

ENVIRONMENTAL DEFICIENCY SURVEY  
UNIVERSITY NORTH

City Planning Commission

December 1960

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71



Ohio  
307.3  
E61

Ohio  
307.3  
EG1

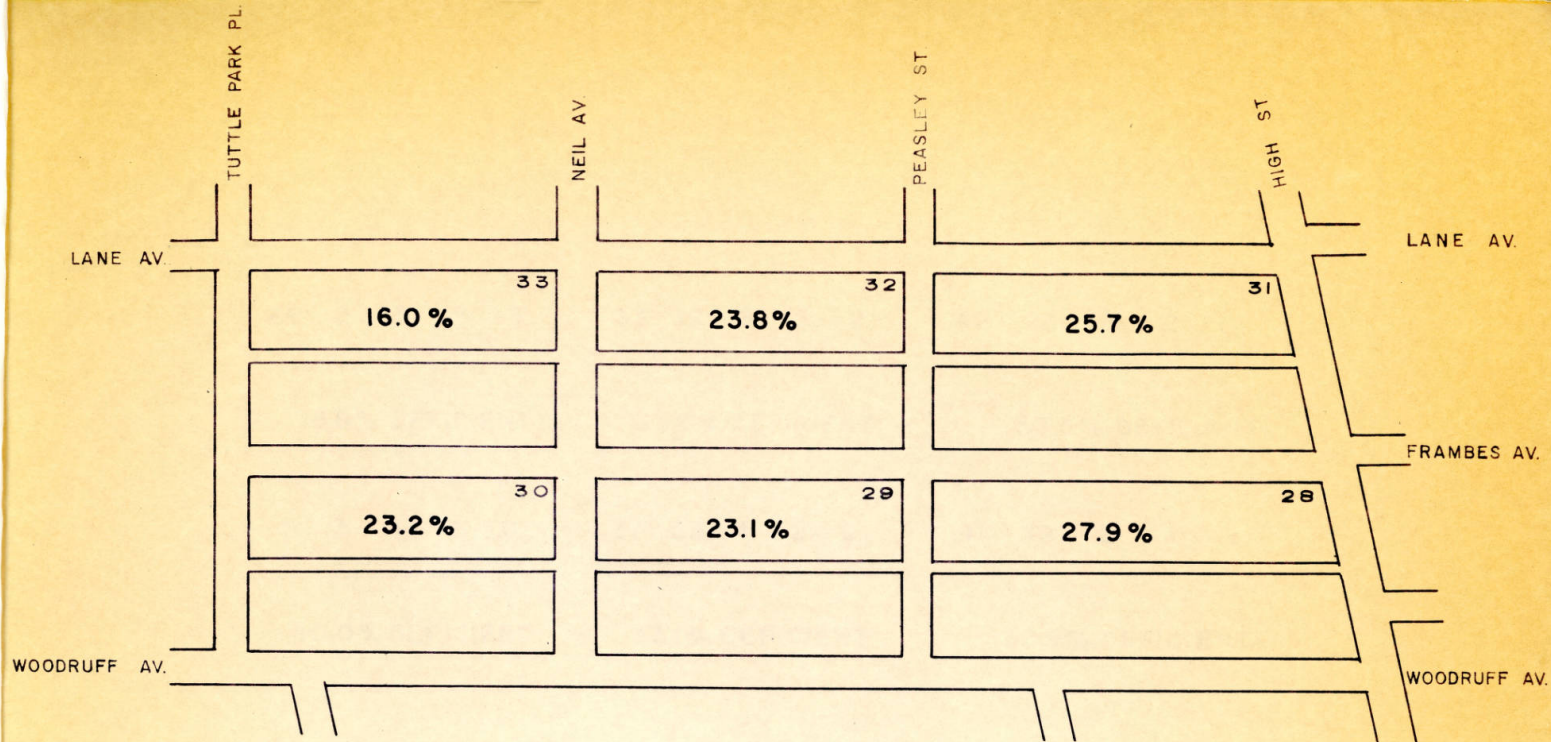
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ENVIRONMENTAL DEFICIENCY SURVEY

A. Overcrowding or improper location of structures on the land.

1. Plate (1) shows that overcrowding of structures on the land is not a major problem on a block wide bases. There are a few cases of overcrowding on lots which will be brought out under dwelling unit density.
2. Plate (2) shows all of the zoning deficiencies. While many of these are not serious, the total of 301 violations in a six block area represents a situation which is somewhat less than desirable. The 10 deficiencies in structure access to public streets (usually alley dwellings) are important and have an adverse affect on the area.

