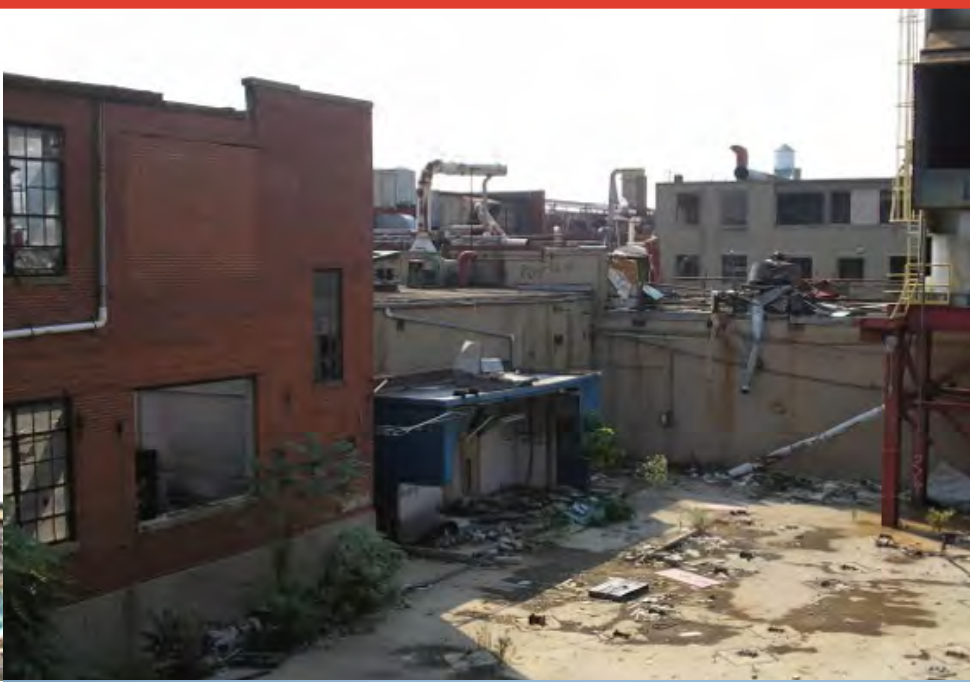
Habitat for Humanity utilized \$650,000 in NSP money for the construction of 7 new homes (2011 - 2012).

7th Avenue & 6th Avenue

Street was reconstructed and new sidewalks installed by the City of Columbus with a \$1.2 million investment (2012).

Former Columbus Coated Fabrics Site

Remediation of the 17.55 acre site was funded through a \$3 million Clean Ohio Grant (2008) from the State of Ohio. The City of Columbus also contributed \$2.4 million for the purchase of the property, environmental assessments, and demolition (2007).















South Campus Gateway
A \$154 million dollar, 224,000 square foot mixed-use development was completed through a public/private partnership (2005).



Highline at Nine 140 student centric apartments and 35,000 square feet of retail along High Street. (2017)



One Pearl Place
Two buildings on the east side of Pearl Street housing 259 market-rate apartments.



Luxe Belle The new building includes 95 apartments (125 bedrooms), 116-space parking garage, and 7,000 square feet of retail (2017)



Uncommon
A six-story building that includes 16,000 sq ft of retail, 154 units, 140 structured parking spaces and xx square feet of retail on High Street.



Smith & High Flats
An urban infill project with High Street retail and 12 apartments above constructed in 2008 and an 18-unit apartment building behind constructed in .

King and High
Proposed 7-story mixed-use building with 172 units and ground floor retail (TBD).



Fifth and High
Was developed by AIDS Healthcare Foundation. The building houses Out of the Closet Thrift Store and pharmacy (2013).

