

Near East Area Plan

*Area Planning Series

June 1995



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June 1995



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and Carl Wiley.

This plan, an extension of the Columbus Comprehensive Plan, is intended as a reference document for the City of Columbus, residents, the business community, and developers. It provides guidelines for policy development and decision-making for the Near East community. If there are questions regarding the content or interpretation of the information in this plan, please contact the Planning Division, 99 N. Front Street Columbus, Ohio 43215 or call 645-8502.

Adopted by City Council on June 12, 1995 as the official plan for the Near East Columbus area.

Council and Commission Members

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Bruce A. Harris
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Myer W. Mellman

The Near East Area Plan is the result of a planning effort that began in September 1992. Four introductory meetings were held throughout the Near East area to inform the community about the planning effort. Planning meetings were held twice a month for an 18 month period to discuss and identify planning issues and to formulate recommendations.

The planning committee meetings were chaired by the Commission Planning Director Bertha Jefferson. The members of the Near East Area Commission Planning Committee appear on the title page. Specific interest groups were targeted for the meetings including area businesses, developers, realtors, community residents, service agencies, non-profit corporations, churches, area and civic groups.

Listed below are individuals invited to participate in the information gathering and discussion phase of the plan development.

Reverend Michael Bean
St. Paul A.M.E. Church
Rabbi Harold J. Berman
Congregation Tifereth Israel
Walter Cates
Main Street Business
Association
Darlene Cobb
Olde Towne East
Neighborhood Association
William Culpepper
Mount Vernon A.M.E. Church
Marlon Dixon
Eastgate Garden Civic
Association
Honorable Ben Epsy
State Senator
Marcia Maherty
Park Medical Center

J.T. Thomas
Area Resident
F.R. Hickman
Columbus Neighborhood
Design Assistance Center
H. Raleigh Randolph
Model Neighborhood Facility
Suzie King
Woodland Park Civic
Association
Michael Link
Near East Area Commission
Arthila E. Logan
Near East Area Commission
Zoning Committee
Melvin Richardson
Near East Area Commission
Michael G. Ross
Youth Impressions, Inc.

Honorable Charleta Tavares
Ohio House of
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Josephine Thompson
Mount Vernon A.M.E. Church
Larry Trover
South of Main Community
Development Corporation
Board
Carl Woodford
Woodford and Associates
Realtor
Jack Day
Franklin Area Improvement
Association
Sami Dickerson
Near East Area Commission
Commissioner

A special thanks goes to the following for providing meeting space and/or refreshments for the Planning Committee meetings.

First Church of God
Reverend Timothy Clarke, Pastor
Second Baptist Church
Reverend Leon Troy, Sr., Pastor

Park Medical Center
Shiloh Baptist Church
Reverend Otha Gilyard,
Pastor

Love Zion Baptist Church
Reverend Jesse Wood,
Pastor

Acknowledgements



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Plan Boundaries

The planning area encompasses the Near East Commission Area: Conrail/I-670 on the north, I-70 on the south, Alum Creek on the east, and I-71 on the west. This central city community is more than 100 years old and located adjacent to downtown Columbus.

Introduction

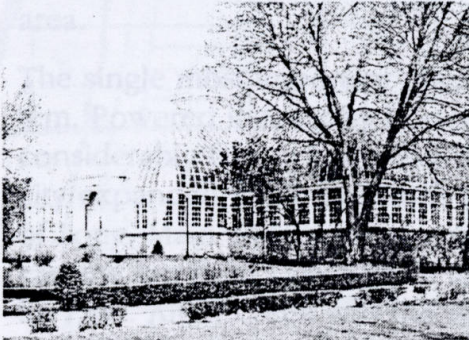
Goal Statement



The Community goal is to direct its unique physical and human resources to create a safe and enriching environment for living and working.

Objectives

- ★ Encourage appropriate commercial development through reinvestment and rehabilitation in designated commercial areas.
- ★ Increase the percentage of homeowners in the community to provide a better balance between renters and homeowners.
- ★ Protect, preserve, and improve existing residential existing residential areas.
- ★ Provide economic development opportunities and encourage reinvestment and rehabilitation activity in the community.
- ★ Maintain the historic and architectural character of the community.
- ★ Develop, maintain, and improve green space within the community.
- ★ Promote employment opportunities for community residents.
- ★ Improve the quality of life and ensure a safe community for all by addressing drug problems and reducing crime in the community.



Purpose of Plan

This Plan addresses issues for the Near East Area including vacant houses and lots, lack of investment and redevelopment activity, and crime.

Residents of the Near East area requested planning assistance to develop a comprehensive plan for the community. There is an implicit need to address current planning-related problems in the community. The Near East area has an abundance of vacant lots which detract from the urban character of the community, very little investment and redevelopment of commercial strips, a significant number of housing units that are vacant and deteriorated and pervasive crime in the neighborhoods.

Plan Boundaries

The planning area encompasses the Near East Commission Area: Conrail/I-670 on the north, I-70 on the south, Alum Creek on the east, and I-71 on the west. This central city community is more than 100 years old and located adjacent to downtown Columbus.



Near East Area Plan

Boundaries



History of the Near East area

Long before the City of Columbus came to be, people passed through the Near East area as they traveled between the Scioto and Muskingum rivers. By the 5th century, the Moundbuilder culture occupied the area, evident in the neighborhood until the early 20th century by a mound at the corner of Bryden Road and Champion Avenue. In later years, ancient burial sites were discovered at the natural springs near the site of the Center of Science and Industry (COSI). The neighborhood has been occupied and settled for at least 10,000 years.

1800s

The original town of Columbus was laid out in 1812 by Joel Wright and occupied the area bounded by Nationwide Boulevard (North Public Lane), Livingston Avenue (South Public Lane), Parsons Avenue (East Public Lane), and Scioto River (West Public Lane). The Near East area is approximately 2.5 square miles in size and located directly east of the original city on a high ridge.

The relatively slow growth of Columbus changed by the end of the Civil War when large numbers of people came to the city. Columbus experienced unprecedented growth along developed arterials such as Broad, Long, and Main streets. During this period, the major transportation modes were foot, horse and buggy. These transportation forms are evident by the carriage houses and stables built among the early residential communities of the Near East area.

The single most important innovation of the late 19th century was the public transit streetcar system. Powered initially by horses and later by electricity, the streetcar permitted people to live considerably farther from their workplaces than possible in the "walking" city. As a result, the city expanded in all directions and large "streetcar suburbs" sprang up along extended sections of Long, Main and Broad streets, and Mount Vernon Avenue. By the turn of the century, a streetcar line ran from Fair Avenue to the Ohio State Fairgrounds, then located at what is now Franklin Park. Alum Creek was the edge of town, and the Near East area was one of Columbus most prestigious and wealthy communities.

The residential area adjacent to Main Street was farmland. For example, the land between Kimball and Linwood Avenues was part of a farm owned by Mr. Kimball who was highly active in the Underground Railroad. Kimball Avenue was originally the lane that led to his house. Some semblance of these former farm tracts can be seen in the layout of the Highway Patrol (formerly School for the Blind) building located at the corner of Main Street and Parsons Avenue.

The change from farmhouse to subdivision began in the 1870s. Some existing houses on Main Street were built at that time, however, many have been gutted and masked by storefronts. A careful examination of some existing commercial properties on Main Street between Parsons Avenue and Nelson Road reveals the vestige of some once very large homes.

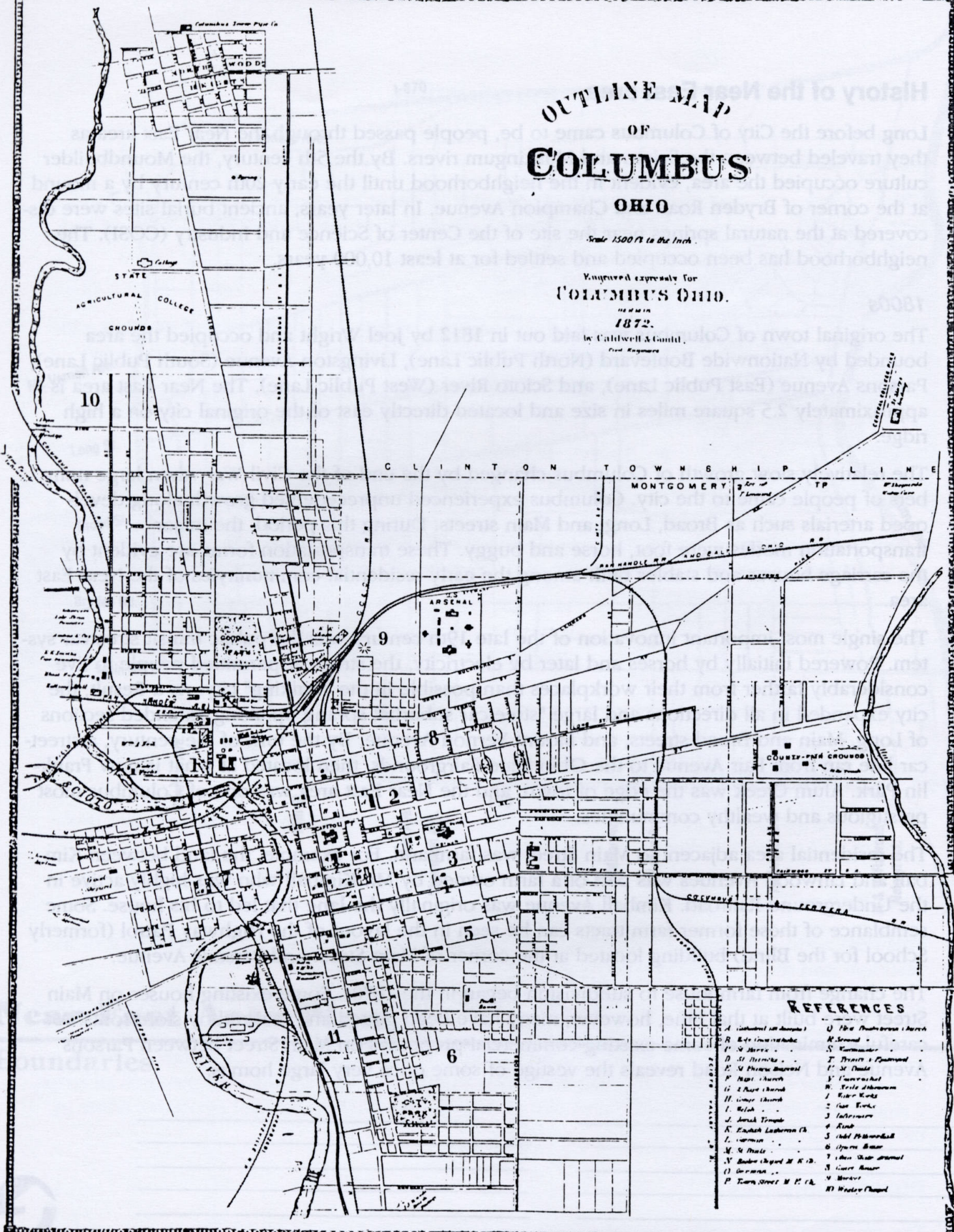
OUTLINE MAP OF COLUMBUS OHIO

Scale 1500 ft to the Inch.