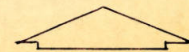


LOT AREA COVERED BY MAJOR STRUCTURES

**ENVIRONMENTAL DEFICIENCY SURVEY**

URBAN RENEWAL PROJECT UR. OHIO \_\_\_\_\_

UNIVERSITY NORTH

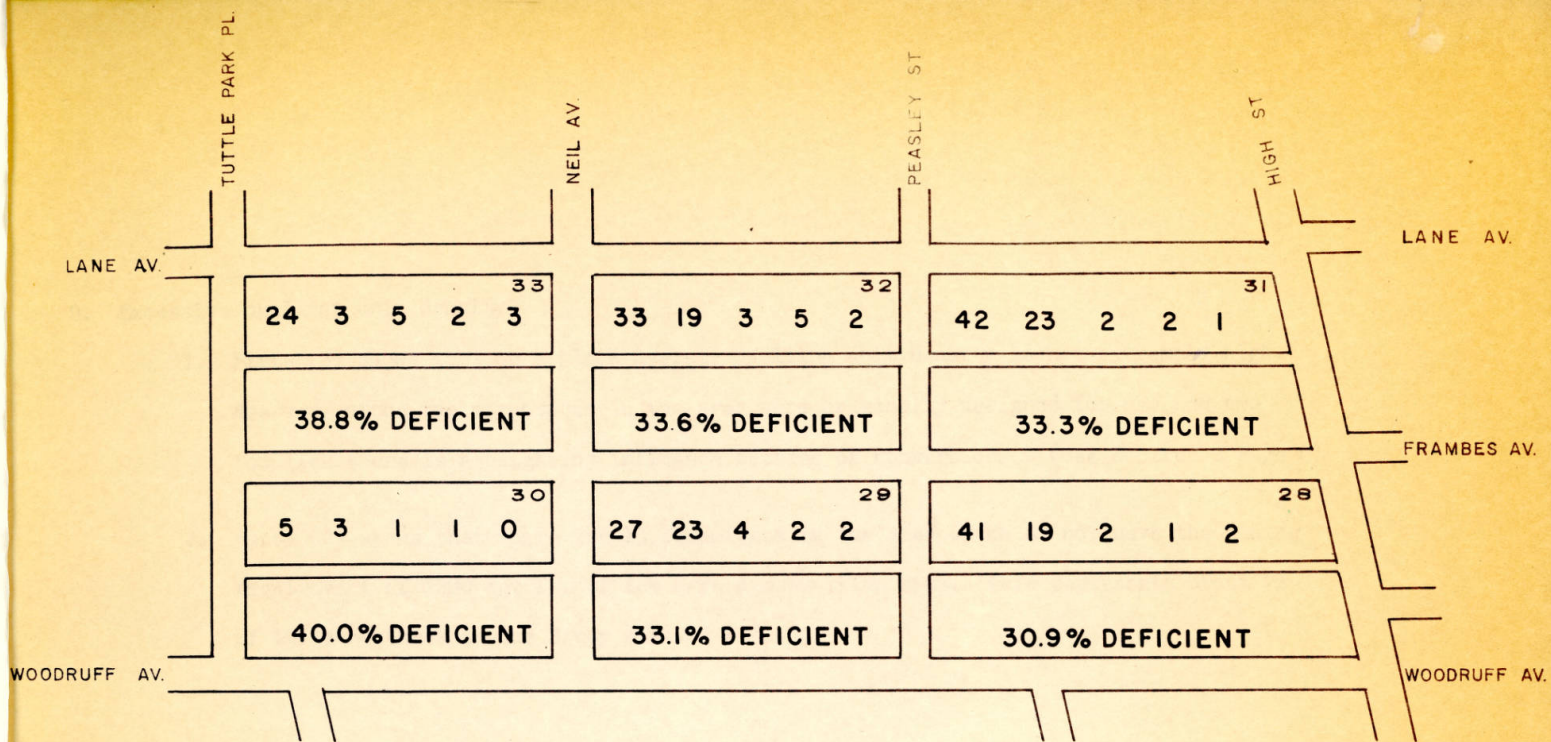


0 100 200 400 600

PLATE

CITY PLANNING COMMISSION





TOTAL STUDY AREA DEFICIENT..... 301  
OR 32.4% OF POSSIBLE DEFICIENCIES

### ZONING DEFICIENCIES

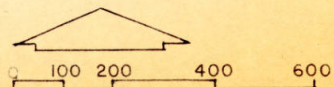
- 0 0 0 0 STRUCTURES WITH FRONT YARD VIOLATIONS
- 0 ■ 0 0 0 STRUCTURES WITH SIDE YARD VIOLATIONS
- 0 0 ■ 0 0 STRUCTURES WITH REAR YARD VIOLATIONS
- 0 0 0 ■ 0 STRUCTURES WITH INSUFFICIENT LOT AREA PER DWELLING UNIT
- 0 0 0 0 ■ STRUCTURES WITHOUT ACCESS TO CITY STREET