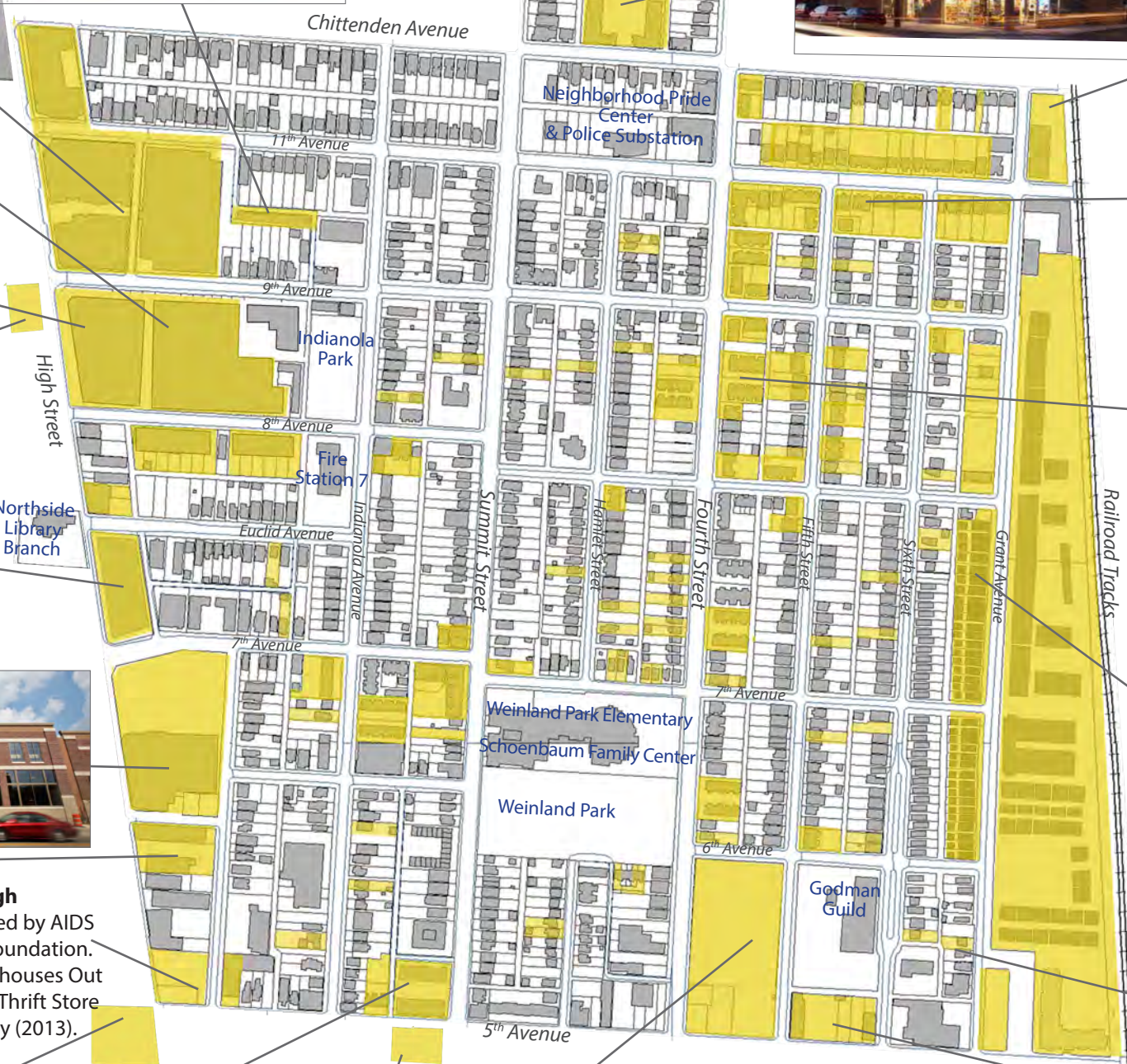


The Beeker
New building housing 89 apartments and a 4,000 sq ft brewery (2019).



Audrey
Building under construction with 108 apartments, 74 parking spaces and 2,000 sq ft restaurant space (2021).

West Ninth
8-unit new build, townhouse rental project (2020)



East Village
A \$12 million infill development that includes 82 residential units and retail (2011-2012).



Trolley Park development
New residential building with 18 two and three bedroom units.



Grant Commons
Includes 90 residential units in 23 buildings that were renovated into market-rate units. The \$12 million cost has been offset by a \$6 million State and Federal Historic Tax Credits that were awarded to the developer and was supported by a Program Related Investment Loan from the Columbus Foundation (2015).



Community Properties of Ohio Renovation
A public/private partnership provided a \$30 million renovation of 300 project-based Section 8 units (2009).