Engraved expressly for
COLUMBUS OHIO.

1872.

by Caldwell & Gould,
and Engravers.



REFERENCES

- | | |
|---------------------------|--------------------------|
| A. Cathedral St. Augustin | Q. The Protestant Church |
| B. City University | R. Ground |
| C. St. John's | S. Cemetery |
| D. St. Patrick's | T. Trinity & Pleasant |
| E. St. Francis Hospital | U. St. Paul |
| F. Holy Church | V. University |
| G. St. Paul Church | W. State Museum |
| H. St. Peter Church | X. River Bridge |
| I. Relief | Y. Gas Works |
| J. Jail | Z. Infirmary |
| K. Jewish Temple | 1. Kirk |
| L. English Lutheran Ch. | 2. Irish Methodist |
| M. German | 3. Greek Slave |
| N. St. Paul | 4. Irish Slave |
| O. St. Peter & St. Paul | 5. Irish Slave |
| P. Town Street W. P. Ch. | 6. Irish Slave |
| | 7. Irish Slave |
| | 8. Irish Slave |
| | 9. Irish Slave |
| | 10. Irish Slave |

Near East Area Plan
1872 Outline Map

1920s

By the end of World War I, the community housed a firmly entrenched and diverse group of residents. Although there were sharp differences in income and lifestyles, the relatively small size of the land mass encouraged interaction among its residents. During the 1920s, the Near East area emerged with an identity of its own as a community of neighborhoods. Prior to that time, the main groups holding the community together had been churches and schools.

The 1920s saw the rise of a commercial, social, and political base within the community. The area near Hamilton Park and Long Street developed into a wealthy African-American neighborhood complete with shops, theaters, professional offices, and restaurants along with numerous clubs or lounges that featured the newly developing musical art form called jazz. Other sections of the Near East developed differently. Five movie houses were located within walking distance of each other. The Dunbar Theater was located at the corner of Mount Vernon and Champion avenues. The Cameo, which was located on Mount Vernon Avenue near 20th Street, prohibited African-Americans from entering the theater. The Pythian Theater was located on Mount Vernon Avenue between Monroe and Garfield avenues. This theater was built by members of a black lodge called the Knights of Pythias and is now the site of the Martin Luther King Center. The Lincoln Theater and the Empress Theater were located on Long Street near Hamilton Park.

1940s

The portion of the Near East known as "The Blackberry Patch" was an area where many blackberries grew and poor African-Americans lived. The homes were constructed from pieces of scrap wood, heating usually came from large pot-bellied stoves, and many homes had out-houses. By 1941, one of the nation's first public housing projects, Poindexter Village, was built on the former site of "The Blackberry Patch." The village was named after the Reverend James M. Poindexter, the first African-American City Council member of the City of Columbus.

The community emerged from World War II intact. It was hoped that the good times of the 1920s would return. However, widespread interest in and the availability of the automobile changed the Near East as it changed the face of America. Sprawling suburbs with acres of home sites, augmented by regional shopping centers and ultimately the suburban relocation of businesses, sprang up surrounding the city. The suburbs lured inner city residents away from the older community.

1950s

By 1950, much of the housing stock that had served the wealthy of the previous generation was showing signs of deterioration. Many of the houses vacated in the older city during this time were subdivided into apartments or rooming houses. The Eastgate Subdivision, a suburban-type residential neighborhood located within the Near East area, was built in the 50s.

1960s

During the 1960s, construction of interstate highways cleared vast sections of the Near East area, significantly reducing the amount of housing stock available and forcing many families and residents to relocate. As a result, the community experienced a major period of readjustment.

To this day, the freeways play a major role in the isolation of the Near East area from the surrounding city and its services. Also during the 1960s, the Model Cities Program further exacerbated the destruction and demolition of the housing stock in the community.



The area experienced a period of extreme social strife. Portions of the Near East area community suffered the loss of additional housing stock to arson and vandalism. Quaint brick streets were paved over, and many residents and business persons, who had remained through other hardships, fled the turmoil and violence of the late 1960s.

1970s

By 1970, portions of the Near East area had survived virtually intact while other areas appeared desolate and derelict. During this period, a variety of housing and rehabilitation programs were used as tools to revitalize the most needy of the areas. The Community Development Block Grant (CDBG) program encouraged rehabilitation of single-family housing by the end of the 70s. Neighborhood Commercial Revitalization (NCR) areas were formed on Main Street, Long Street, Parsons Avenue, and Mount Vernon Avenue.

Sources:

Lentz, Edward, "Listen For The Jazz", East By Northeast, p. 2-5;

McDaniel, William T., "Listen For The Jazz", *The Jazz Cradle of Columbus*, p. 7-15;

Bishop, Anna, *The Blackberry Patch series*;

Allen, Kenneth: *Afro American Pioneer Physicians: The Early Years*;

Lee, Alfred, *The History of Columbus 1893*;

Near East Information Profile, City of Columbus, Department of Development, July 1976; and

Eldon Ward was interviewed by Kathleen Bailey and information from that interview was included in the history section of this plan.

Previous Plans and Studies

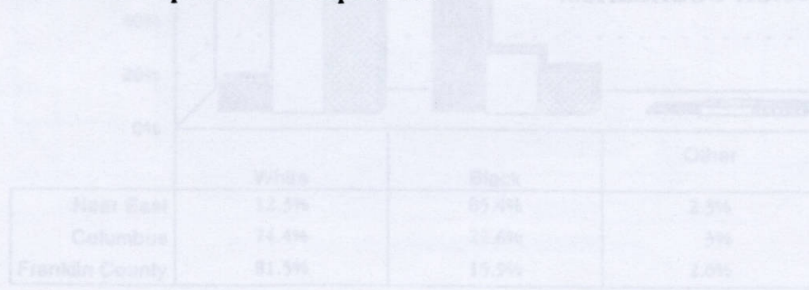
The Near East Area Plan incorporates and builds on information included in previous plans and studies for the area. The Near East Area Plan includes an inventory of information relating to land use and zoning, recreation and open space, circulation and transportation, and public utilities. The Plan further explores the relevance of demographics, educational facilities, public safety, and current development activities as they relate to policy development and decision-making for the area.

In 1974, the Model Cities Plan was developed. The Model Cities Plan made several recommendations that are relevant today. They include: (1) existing residential land uses should be maintained and upgraded; (2) commercial expansion should be permitted as part of an orderly growth pattern and not be allowed on a random basis; (3) vest-pocket parks and tot-lots should be developed throughout residential area; and (4) an effort must be made to improve the north-south street network.

The Model Cities Area Plan also recommended separation of combined sewers in order to alleviate flooding. This separation has largely occurred. In addition, the Plan recommended that area planning activities, along with local and private initiative and widespread citizen participation, should be maintained on a continuing basis to achieve maximum improvements in quality and design. The City has included and continues to include community residents and leaders in policy development and decision-making for the area.

A study conducted by Moody Nolan Ltd, Incorporated recommended that a comprehensive plan be developed for the Near East area. In addition, the I-670 Corridor Development Plan, adopted by City Council in 1989, provides recommendations for land along the connector freeway between downtown and Port Columbus International Airport. Other plans that were reviewed for their relevance to the current plan development include: NCR Market Study, Columbus Near East Side Neighborhood Assessment, and the Mount Vernon Plaza Urban Renewal Project.

The Columbus Comprehensive Plan, adopted by Columbus City Council in December 1993, is a long-range citywide guide with which to protect and enhance the quality of life in Columbus. It accomplishes this by fostering orderly, manageable, cost-effective growth and establishing a framework for future land use decisions. The Comprehensive Plan provides the framework within which the more specific area plans fit. The Near East Area Plan is an extension of the Comprehensive Plan. It uses the Comprehensive Plan's provisions and policies for land use, infrastructure, and community facilities as a basis for the more specific provisions appropriate for the Near East Area. Efforts were made to identify the most recent and relevant plans and studies to assist in the Near East area plan development.



Summary: Population And Household Statistics

The 1990 population of the Near East area was 24,337. This represents a 13.5 percent decline from the 1980 population of 28,127 persons. Although the area was experiencing a decline in total population, the number of African-Americans remained fairly constant. In 1980, African-Americans represented 86.3 percent of the area's population and in 1990 the percentage dropped less than 1 percent to 85.4 percent. Comparatively, 1990 census data showed African-Americans made up 22.6 percent of Columbus Population and slightly under 16 percent of the Franklin County population.

The Near East area has a high percentage of young persons. In 1990, approximately one-third of the area's population was 19 years old or younger. Roughly 39 percent of the population was between 20 and 44. In 1990, the area also had a high concentration of elderly persons with nearly 20 percent of the population 60 or older. Columbus and Franklin County elderly population 60 or older comprised between 12.6 and 13.4 percent of the total population in 1990.

The average household income for the Near East area in 1990 was \$18,089, an increase of \$5,529 or 44 percent since 1980. The average household income falls far below the Columbus and Franklin County average household income of \$31,860 and \$37,378, respectively.

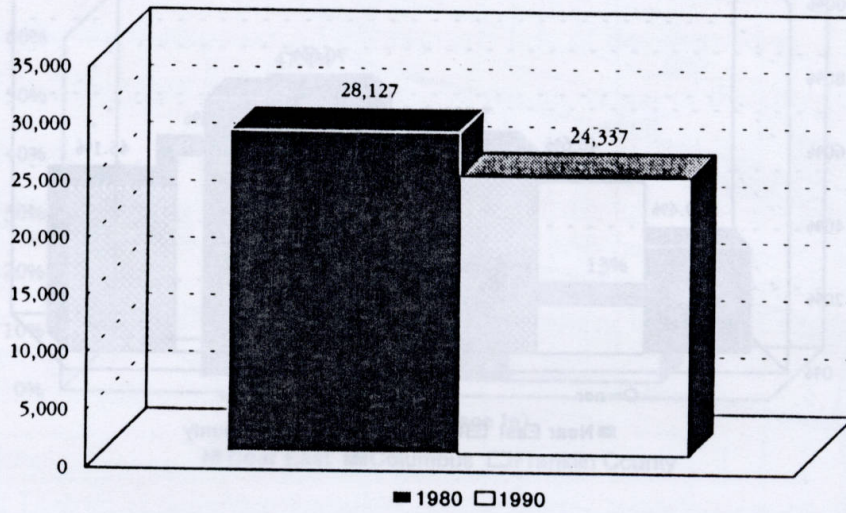
The 1990 poverty rate for the Near East area was 47.4 percent, which is much higher than Columbus' 17.2 percent and Franklin County's 13 percent. The same was true for the unemployment rate for the Near East area which holds at 15.8 percent. Columbus unemployment rate was 5.9 percent and Franklin County's rate was 5.1 percent.