## ENVIRONMENTAL DEFICIENCY SURVEY

URBAN RENEWAL PROJECT UR. OHIO

UNIVERSITY NORTH

# 2



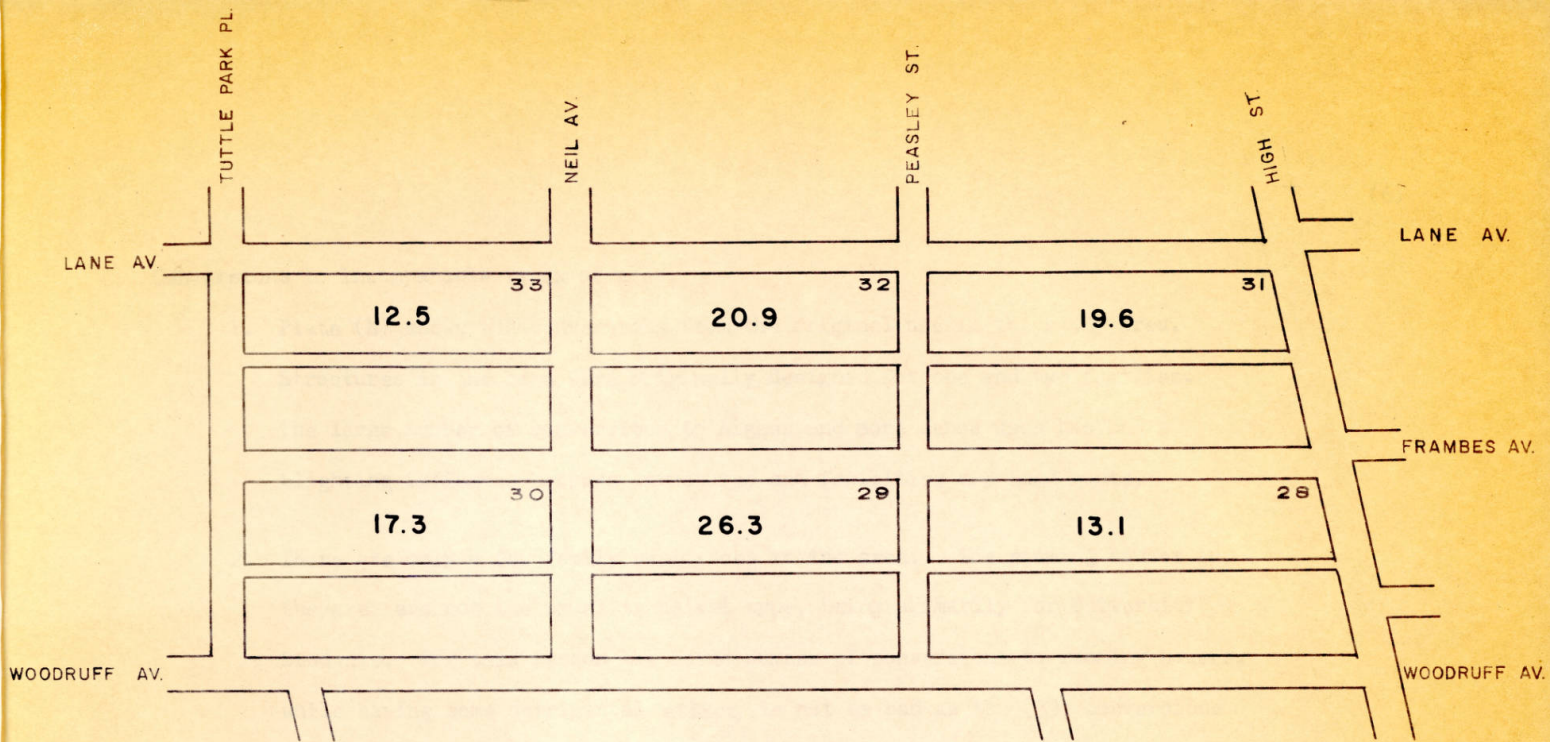
CITY PLANNING COMMISSION

PLATE

B. Excessive dwelling unit density.

1. Plate (3) shows that on a block average dwelling unit density is not extremely high. However, since the structures in the area were originally designed for one and two families there is a blighting influence because of conversions. (See Section C Page 6)
2. Plate (2) shows that there are 13 structures in the area which do not have the zoning requirement of 1200 sq. ft. of lot area per dwelling unit. This represents about 7% of the structures in the Study Area.





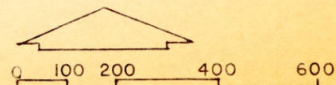
## DWELLING UNIT DENSITY

DWELLING UNITS PER ACRE  
 1200 SQ.FT. OF LOT AREA PER  
 DWELLING UNIT = A MAXIMUM  
 DENSITY OF 36.3 PER ACRE

## ENVIRONMENTAL DEFICIENCY SURVEY

URBAN RENEWAL PROJECT UR. OHIO

UNIVERSITY NORTH



PLATE

CITY PLANNING COMMISSION

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C. Conversions to incompatible types of uses.

1. Plate (4) shows the conversions from the original use in the study area. Structures in the area were originally designed for one and two families. The large number of conversions to higher and more dense uses has had a blighting influence because structures and facilities are inadequate.
2. There are only a few family residences in the area. The rooming houses in the area are not the usual transient type, being primarily for University Students. For this reason the large number of conversions to rooming houses, while having some detrimental effect, is not as bad as the (33) conversions would make it appear.