Grant Park The 20-acre site of the former factory was remediated with a \$3 million Clean Ohio Grant (2008). It will be developed into a mix of 500-700 new residential units. The city provided \$7.7 million in infrastructure improvements on the site. The first phase of construction included 40 single family homes. The next phase will include 60 condominiums, 10 duplexes, 40 townhomes and 246 apartments.



Scattered Site Exterior Home Repair Program
Nearly \$3 million was raised from private sources to support 70+ exterior home repair grants (up to \$20,000 each) to improve roofs, windows, siding, foundations and energy efficiency (2011-2016).



4th&5th
New building housing 315 apartments and xx sq ft of retail (2021).

Clark Grave Vault Site Redevelopment
Proposed redevelopment of a 22-acre former industrial site on the south side of 5th Avenue with approximately 300 residential units.



Marker Development
6-story residential development (2021).









SUMMIT TERRACE







Ohio State
University
Extension
99 East 9th Avenue

THE OHIO STATE UNIVERSITY

99 East 9th Avenue

Ohio State
University
Extension



Reposition windows from the media and buffet wall to the front elevation

Use colonial slate or charcoal gray roofing color to match slate homes of the period

Increase gable pitch to align with ridge

Extend porch across the full front of the home

Hip main roof to match neighborhood homes



Original Facade

Separate all windows using Jeld-Wen double hung windows with integral vinyl brick moulding

Use 4-panel, 3 panel, or 2 panel period style doors

Porch is 6' deep to allow for chairs and prominent columns off-set porch from side