In 1990, there were 11,801 housing units in the Near East area. Of the total, 9,550 were occupied and 2,251 were vacant. Of the occupied units, 29 percent were owner-occupied. Nearly 47 percent of the City of Columbus housing units were owner-occupied, and 55 percent of Franklin County housing units were owner-occupied.

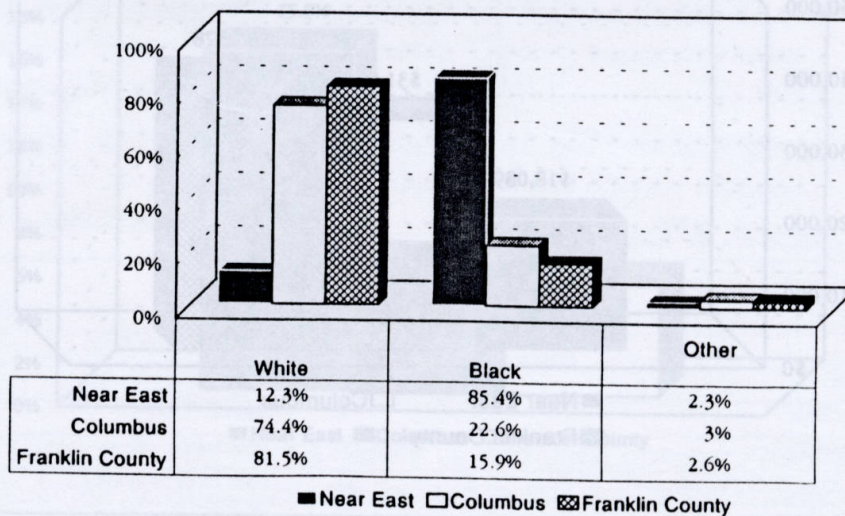
In 1990, one-third of the employed population in the Near East area were employed in technical, sales, and administrative jobs. These jobs mirror Columbus and Franklin County. In Columbus and Franklin County, an average of 29.5 percent of the employed population were in professional or managerial jobs. The Near East area had 20 percent of its labor force employed in professional or managerial jobs. The proportion of residents employed in technical and administrative areas has been fairly consistent since 1980. Those persons employed in the managerial and professional area comprise a much smaller percentage in the planning area when compared with the city and county proportion.

Please note, the 1990 census data reflects information for entire census tracts and some census block groups. A small portion of some census tracts include territory not located within the Near East Area Commission boundaries.

Total Population, 1990



Population Distributions, 1990



Summary: Population And Household Statistics

The 1990 population of the Near East area was 24,337. This represents a 13.5 percent decline from the 1980 population of 28,127 persons. Although the area was experiencing a decline in total population, the number of African-Americans remained fairly constant. In 1980, African-Americans represented 22.6 percent of the population. In 1990, the percentage dropped less than 1 percent to 22.4 percent. Comparatively, 1990 census data showed African-Americans made up 22.6 percent of the population in Columbus and slightly under 16 percent of the Franklin County population.

The Near East area has a high percentage of young people. In 1990, nearly one-third of the area's population was 19 years old or younger. The population was between 20 and 44 years old at a rate of 33.3 percent. The population 45 years and older represented nearly 20 percent of the population. The population 60 or older represented 10.1 percent of the population in 1990.

The average household income in the Near East area was \$18,089. This is lower than Columbus' \$31,860 and Franklin County's \$37,378. The average household income in the Near East area was \$5,529 or 44 percent of the average household income in Columbus and Franklin County.

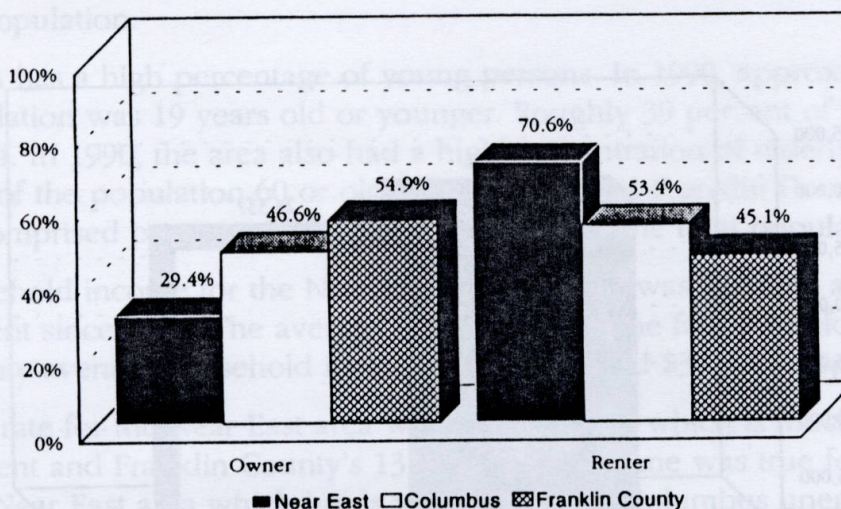
The 1990 poverty rate in the Near East area was 17.2 percent. This is higher than Columbus' 17.2 percent and Franklin County's 11.2 percent. The unemployment rate for the Near East area was 5.9 percent and Franklin County's was 5.3 percent.

In 1990, there were 11,801 housing units in the Near East area. Of the total, 9,530 were occupied and 2,271 were vacant. Of the occupied units, 28 percent were owner-occupied. Nearly 47 percent of the City of Columbus housing units were owner-occupied, and 55 percent of Franklin County housing units were owner-occupied.

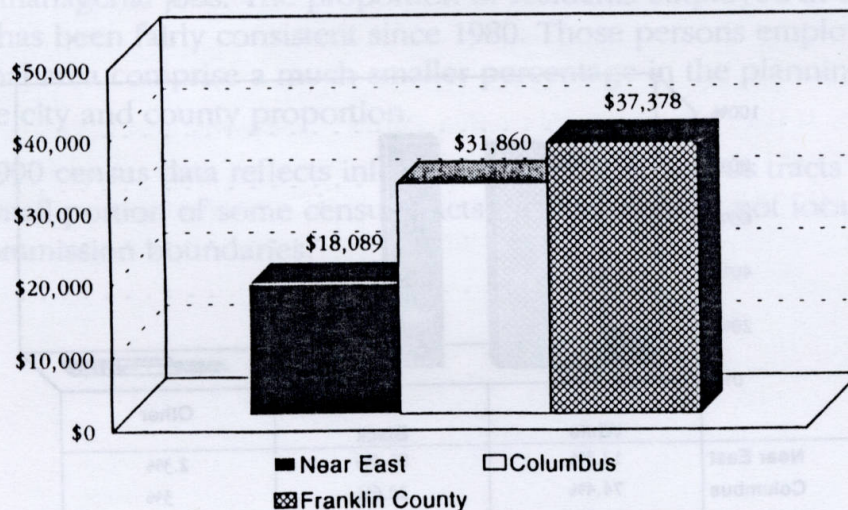
In 1990, one-third of the employed population in the Near East area was employed in technical, sales, and administrative jobs. These jobs make up 30 percent of Franklin County's population. In Columbus and Franklin County, an even higher percentage of the population were employed in professional or managerial jobs. The Near East area's percentage of its labor force employed in professional or managerial jobs is 17.2 percent. The proportion of residents employed in technical and administrative areas has been fairly consistent since 1980. Those persons employed in the managerial and professional areas make up a much smaller proportion of the labor force when compared with the city and county proportions.

Please note, the 1990 census data reflects the population of the Near East area and some census block groups. A block group is a small geographic area within the census tract.