CONVERSIONS FROM ORIGINAL USE

TOTAL EXISTING STRUCTURES

CONVERTED - 94 OF 121

ROOMING HOUSES

APARTMENTS

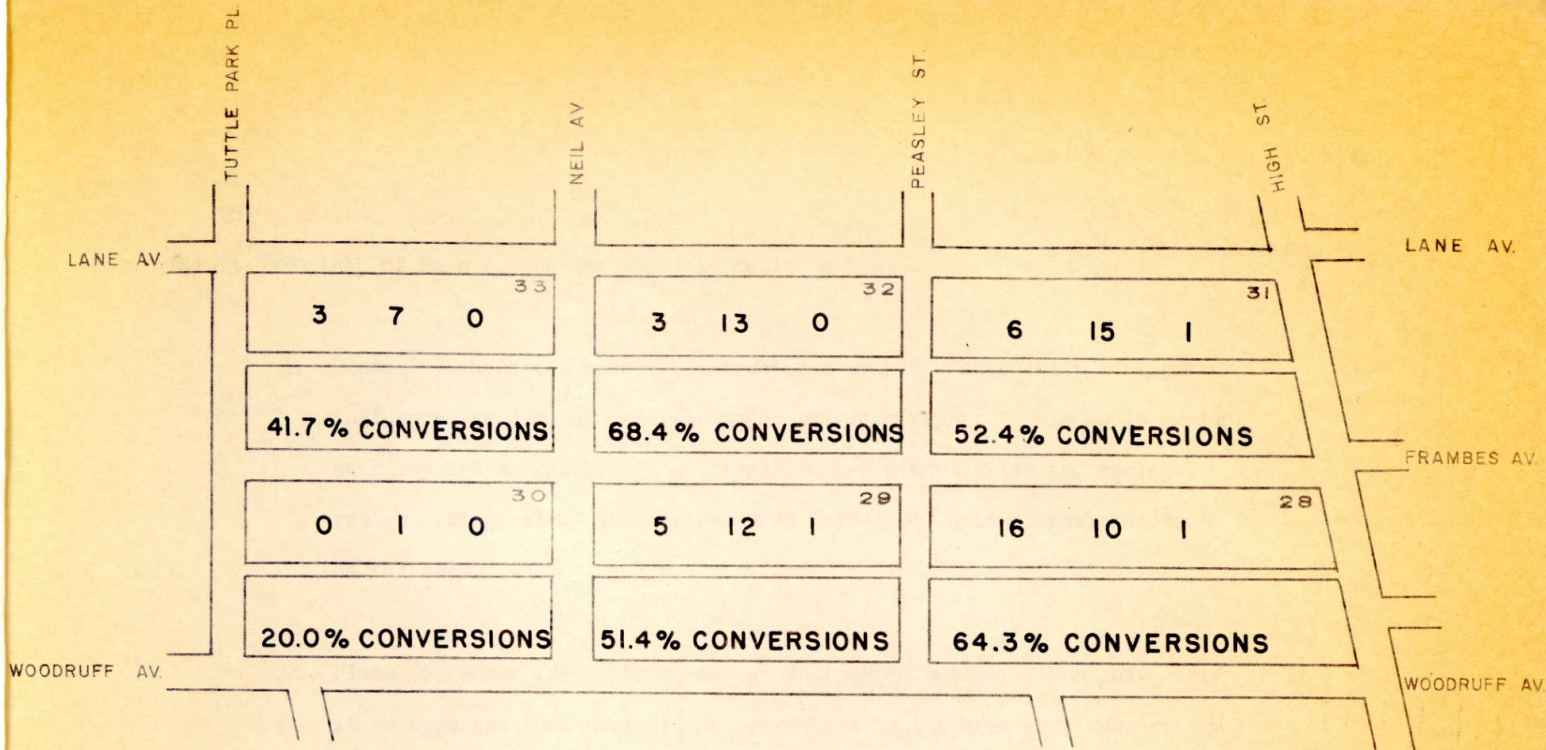
COMMERCIAL

ENVIRONMENTAL CONCERNS

LAND USE

1





CONVERSIONS FROM ORIGINAL USE

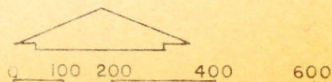
TOTAL EXISTING STRUCTURES  
 CONVERTED... 94 OR 50.5%