Use 10" square composite columns at porch



First Facade Modification



Raise first floor up to match existing neighborhood homes

Final Approved Facade Modification

Weinland Park Housing Initiative

Habitat for Humanity Home Integration Study

May 12, 2010











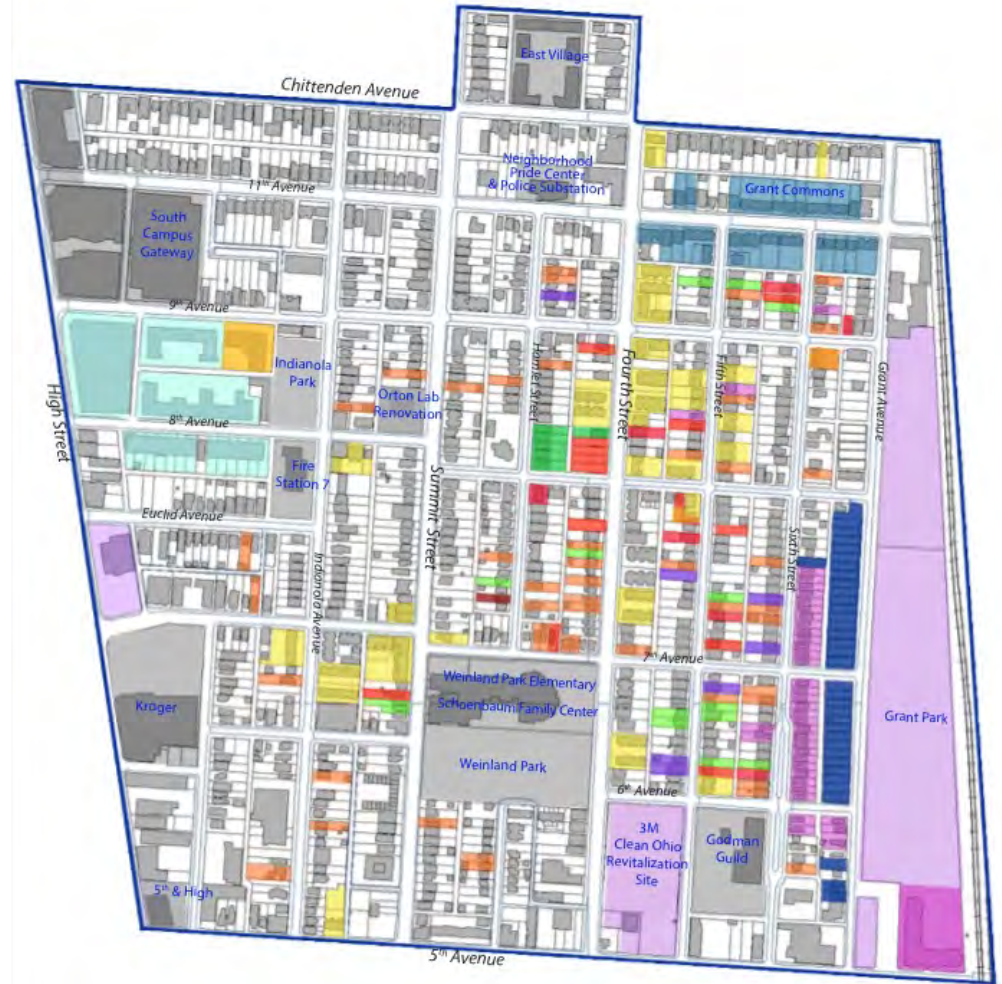








Subsidies not suppressing market-rate values



- HIGH DENSITY • ACCESSORY DWELLING UNITS • SUPPORTIVE HOUSING •
- AFFORDABLE • LIHTC • SECTION 8 • HABITAT • NSP • LAND TRUST • LAND BANK •

FRANKLIN COUNTY PROPERTY REAPPRAISAL 2017-2019



FRANKLIN COUNTY

+20%



COLUMBUS

+23%



WEINLAND PARK

+30%





480 units



4 acres



EAST 6th AVENUE – 2007



EAST 6th AVENUE – 2014



EAST 6th AVE. & NORTH 6th ST. – 2007



EAST 6th AVE. & NORTH 6th ST. – 2014



NORTH 5th STREET – 2007



1282 N 5th St
Columbus, Ohio
Street View - Jun 2014

NORTH 5th STREET – 2014

Key Findings

- 72% of residents believe that the neighborhood is getting better.
- Residents are more satisfied with their neighborhood and housing quality.
- As the neighborhood becomes a more desirable place to live, increasing housing costs and the housing cost burden on some residents will likely affect the ability of those residents to stay in the neighborhood long-term.
- Residents unevenly experienced employment gains during the economic recovery and different levels of job satisfaction exist. Residents with post-secondary degrees generally have higher earned income and a higher rate of labor force participation than residents without.
- Residents feel safer in the neighborhood, but different clusters of residents feel safe and unsafe at different times and places.
- Resident interaction has decreased since 2010 and residents are less likely to know their neighbors. However, resident engagement levels remain high.
- Formal and informal structures allow residents to voice perspectives on a variety of topics. Lower-income residents felt most strongly that they had a voice in neighborhood decisions.
- Chronic disease management, food insecurity, and lack of a primary care provider persists for many residents.
- Low-income residents are assets and are engaged in ways previously not understood.

Conclusions

Perceptions are improving

- More residents are employed, residents perceive that safety in the neighborhood has improved, and respondents are more satisfied with their housing and the neighborhood. Renters also indicate increased interest of purchasing a home in Weinland Park.

Demographic groups illustrate the diversity of Weinland Park

- A two-step cluster approach was used to unpack the complexity of Weinland Park, revealing both strengths (socioeconomic diversity) and weaknesses (housing cost burden).

Community assets are robust and key to Weinland Park's future.

- Major community assets, such as WP Elementary, Schoenbaum Family Center, Godman Guild, Huckleberry House, Kroger, and the City of Columbus Neighborhood Pride Center, as well as others provide a robust framework for community stabilization and growth.

The comparative surveys help residents and stakeholders guide policy.

- The two surveys (2010 and 2016) provide an assessment of community change during a period long enough to experience substantive change and help inform equitable and inclusive dialogue that leads to neighborhood transformation.



Putting Weinland Park's change into context

- Overall, Columbus is experiencing rapid population growth and demographic shifts, resulting in significant neighborhood changes across the urban core.
- Weinland Park is small, with about 4400 residents and 0.36 square miles. Its proximity to Ohio State provides unique opportunities.
- In the 1980s and 1990s, Weinland Park became a distressed neighborhood with vacant and abandoned housing, high crime, and poorly managed subsidized residences, motivating this effort to achieve collective impact.
- The results of the survey show how residents perceive Weinland Park
- The surveys were a snapshot of 441 residents in 2010 and 422 residents in 2016, but both groups were representative samples of the neighborhood.
- The work is not done. Continued stabilization of the neighborhood requires ongoing investment in social and physical capital.
- An investment strategy including physical infrastructure and holistic community development embraces resident leaders and asset-building. The Weinland Park Collaborative has coordinated investments in education, employment, health, housing, public safety, resident engagement and youth development.
- Revitalization should be people and place-based, which requires a long-term approach. Weinland Park's revitalization began 27 years ago in 1995 with the creation of Campus Partners and continues today with the Weinland Park Collaborative.