Occupied Household Characteristics, 1990

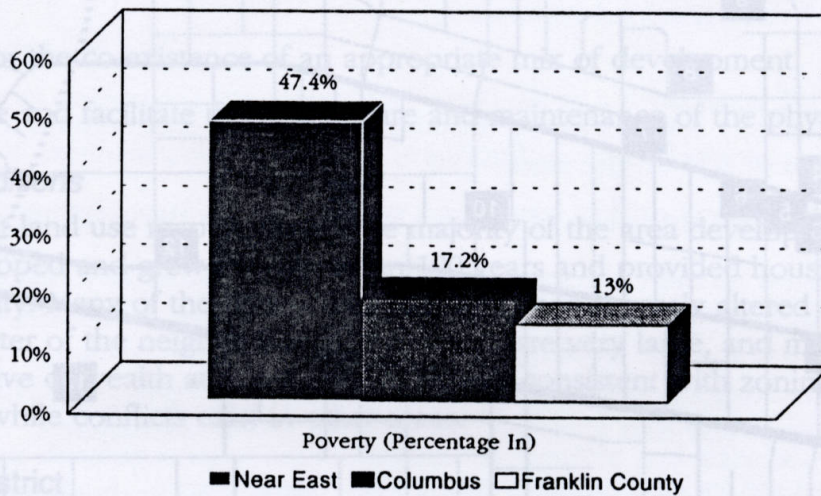


Average Household Income, 1990

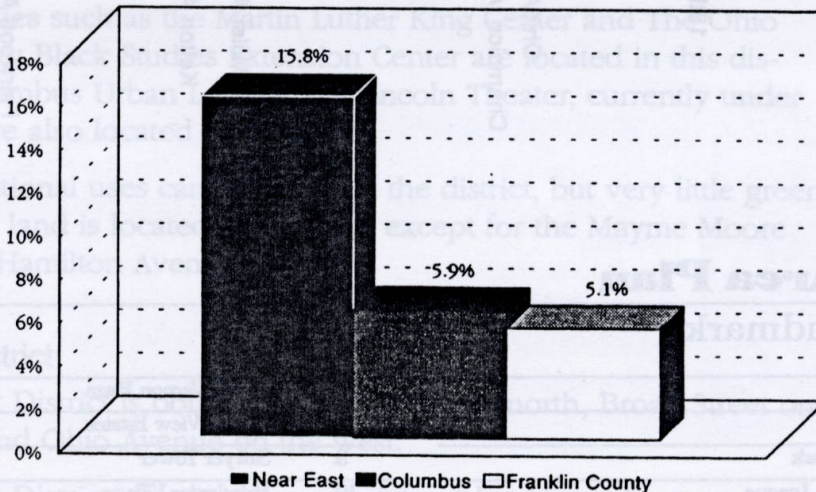


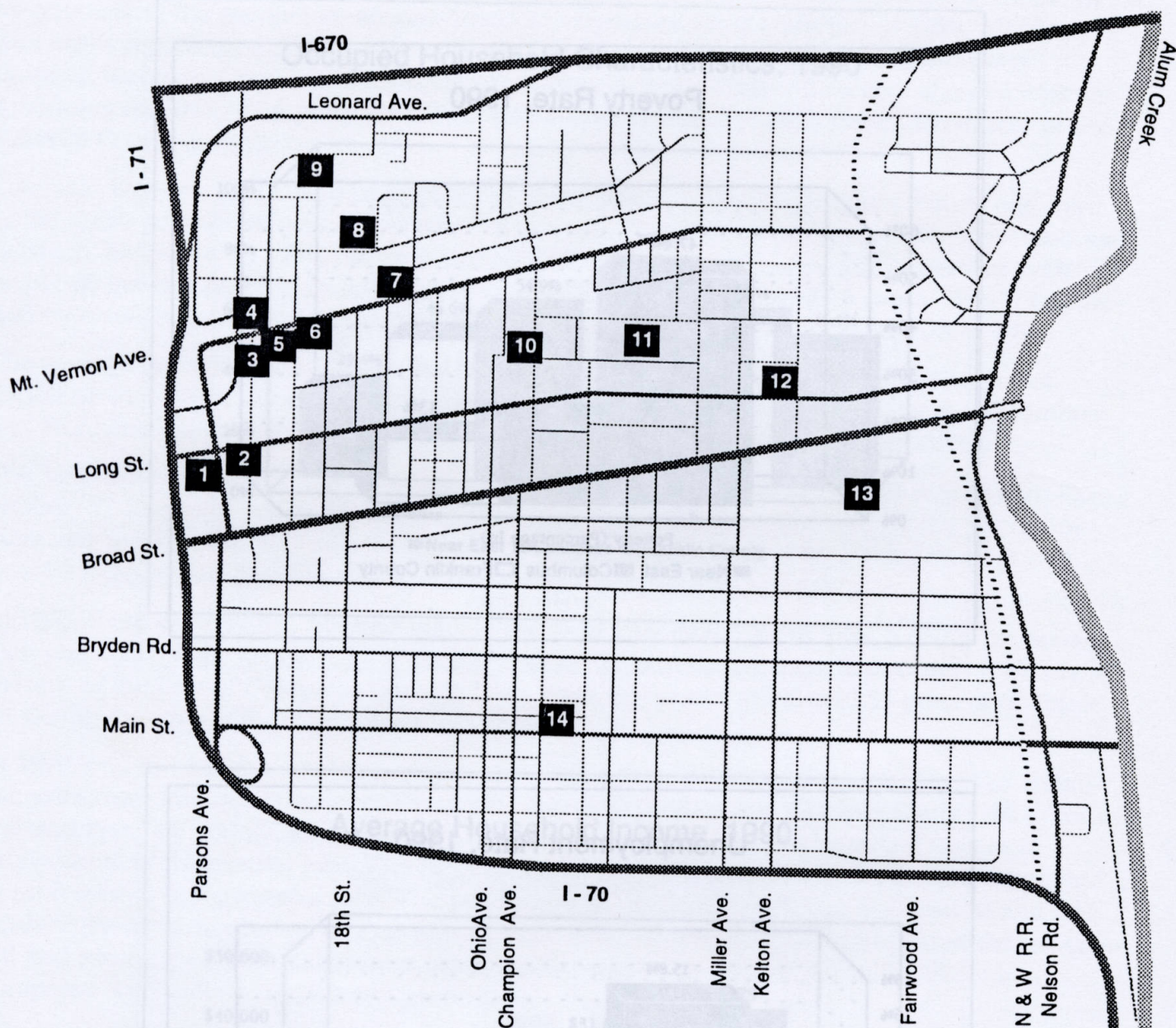
The Plan

Poverty Rate, 1990



Unemployment Rate, 1990





Near East Area Plan

Community Landmarks

1.	Call and Post
2.	Lincoln Theater
3.	Mayme Moore Park
4.	Columbus Urban League
5.	Martin Luther King Jr. Performing and Cultural Arts Complex
6.	Ohio State University Black Studies Extension Center

7.	Mount Vernon Plaza
8.	Capital View Estates
9.	Sawyer Tower
10.	Poindexter Village
11.	Park Medical Center
12.	Martin Luther King Library
13.	Franklin Park
14.	BCCO Family Health Center

The Plan

Land Use and Zoning

Land Use

Goals

- * Provide for the co-existence of an appropriate mix of development.
- * Encourage and facilitate the proper care and maintenance of the physical community.

Current Conditions

As the current land use map indicates, the majority of the area developed residentially. The community developed and grew for more than 100 years and provided housing for the elite Columbus community. Many of the homes that have not been severely altered still represent the stately character of the neighborhood. The homes are very large, and many of the structures are brick, indicative of wealth at that time. Land use is consistent with zoning in some areas of the community, while conflicts exist in other areas.

Northwest District

The Northwest District is bounded by I-670 on the north, Broad Street on the south, Ohio Avenue on the east, and I-71 on the west.

The most prevalent land use in this district is residential and consists of one and two-family units and pockets of high-density multi-family dwelling units. Examples of high-density development include the Columbus Metropolitan Housing Authority's Sawyer Manor and Poindexter Village.

Commercial areas are located primarily along the major corridors of Broad Street and Mount Vernon Avenue, with a few scattered sites on Long Street. There are, as with most of the Near East Side, several vacant lots and structures located within this district.

Cultural facilities such as the Martin Luther King Center and The Ohio State University Black Studies Extension Center are located in this district. The Columbus Urban League and Lincoln Theater, currently under renovation, are also located in this area.

Several institutional uses can be found in the district, but very little green space or park land is located in the area, except for the Mayme Moore Park and the Hamilton Avenue median.



Northeast District

The Northeast District is bounded by I-670 on the north, Broad Street on the south, Alum Creek on the east, and Ohio Avenue on the west.

The Northeast District encompasses a variety of land uses; however, residential is the dominant use. Many multi-family housing units are located in this part of the community while East Broad Street is the primary commercial area in this district. Neighborhood scale commercial uses and many vacant lots are scattered throughout this district. Carl Brown's IGA store, one of the first



the rest of the Near East side. Eastgate, built much later than the remaining east side community, remains a well-maintained community.

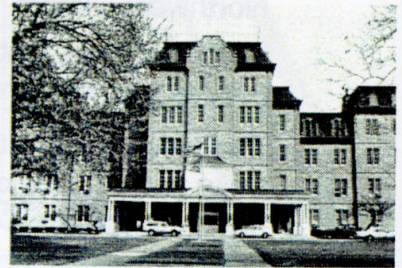
Southwest District

The Southwest District is bounded by Broad Street on the north, I-70 on the south, Wilson Avenue on the east, and I-71 on the west.

Pockets of multi-family structures of three or more units are scattered throughout the district.

Bryden Road, listed on the Columbus Register of Historic Places as a historic district, contains the majority of the exceptionally large homes in the community. In previous years many of the large homes were converted from single family structures to multi-family units. Many homeowners are now converting multi-family units back to single-family homes. This area, as is characteristic of the entire Near East area, has many vacant lots and structures.

Commercial uses are located primarily along Main Street, Parsons Avenue, and East Broad Street. The primary land uses along Broad Street are office, high-density residential, and churches. Parsons Avenue has a variety of commercial uses. Currently, efforts are underway to rebuild Main Street with viable retail and office uses. The largest institutional site is the Ohio State Highway Patrol building located at the intersection of Parsons Avenue and Main Street.



Several neighborhood-scale parks are located in the area. They include the Blackburn Recreation Center and Park, Wilson Park, and Kwanzaa Park, all of which are operated by the Columbus Recreation and Parks Department. In addition, Olde Towne East Community Garden is located at the corner of Garfield Avenue and Oak Street. Institutional uses, including several schools, are located in this district.

Southeast District

The Southeast District is bounded by Broad Street on the north, I-70 on the south, Alum Creek on the east, and Wilson Avenue on the west.

The area is characterized by large, well-maintained single family homes and multi-family structures. In 1993, Bryden House, formerly St. Ann's Hospital, was converted to a senior citizens complex with more than 200 units. The area has not experienced the blight and deterioration evident elsewhere in the community with the exception of the South of Main area, which has a large number of vacant lots and houses.

Commercial areas surround the Main Street and Nelson Road area. In addition, a large grain silo is located on the southwest corner of Main Street and Nelson Road. A variety of marginal com-



mercial uses are located south of Main Street and east of Nelson Road. The largest commercial use is the Kroger store located east of Nelson Road, adjacent to Alum Creek.

Issues

- * The inappropriate use of carriage houses as an accessory residential use
- * Areas with high concentrations of poverty and very low income housing
- * Limited parking for commercial and institutional areas

Recommendations

- * Continue to emphasize the Mount Vernon Plaza as a focal point for the area.
- * Encourage business and community organizations to use shared parking.
- * Rehabilitate and locate manufacturing uses along Nelson Road to the north and south of Main Street.
- * Study the Diamond Milk Company site to determine appropriate use for the land and building.
- * Encourage manufacturing and job-generating uses along I-670.
- * Encourage development of architecturally compatible and affordable infill housing, especially in the South of Main area.
- * Prohibit encroachment of institutional uses, including, but not limited to churches and hospitals into residential areas.
- * Discourage high concentrations of very low income housing.
- * Develop a cultural district on Long Street and Mount Vernon Avenue .
- * Discourage the development of carriage houses in the area.

Zoning

Goal

- * Identify appropriate locations for residential, commercial, recreational, and manufacturing/industrial land uses.

Zoning districts on the Near Eastside vary; however, residential districts are dominant. Of the 2,376 acres in the planning area, approximately 90 % of the community is zoned for some form of residential use.

Historic zoning patterns reveal that the community was once zoned for high-density, four-family residential. This zoning was changed from the high density zoning to what was considered to be a less dense zoning district, low-density apartment residential permitting seventeen units per acre. This major rezoning resulted from urban renewal efforts to address blight in the community and to permit development thought to be more appropriate for the community.

Current Conditions

Northwest District

Most of this area is zoned Residential (R2F), one and two-family units. The area on the north side of Leonard Avenue is zoned for industrial uses.

A large parcel within this district is zoned Apartment Residential (AR2) allowing high-density, multi-family uses. Another zoning district in the community is the Residential (R2) district located on the north side of Atcheson, the site of Capitol View Estates, a new single-family home subdivision. Apartment Office (ARO) districts front Broad Street, and a Residential (R3) single-family area is located north of Mount Vernon Avenue and east of Trevitt Heights.

Northeast District

The single-family zoning districts in this sector lie within the Eastgate subdivision and the subdivision surrounding Eddie Saunders Park. There is a small area of two-family zoning in the community near Hawthorne and Eastwood Avenue, but there is also a much greater amount of low-density apartment residential zoning located throughout the district. An apartment/office district lines the Broad Street corridor, while a few manufacturing zoning districts, are scattered around the perimeter of the district. A few commercial and parking districts are dispersed throughout the area. Park Medical Center is zoned for institutional use.

Southwest District

A large portion of this area was zoned to a Residential (R3) district. The area has a significant number of vacant lots that were at risk of being combined and developed at much higher densities than currently exist.

In 1992, the community initiated an area-wide rezoning that provided protection for current development patterns within the neighborhood and permitted new development more compatible with the area's primary use. Several small areas within the rezoned area remain in the apartment zoning district.