- 0 ROOMING, HOUSES
- 1 APARTMENTS
- 2 COMMERCIAL

ENVIRONMENTAL DEFICIENCY SURVEY

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PLATE

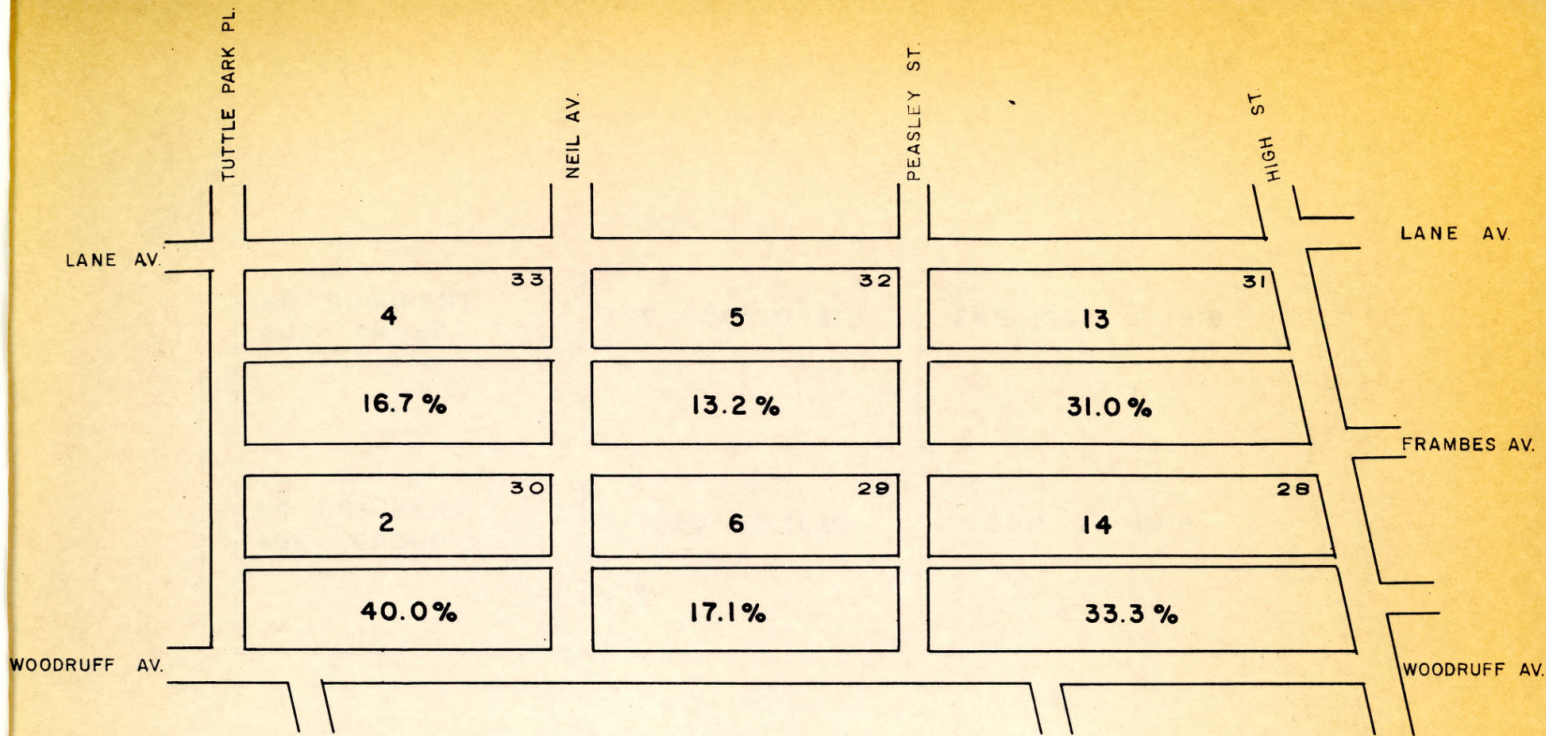
CITY PLANNING COMMISSION

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D. Blight from Lack of Maintenance and Obsolete Building Types.

1. Plate (5) shows the number of structures by block which have a blighting influence because the need for major exterior repair. This would include such repairs as cracked foundations, rotten window sills and casings, rotten siding, etc. These structures have a definite blighting affect on the area.
2. Plate (6) shows the dominant age group (period built). From this Plate it is apparent that most of the structures in the area were constructed before 1920 and are of a style which is rapidly becoming obsolete because of the type of construction and material used.





**EXTERIOR BLIGHT INFLUENCE**

**NUMBER OF STRUCTURES NEEDING MAJOR REPAIR**

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 URBAN RENEWAL PROJECT UR. OHIO