Lessons Learned

- Stabilize most vulnerable families first
- Public leverage (federal, state, local)
- Crime reduction and intervention of gang activity
- Coordination of investments to achieve collective impact
- Commitment to outcome measurement and evaluation
- Follow best practices—but pilot new ideas
- A commitment to strengthening resident relationships takes many years to show full benefits and is an ongoing task
- Reduction of resident turnover is required to stabilize families
- Stakeholders should be flexible and willing to change agenda
- Meet residents where they are—middle-class constructs don't always translate (and vice versa)
- Relationship building takes time; partners should be vulnerable

Successes

- Increased public safety
- Reduction of vacant and abandoned housing
- Reduction of infant mortality
- Brownfield remediation
- Expanded affordable housing options and units
- Strong resident volunteerism
- Increased access to social services
- Consistent coordination and collaboration
- Piloting new ideas
- Housing options across incomes are architecturally similar

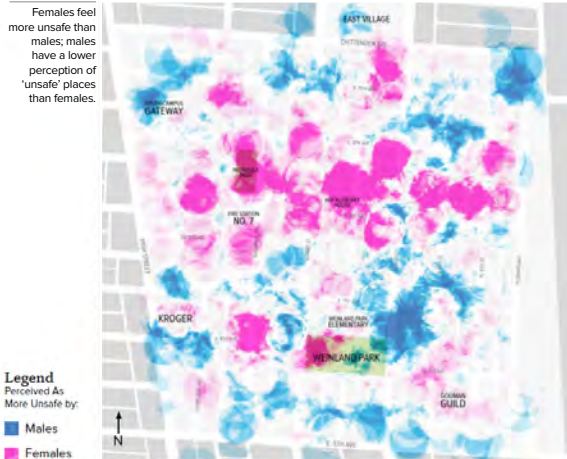
Ongoing Challenges & Efforts

- closing the gap on housing-cost burden and managing increased housing costs
- many funders are unwilling to fund community organizing and resident engagement activities
- residents and non-profit staff must be trained in trauma-informed community building to adequately serve families in poverty
- organizations have fragmented data collection systems, resulting in significant difficulty in sharing data about individuals within the same family—meaning few organizations see the entire family holistically
- the economy is not producing enough living wage employment and economic stability requires both workforce development and policy changes, particularly for people with criminal history
- addressing community and family-based challenges that impact educational/academic success
- aligning community needs with shifting funder priorities can be difficult
- collaboration requires time and money—and often organizational culture shift to be more client-focused

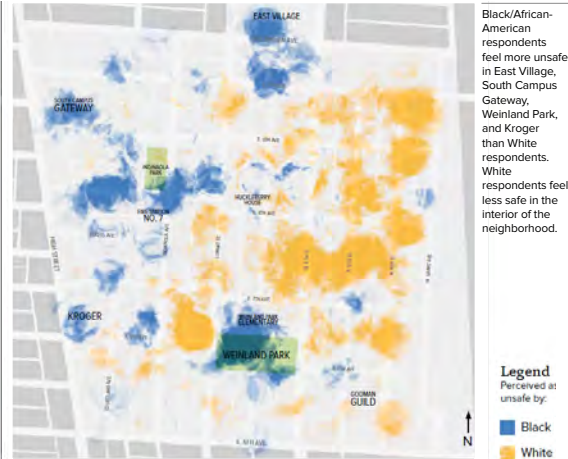
Weinland Park Collaborative Lead Funders



Map of difference between male-female perception of unsafe areas



Map of difference between African-American and White perception of unsafe



The Weinland Park Collaborative is a voluntary group representing funders, non-profits and residents who meet regularly to co-investigate solutions to community change.

An aerial photograph of the Columbus, Ohio skyline. The image shows a dense cluster of skyscrapers, including the prominent, ornate, light-colored tower of the Ohio Statehouse. In the foreground, a wide river flows through a lush green park area with winding paths and trees. A bridge is visible in the middle ground. The sky is clear and blue.

**United
Way**



**United Way
of Central Ohio**

Michael Wilkos • Senior Vice President, Community Impact • 614.477.8918 • michael.wilkos@uwcentralohio.org