Other zoning districts that characterize this district include a long strip of commercial zoning straddling Main Street and Parsons Avenue, two-family zoning located primarily south of Main Street near Fulton and Mound Streets, and an apartment office district along Broad Street.

Southeast District

There are commercial areas located along both sides of East Main Street, and a large area of manufacturing zoning located adjacent to Alum Creek, south of Bryden Road extending south to the freeway. The largest portion of the area is zoned residential.

Issues

- * Commercial zoning in residential areas
- * Parking pressures created by the expansion of churches and other institutions
- * Existing zoning that permits the use of carriage houses

Recommendations





- * Discourage zoning for commercial development in locations not compatible with residential zoned areas.
- * Encourage commercial and office uses in commercially-zoned districts along existing commercial strips.
- * Encourage zoning for mixed use development on Long Street to include commercial and apartment/office (ARO) uses.
- * Encourage office development along Broad Street.
- * Maintain residential zoning districts.




- * While legal non-conforming carriage houses exist, discourage future zoning that would allow for the construction of new carriage houses for residential use.
- * Develop criteria and guidelines for locating future commercial/retail uses that are acceptable to both community residents and the City.
- * Develop a zoning category for churches.

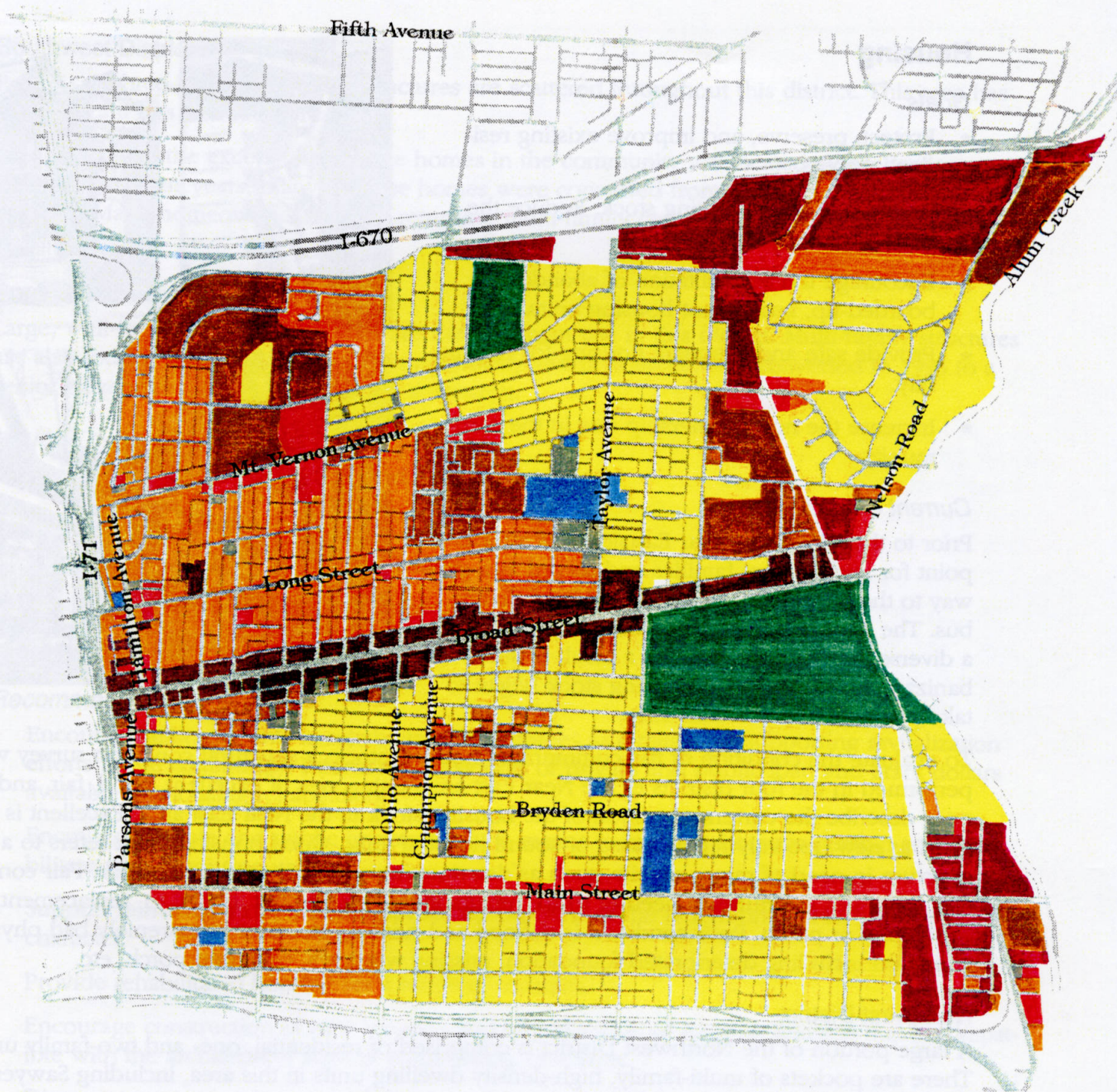


Near East Area Plan

Existing Land Use

	Single Family Residential
	Two Family Residential
	Multi-family Residential
	Park

	Institutional
	Commercial
	Industrial



Near East Area Plan

Zoning

	Low Density Residential
	Medium Density Residential
	Apartments
	Apartment/Office
	Open Space/Park

	Institutional
	Commercial
	Industrial
	Parking

Housing

Goals

- * Protect, preserve, and improve existing residential areas.
- * Preserve existing housing stock. Reduce the rate of housing demolition.
- * Encourage the rehabilitation of abandoned, boarded-up, and vacant housing units.
- * Provide safe and adequate housing for community.
- * Increase the homeownership rate in the community.

Current Conditions

Prior to the 1950s, the Near Eastside was a focal point for middle class families and served as a gateway to the outer limits of the East side of Columbus. The residential structures were expressions of a diverse architectural style. As a result of suburbanization, the decline in housing stock began to take place on the Near East Side.

To evaluate the condition of the community's housing stock, a structural condition survey was performed in the four districts of the Near East area. Categories of excellent, good, fair, and poor describe the current condition of the housing stock in the Near East area. Excellent is defined as new, recently rehabilitated or sound housing units. Good housing stock refers to a structure in need of minor repairs, such as deteriorating siding or roof patch work. Fair condition describes structures in need of major repairs including, but not limited to, replacement of roof, stairs or porch. Poor condition is defined as a housing structure in extremely bad physical condition including deteriorated foundation, missing windows, collapsed porch, etc.

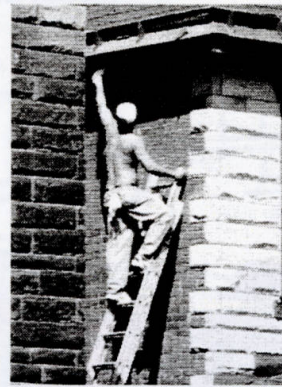
Northwest District

A large portion of the Northwest District is comprised of residential, one- and two-family units. There are pockets of multi-family, high-density dwelling units in this area, including Sawyer Manor, Trevitt Heights, George Caesar Berry Center Family Apartments, and George Caesar Berry Senior Citizens Complex.

Housing units along and between Broad and Long streets are in excellent to good condition. A few housing units in this area are in need of major structural repair. Housing between Long Street and Mount Vernon Avenue reflects patterns of units needing major repairs as well as vacant housing units.

Northeast District

Housing in this district is in good condition. Eastgate, a large single family subdivision, is located in the area. Poindexter Village, a large federally subsidized housing community, sits between Ohio Avenue and Champion Avenue. Poindexter Village has been rehabilitated.



Southwest District

Pockets of three-family or greater structures are scattered throughout this district. This area has many vacant lots and structures.

The majority of the exceptionally large homes in the community are located along Bryden Road. In previous years, many of these homes were converted from single-family to multi-family units. Many homeowners are now returning multi-family conversions back to single-family units.

Southeast District

Large, well-kept single-family homes are the dominant use in this district. Multi-family structures are also located here. Bryden House, a previously vacant hospital, was converted in 1993 to a senior citizen complex. Vacant lots are a concern.

Issues

- * Low percentage of owner occupied housing units
- * Deteriorating housing conditions
- * Single family conversions to multi-family
- * Large number of vacant lots and structures
- * Too many renter-occupied housing units

Recommendations

- * Encourage area residents to rehabilitate their homes as a means of supporting revitalization efforts in the community. Inform area residents of private and public loan and grant dollars available for housing rehabilitation.
- * Encourage private and public investment as a means to increase homeownership and rehabilitate vacant housing units.
- * Support reinvestment to restore appropriate portions of the neighborhood to their original character.
- * Provide rehabilitated housing for a range of incomes.
- * Encourage construction of new housing and rehabilitation of existing housing that is compatible with the architectural style of surrounding structures.
- * Discourage new developments that cause displacement of area residents.
- * Encourage code changes that require property owners to comply with exterior housing code standards for both occupied and unoccupied structures.
- * Create public information programs to inform homeowners of zoning code regulations, architectural review standards, and assistance programs.



Near East Area Plan

Housing Conditions Survey



Fair
Poor

Traffic, Streets, And Circulation

Goals

- ★ Develop and maintain sidewalks and crosswalks to improve pedestrian circulation.



- ★ Improve signalization, street alignments, and traffic circulation patterns to ensure efficient traffic movement that is least disruptive to neighborhoods.

Current Conditions

Street Patterns

The major east/west arterials through the community are Broad Street, Main Street, Long Street, Mount Vernon Avenue, and Bryden Road. These arterials carry large volumes of traffic. Broad Street is the widest corridor in the community with six lanes of traffic. Main Street and Bryden Road are four-lane arterials with traffic flowing both east and west. Long Street enters the community at Hamilton Avenue with four lanes flowing in both directions but decreases to two lanes from Taylor Avenue to Nelson Road.

The major arterials running north and south include Hamilton Avenue, Parsons Avenue, Ohio Avenue, Champion Avenue, and Nelson Road. Hamilton Avenue runs north of Broad Street while Parsons Avenue extends south of Broad Street. Both thoroughfares have four lanes. Although Nelson Road is currently a two-lane roadway, the 1993 Thoroughfare Plan designates this street as a collector between Main Street and 5th Avenue.

Ohio Avenue and Champion Avenue are a one-way pair of two-lane streets that carry high volumes of traffic north and south. Champion Avenue runs northbound with a jog in the road at Broad Street, while Ohio Avenue flows south with a jog just north of Long Street.

The streets in the Near East area are generally in good condition. Most streets have been repaired or are scheduled for repair. Broad Street, the main east/west connector serving the area, is scheduled for repaving from the I-71 Bridge to Alum Creek. The exact date for repaving has not been identified.

In the Near East Area, as in other older areas, aging infrastructure is a concern. Streets designated for repair include 21st Street, Garfield Avenue, Buckingham Street, Atcheson Street, 20th Street, and Miami Avenue. Improvements will include repair and replacement of sidewalks, curbs and walkways.