UNIVERSITY NORTH

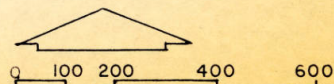


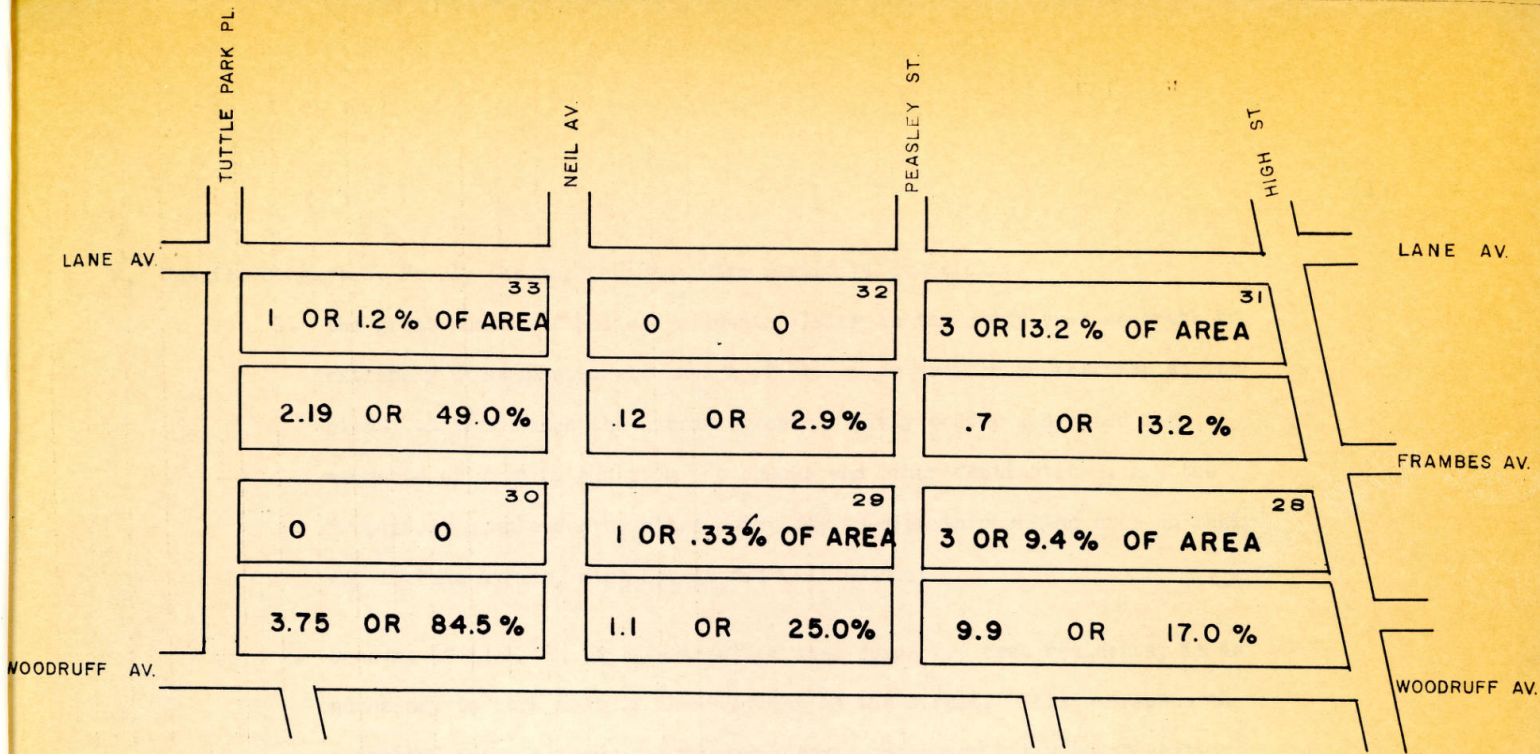
PLATE  
 CITY PLANNING COMMISSION

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E. Detrimental Land Use Conditions.


1. The most detrimental land use in the area is the large number of off-street parking lots provided by the University for student parking. The parking causes noise and extreme congestion in the area, and poorly lighted lots are a hazard at night. This off-street parking has a very bad affect on the area.
  
2. Except for the autos in the area, there is little influence of noise, smoke or fumes because of the absence of industry. There are two service stations in the area which are a source of noise and congestion for the adjacent residential properties.
  
3. Plate (7) shows that the number of structures in mixed use is low, most of them occurring along High Street. The ribbon development along High Street is a detriment to the area, as it is in other sections of the City.





### STRUCTURES AND LAND HAVING MIXED USES

 NUMBER OF STRUCTURES WITH MIXED USES AND PER CENT OF BLOCK COVERED

 LOT AREA IN ACRES AND PER CENT OF BLOCK COVERED BY INCOMPATIBLE USES

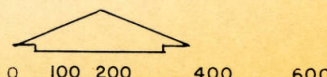
TOTAL STRUCTURES WITH MIXED USES ... 8 OR 4%

TOTAL LAND AREA IN MIXED OR INCOMPATIBLE USES ... 8.69 ACRES OR 29.1%

### ENVIRONMENTAL DEFICIENCY SURVEY

URBAN RENEWAL PROJECT UR. OHIO

UNIVERSITY NORTH **7**



PLATE

CITY PLANNING COMMISSION

F. Unsafe, Congested, Poorly Designed or Otherwise Deficient Streets.

1. The great number of college students living in the study area generate an extremely disproportionate amount of vehicular traffic in relation to its size. At peak hours the narrow streets rapidly become congested with students driving to and from the campus and other destinations, and the problem is compounded by other motorists passing through the area on their way to Lane Avenue, High Street and Neil Avenue.
2. Because of the lack of off-street parking space for area residents, it is necessary to park most of the vehicles on the street. This decreases the capacity of the already too narrow streets and contributes to congestion.
3. The major streets in the surrounding area are presently unable to move traffic at a satisfactory rate. This is especially true of Lane Avenue and High Street. With these overcrowded major streets, it is difficult for traffic to move out of the six-block area.