Additionally, parts of Keifer Avenue and Fairfield Avenue are scheduled for full reconstruction.

The City of Columbus's Public Service Department has undertaken two projects:

Fairfield Avenue. The project will provide street resurfacing, curbs and walks from Atcheson Avenue to the first alley south of Maryland Avenue. The project was initiated to help solve a flooding problem on Atcheson Avenue. It is anticipated that the project will be completed by the end of 1995.

Main Street at Nelson Road. The project will widen and re-align Nelson Road north and south of Main Street to create a separate lane for left turns and improve the alignment for northbound and southbound vehicles. Sidewalks at this intersection will be rebuilt to match the Neighbor-

hood Commercial Revitalization standards established along Main Street from Parsons Avenue to Nelson Road. The project was initiated to help solve an accident and congestion problem at this intersection.

Traffic Generators

In the Near East area, Broad and Main streets transverse through the area and serve as major linkages to the downtown area. I-670, I-70, and I-71 are major transportation corridors that border the planning area and connect the area with the rest of the Columbus urban area.

Parking

Increased traffic and congestion has increased competition for available off-street and on-street parking in the neighborhood. In some areas, residents are unable to find parking places on the street because of non-resident parking.

A Near East Side Parking Study undertaken in May of 1994 to inventory the current parking practices within the study area, determine proper on-street parking control, recommend parking requirements for zoning variances and rezonings, and recommend any necessary off-street parking facilities. The study area includes the area surrounding the Mount Vernon Plaza, and Long Street around the Lincoln Theater site. This study was initiated by the community and City Council in response to several proposed redevelopments in the area. It is anticipated that the study will be completed in 1995.

Public Transit

Thirteen Central Ohio Transit Authority bus routes serve the Near East area. Of the 13 routes, seven are express, five are local, and one cross-town. The Near East area is well served by public transit.

Issues

- * Non-residents are taking up the limited parking spaces available in the area.
- * Several roadways including 20th Street, Sherman and Madison avenues cannot handle current traffic levels.

Recommendations

- * Explore the possibility of enacting residential permit parking for area residents.
- * Encourage public transportation between the neighborhood and employment centers.
- * Discourage street realignments to achieve minor improvements in traffic flow when they require the demolition of existing buildings.

In addition to these recommendations, the Columbus Comprehensive Plan has several provisions regarding pedestrian facilities that are applicable to the Near East area:

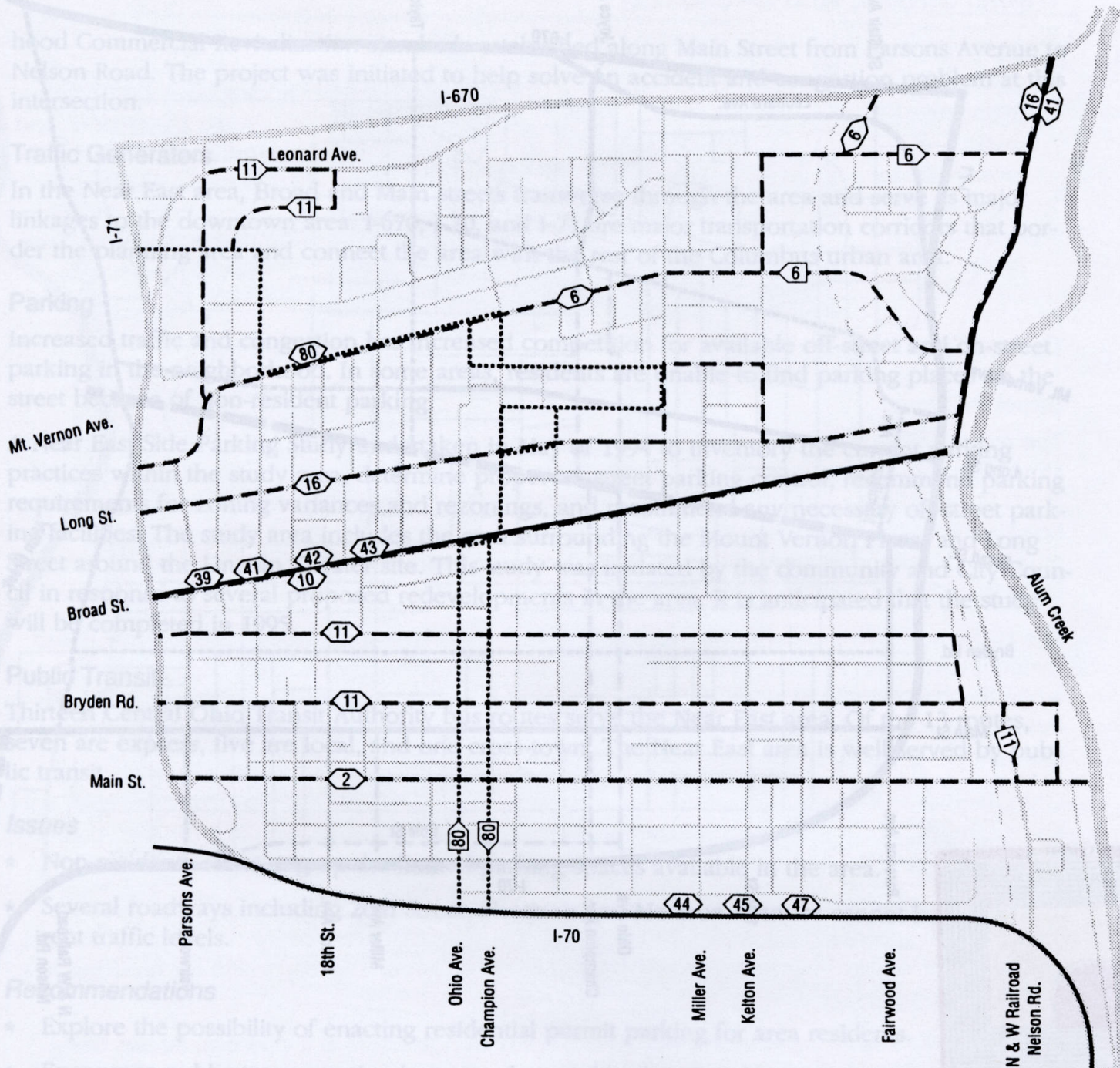
- Encourage private financial participation in provision of pedestrian facilities.
- Coordinate the construction of pedestrian facilities with the construction or reconstruction of public streets whenever possible.
- Provide and encourage provision of amenities as part of pedestrian facilities.



Near East Area Plan

Major Thoroughfares





Near East Area Plan

Bus Routes

- Express Routes - 39, 41, 42, 43, 44, 45 & 47
- Local Routes - 2, 6, 10, 11 & 16
- Crosstown - 80

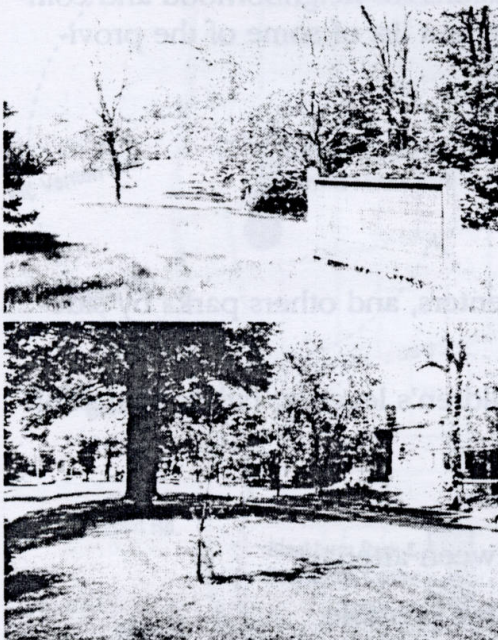


Parks, Recreation And Open Space

Goals

- * Ensure proper maintenance of existing parkland and recreational facilities.
- * Ensure that parks are a safe place for community residents.
- * Develop, maintain, and improve green space within the community.

Current Conditions



The Columbus Recreation and Parks Department operates and maintains 12 public parks within the Near East area. These parks provide area residents with access to activities including tennis, basketball, baseball, softball, swimming, soccer, and roller skating. In addition, there are walking trails, bike paths, shelter houses, and picnic areas.



Most of the parks in the area need renovation

and/or repair. Renovations and/or repairs needed are rehabilitation of shelter houses, resurfacing and/or rebuilding of roadways, upgrading of mechanical and electrical systems, and swimming pools. Currently, a maintenance crew works out of Franklin Park. This crew is housed in temporary facilities in the lower level of the Davis Center.

A bikepath is proposed along the Alum Creek corridor. Two small segments are completed in Wolfe Park and in Nelson Park. The segments from Broad Street to I-670 should be under construction in late 1995 based on availability of funding.

Issues

- * Use of area parks for special events or exhibitions
- * Lack of a maintenance plan for area parks
- * Lack of an identified area group responsible for overseeing neighborhood beautification or park maintenance
- * Insufficient lighting of area parks

Recommendations

- * Provide adequate maintenance for parks and recreational facilities in the area.
- * Encourage the development of a maintenance plan when capital investments and expenditures are made in the Near East area.
- * Explore the possibility of providing tax incentives to companies that adopt existing parks.

- * Establish a Friends of the Park organization to assist with neighborhood beautification and park maintenance.
- * Provide adequate lighting for area parks at night.
- * Develop a process that provides an opportunity for community residents to discuss proposed projects and/or activities that involve area parks prior to City approval.

The Columbus Comprehensive Plan makes a number of provisions for neighborhood and community parks that may be applied to the Near East area. Below is a list of some of the provisions identified in the Comprehensive Plan.

Neighborhood Parks Provisions.

- * Be provided within 1/2 mile of all residents.
- * Be located on a minimum of 5 acres, where possible.
- * Be connected to the surrounding neighborhood, activity centers, and others parks by sidewalks and bike paths.
- * Be reserved for casual sporting activities and organized children's leagues, rather than adult league intramural sports.
- * Provide opportunities for passive as well as active recreation.
- * Be located on local streets or neighborhood collectors, between arterials.
- * Be developed in conjunction with school playgrounds, where possible.

Community Parks Provisions.

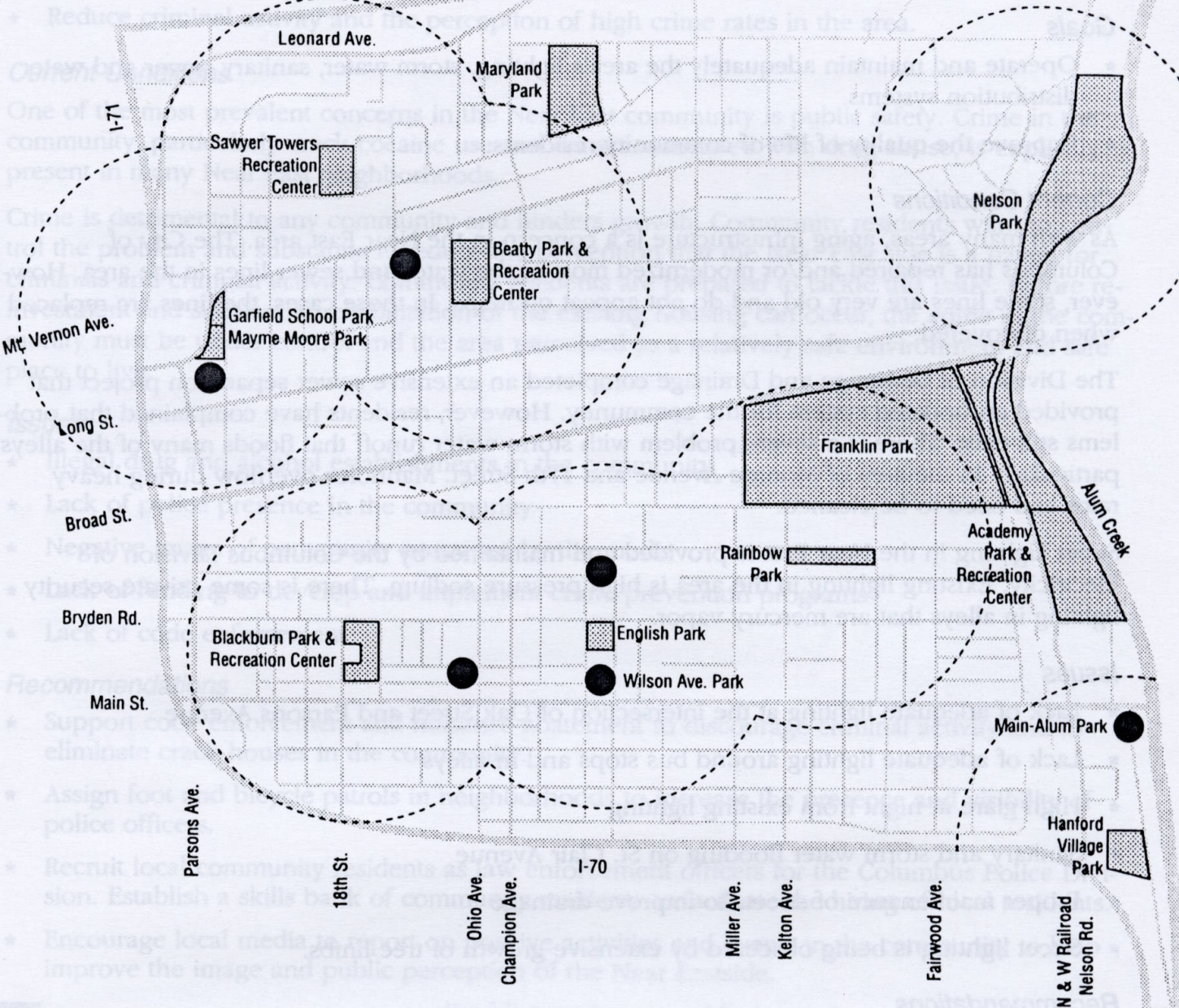
- * Be provided within 2 miles of all residents.
- * Be connected to the surrounding community, activity centers and other parks by sidewalks and bike paths.
- * Be served by public transportation, where possible.
- * Have direct vehicles access from arterials rather than local streets and neighborhood collectors.
- * Provide opportunities for both passive and active recreation.

Near East Area Plan

Bus Routes

Public Safety

Goal



Near East Area Plan

Recreation and Parks

	Developed Parks
	Undeveloped land owned by Recreation & Parks Department

	1/2 mile radius served by Community Parks (any park without this designation serves a larger area or the entire district)



Public Utilities

Goals

- * Operate and maintain adequately the area's lighting, storm water, sanitary sewer and water distribution systems.
- * Improve the quality of life of community residents.

Current Conditions

As with many areas, aging infrastructure is a concern in the Near East area. The City of Columbus has repaired and/or modernized most of the water and sewer lines in the area. However, some lines are very old and do not appear on maps. In those cases, the lines are replaced when discovered.

The Division of Sewerage and Drainage completed an extensive sewer separation project that provided an updated system for the community. However, residents have complained that problems still exist. There is a severe problem with storm water runoff that floods many of the alleys particularly in the area of Monroe Avenue and 17th Street. Manholes overflow during heavy rains and need to be cleaned.

Street Lighting in the Near East is provided and maintained by the Columbus Division of Electricity. Existing lighting in the area is high pressure sodium. There is some private security lighting in alleys that are mercury vapor.

Issues

- * Lack of adequate lighting at the intersection of Oak Street and Parsons Avenue
- * Lack of adequate lighting around bus stops and in alleys
- * High glare at night from existing lighting
- * Sanitary and storm water flooding on St. Clair Avenue
- * Proper maintenance of streets to improve drainage
- * Street lighting is being obscured by extensive growth of tree limbs.

Recommendations

- * Earmark capital improvement dollars for replacing lighting and lighting fixtures in and around parks, bus stops, alleys and at major intersections.
- * Encourage the addition of pedestrian scale lighting along residential streets and alleys having mature trees.

Public Safety

Goal

- ★ Reduce criminal activity and the perception of high crime rates in the area.

Current Conditions

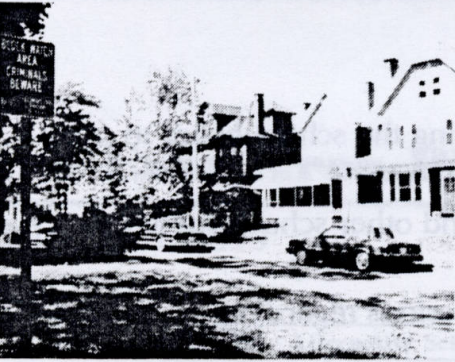
One of the most prevalent concerns in the Near East community is public safety. Crime in the community, particularly crack cocaine use and crimes associated with drug abuse, is explicitly present in many Near East neighborhoods.

Crime is detrimental to any community and hinders growth. Community residents want to control the problem and substantially reduce the perception that the Near East side is a haven for criminals and criminal activity. Community residents are prepared to tackle this issue. Before re-investment and substantial rehabilitation of the existing housing can occur, the crime in the community must be under control and the area perceived as a relatively safe environment and safe place to live.

Issues

- ★ Illegal drug and alcohol establishments in the community
- ★ Lack of police presence in the community
- ★ Negative image of community portrayed by the media
- ★ Lack of funding to develop and implement crime prevention programs
- ★ Lack of code enforcement

Recommendations

- ★ Support code enforcement and nuisance abatement to discourage criminal activity and to eliminate crack houses in the community.
 - ★ Assign foot and bicycle patrols in neighborhoods to increase the presence and visibility of police officers.
 - ★ Recruit local community residents as law enforcement officers for the Columbus Police Division. Establish a skills bank of community residents to facilitate the hiring of local residents.
 - ★ Encourage local media to report on positive activities and events in the community to help improve the image and public perception of the Near Eastside.
- 
- ★ Establish and support block watch programs in the neighborhoods.
 - ★ Support and enforce curfew and loitering laws to alleviate criminal activity committed by juveniles.
 - ★ Provide education on curfew laws to local families and encourage social service agencies that impact family life to assist with the education process.
 - ★ Develop jobs for community residents to empower residents.
 - ★ Provide funding to establish crime prevention programs for the community.
 - ★ Encourage police to develop positive relationships with local business and community residents.
 - ★ Support existing youth programs that provides positive role models and guidance for youth and young people, including, but not limited to, employment and job training programs.

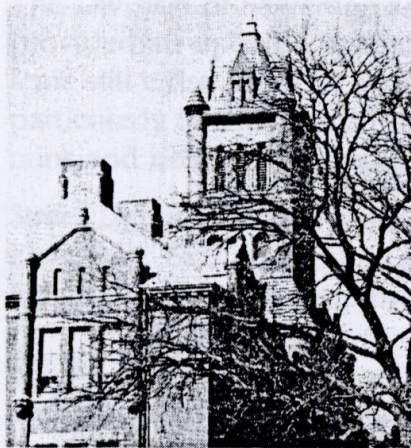
Schools

Goals

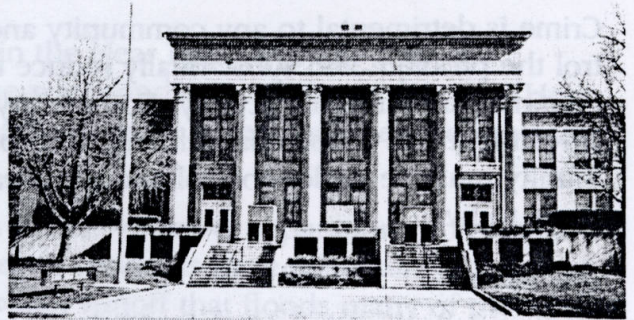
- ★ Develop guidelines and policies governing historically significant school buildings.
- ★ Ensure the continual development of high quality schools in the area.

Current Conditions

The Near East area is well-served by schools. Fourteen schools are located in the area. There are eight elementary schools, four middle schools, one high school, and one private school. There are no parochial schools located in the area.



Several school buildings are historically significant including East High School, built in 1922; Champion Middle School, built in 1900; Ohio Avenue, built in 1893; Pilgrim Elementary, built in 1922; and Fair Avenue, built in 1890.



The Mansion Day School, the only private school in the area, opened in September 1989 and has programs for preschoolers and elementary students.

Since 1974, Maryland Park has been the only school to close in the Near East area. Maryland Park is located at 440 Maryland Avenue.

Issues

- ★ Lack of opportunity for community residents to be informed of policy governing schools sites
- ★ Lack of preservation plan for historic school buildings
- ★ Lack of a plan that defines appropriate use for Maryland Park School and other schools that may close in the future

Recommendations

- ★ Preserve historically significant school buildings by encouraging the school board to nominate schools for listing on the Columbus Register of Historic Places.
- ★ Encourage an alternative use for the Maryland Park School and other school buildings should they become vacant.
- ★ Encourage school officials to involve the community in discussions regarding the closing, demolition, and renovation of schools in the community.
- ★ Promote quality schools in the community.
- ★ Utilize a multi-use concept for school buildings such as providing adult basic education classes after normal school hours.
- ★ Consider recommendations from the Columbus Public Schools Strategic Plan as they relate to school choice, safe and healthy school environments and the marketing of schools in the area.

Historic Preservation

Goals



- ★ Encourage appropriate, continued use of historic buildings.
- ★ Preserve the historic fabric of the community.
- ★ Ensure that new buildings are compatible with the existing architecture.



- ★ Avoid displacement of low income community residents, especially the elderly, from the area.

Current Conditions

The community is one of the first residential neighborhoods in the City of Columbus. Much of the original housing stock still exists and is historically significant.

In the Past, the trend has been to demolish and rebuild portions of older city neighborhoods. City decision makers have become better informed and sensitive to neighborhoods, and are now using historic revitalization techniques to maintain historically significant areas.