G. Public Utilities or Community Facilities.

1. City water service in the area is adequate for the most part. However, the area west of Neil Avenue is served with dead-end water lines. The re-developing of this area would eliminate this problem.
2. The only problem in sewerage disposal is in inadequate storm sewer at Tuttle Park Place and Woodruff Avenue. Exhibit 1 explains the problem. Because of the unsure future of the area, the problem is slow to be solved. Redevelopment of the area would also help solve this problem.
3. City Health Department records show this area to be one of the better areas in the City as far as communicable disease occurrence is concerned.
4. Police records show the area to be one of the lowest in arrests in the City. Information on the precise number of nuisance complaints was not available.
5. It is essential when examining the environmental considerations of schools, parks and recreation to consider for whom these facilities are required. The population of the six block area is primarily people of college age and older. A group of this type requires different facilities than those presented in standards for single family or apartment areas.

- a. Schools - The area is served by the Northwood Elementary School which is about average when compared with other elementary schools in the older areas of the City. Although the school is within the recommended distance, there is a problem of children crossing very congested and hazardous streets. The high school and junior high which serve the area are adequate in facilities and distance but present some problems because of the poor thoroughfare system. Since the area is not family oriented, it is difficult to say how much blighting affect the school situation has.
  - b. Parks and Recreation - Since the area is oriented mostly toward the University it is reasonable to assume that most of the recreation is supplied by the University. For what few children there are in the area there is Tuttle Field and Park which are in reasonable walking distance. The only problem being the congested street system. A very important problem exists because there is no space for leisure time activities for college students living in the area (pitching ball, golf putting, basketball backboard, etc.) Land which could be used for this purpose is used for vehicle storage.
6. Other Community Facilities such as churches, library, fire protection, shopping, etc. are adequate for the bulk of the area residents.



THE OHIO STATE UNIVERSITY  
190 North Oval Drive  
Columbus 10, Ohio

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July 26, 1960

Mr. Ernest H. Stork  
Director of Public Service  
City of Columbus  
Columbus 15, Ohio

Dear Ernie:

During the recent heavy rains we have had the inadequate sewer from the catch basin at the intersection of Woodruff Avenue and Tuttle Place called to our attention. The flooded area this time extended halfway across the green strip between Woodruff and Stadium Drive and traffic had to be stopped during the flood.

The University owns all of the property on both sides of West Woodruff, west of Neil Avenue, and on both sides of Tuttle Place between West Woodruff and Lane Avenue. It is true that some alleys as well as Frambes Avenue extend to Tuttle and that there are some freeholders still occupying space in the block between Neil Avenue and Tuttle and between Lane and West Woodruff.

My purpose in writing is to learn whether the City would be willing to undertake an investigation of the sewer problem with a view to correcting it or whether this might be a propitious time to propose to the City that West Woodruff between Neil and Tuttle and Tuttle between West Woodruff and Lane Avenue be vacated and taken over by the University so that the University could then proceed to correct the sewer problem.

The following is a statement resulting from an investigation made by Mr. Paul H. Elleman who is the Director of the Physical Plant at the University:

"The catch basins at the intersection of West Woodruff Avenue and Tuttle Place do not have a sufficient outlet, thereby causing heavy flooding of this intersection during almost every normal rainfall. According to our investigation, the three catch basins at this intersection empty into an 18" sewer, which in turn empties into a 42" sewer in Joe Alley east of Tuttle Place. The only outlet we can find for this 42" sewer is a 6" connection into an old 30" interceptor sewer."

EXHIBIT

Mr. Ernest H. Stork

- 2 -

July 26, 1960

"The 42" sewer west of the above 6" connection was broken a long time before the fill was made around the Arena and Field House."

After you have examined the problem, Ernie, I would be glad to have your advice on what you think the proper action might be.

Sincerely yours,

GBC:jb

Gordon B. Carson

Letter to O.S.U. stating that vacation of streets & alleys cannot be vacated until O.S.U. has 100% ownership of abutting property. By R.F.W.



#### H. Overcrowding of People.

1. Plate (8) shows the density of population in the area by block. While the densities are not high enough to be a blighting influence in themselves, there is an influence because of the diverse nature of the population. Since some of the people are renters, some owners, some workers and some college students, there is very little to unify the area and as a result the lack of pride in property and structure maintenance presents a problem which is growing increasingly worse.

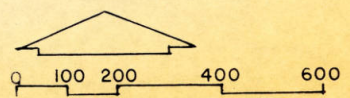


**POPULATION DENSITY**

00 PERSONS PER DWELLING UNIT  
 00 PERSONS PER ACRE

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PLATE

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