The Near East community is divided on the recommendation to designate portions of the neighborhood as historic areas. Some residents strongly oppose designating the area. They fear reinvestment will cause property values to soar, resulting in the area becoming unaffordable to its current residents and possibly displacing a large number of poor residents from their homes.

There are also East Side residents who want to preserve the area by establishing historic districts in eligible areas of the community. The general feeling is that if the community is not protected, the East Side will redevelop in a haphazard, unsatisfactory way with no sensitivity to the architectural character of the area. The protection of historic integrity provided by historic preservation is viewed as a tool to spur reinvestment interest, stabilize the neighborhood, and generate development activity in the community. The hope is that families will move back into the area.

Area residents will use the following Columbus Register of Historic Properties criteria to determine the historical significance of structures and/or locations in their community:

- ★ Age of property;
- ★ Architectural design or style of property;
- ★ Property identified as the work of a renowned architect, artisan, engineer, or landscape architect;
- ★ Property has significant craftsmanship in architectural design, detail, or use of materials; and
- ★ Property is identified with an event or series of events which have influenced the historical or cultural development of the Near East area.

In addition to these criteria, community residents will provide the following assistance to those rehabilitating historically significant structures in the area.

- * Help identify subsidies for low income residents who are unable to pay for upgrades to existing homes and historic retrofits.
- * Establish a skills bank that provides education and assistance to residents to repair existing homes.
- * Acquire information from the City of Columbus Historic Preservation Office on purchasing rehabilitation materials at a reasonable cost.

Issues

- * Continued loss of historic buildings
- * Deteriorating condition of historic buildings
- * Inappropriate alterations and renovations of historic buildings by owners
- * Vacant lots and the potential for incompatible infill development
- * Displacement of area residents due to historic designation

Recommendations

- * Identify funds and programs that provide assistance to residents and property owners wanting to rehabilitate their historic structures.
- * Explore options such as historic tax credits and residential tax abatement to mitigate displacement of low income residents.
- * Encourage preservation and renovation of historic structures rather than demolition.
- * Prepare adaptive reuse strategies for non-contributing structures to make them as compatible as possible with their surroundings.
- * Enhance the historic and architectural character of appropriate portions of the neighborhood through the use of design guidelines. Development projects should be reviewed under the guidance of the Historic Resources Commission.
- * Provide architectural and design guidance in a format that encourages property owners to be participants in the design process.
- * Provide design handbooks and seminars to encourage appropriate rehabilitation.

Appendix D contains a list of national and local criteria for being placed on the historic registry.

In addition to these criteria, community residents will provide the following assistance to those rehabilitating historically significant structures in the area.

• Identify subsidies for low income residents who are unable to pay for upgrades to existing homes.

• Establish a skills training program for residents.

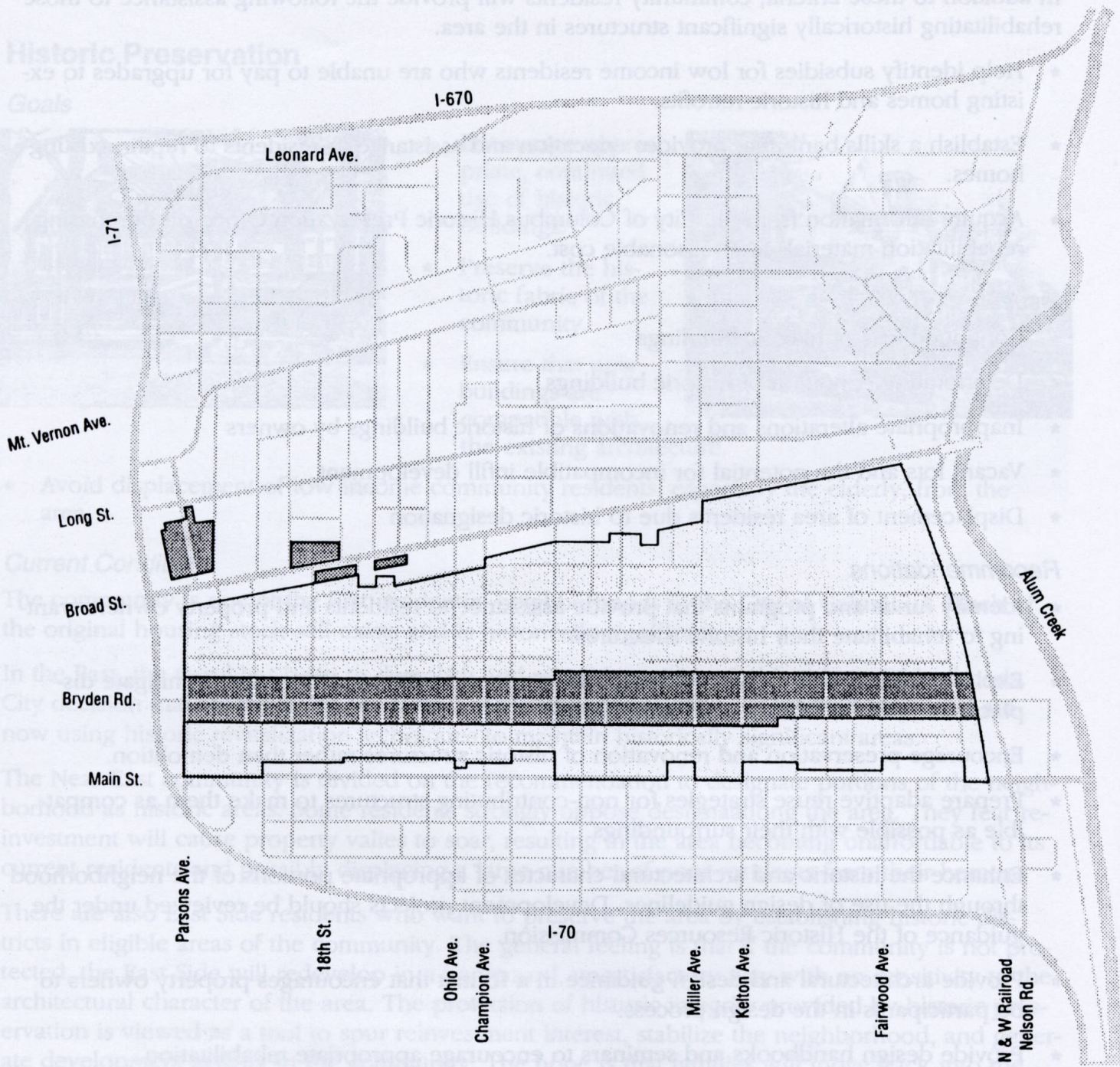
• Develop a plan for the area.

• Develop a plan for the area.

• Develop a plan for the area.

Historic Preservation

Goals



Near East Area Plan

Historic Districts



Columbus Register of Historic Properties
National Register of Historic Properties

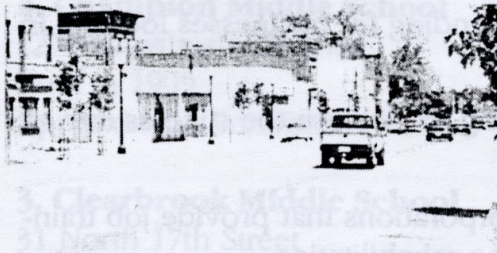
Economic Development

Goals

- * Encourage the development and expansion of businesses.
- * Identify resources for economic development activities.
- * Identify types of businesses needed in the area.

Current Conditions

Economic development activity in the Near East area is encouraged and supported by the City of Columbus, community residents, the business community, and investors. Many commercial establishments once located in the area no longer exist. Over the years, the area has suffered from disinvestment of retail and office commercial.



The City of Columbus has designated several streets in the Near East area as Neighborhood Commercial Revitalization (NCR) areas, including Main Street, Long Street, Mount Vernon Avenue, and Parsons Avenue. The Columbus Neighborhood Design Assistance Center, one component of the NCR program, is funded by the City of Columbus to offer building design assistance to businesses located in the Near East area.

Businesses located in NCR areas are encouraged to upgrade and improve their existing businesses. Low interest loans and grants stimulate investment and assist business owners with improvements. The City also invests in community infrastructure by improving sidewalks, streetlights, and a variety of other capital improvement activities.

The community supports redeveloping retail and office commercial uses. The majority of office development in the community is located on East Broad Street. One of the concerns with the area is that the major thoroughfares, East Broad Street, Long Street, East Main Street, and Parsons Avenue, which were at one time hubs of commercial activity, now function as major "passthrough" thoroughfares.

Issues

- * Lack of employment opportunities and training for area residents
- * Ineffective marketing of existing retail businesses relating to appearance of stores, signage, and merchandise
- * Lack of information for area businesses on available funds for physical renovation and expansion of businesses
- * Need for additional retail shops to provide goods and services for area residents
- * Lack of uniform graphic control throughout area

Recommendations

- * Examine traffic patterns to determine whether changes are warranted to spur economic development activity.
- * Establish corridor landscaping and streetscape guidelines to create a new image and identity for the area.



- * Encourage business development that provides appropriate employment opportunities for neighborhood residents.
- * Provide job training facilities for local residents seeking employment opportunities as well as those wanting to upgrade their skills and businesses.
- * Identify appropriate locations for light industrial uses.
- * Identify development sites for potential retail developers including doughnut and shoe repair shops, grocery stores, etc.
- * Encourage local residents to become entrepreneurs by providing training on business development and information on available funding sources.
- * Encourage public and private agencies to provide start-up funding for businesses locating in the area.
- * Establish incubator policies and provide facilities and training to increase the success rate of local businesses.
- * Encourage the development of community development corporations that provide job training for local residents and upgrade the area through housing rehabilitation.
- * Identify the needs of existing and new businesses and encourage the development of support systems to meet the needs of those businesses.
- * Identify funding for expansion, renovation and upgrading of existing establishments.
- * Encourage the City to allocate funding for economic development planning and implementation.
- * Examine existing zoning to ensure appropriate zoning for proposed business development.
- * Support uniformity of graphic controls throughout the community.
- * Encourage community input when public funds are used for marketing studies.

Near East Avenue Historic District

Historic District



Appendix B: Community Service Agencies

	Employment Services	Housing Services	Behavior Rehabilitation Services	Counseling Services	Misc.
Alvis House	X	X			
Broad Street Presbyterian Church	X			X	
Columbus Urban League Inc.	X	X			
Columbus Metropolitan Area Community Action Organization		X		X	
Friends of the Homeless		X			
Metropolitan Community Services/ Metro Hall		X			
Ohio State Consumers Ed Assoc (Ohio Welfare Rights Org.)		X			
RAAH Christian Women's Ministries, Inc.		X			
South of Main Development Corporation		X			
Al-Anon/Alo Teen			X		
Alcoholics Anonymous			X		
Compdrug Corporation			X		
Gambler's Anonymous			X		
Overeaters Anonymous			X		
Central Community House				X	
Church Women United in Columbus and Franklin County				X	
Columbus Area Community Mental Health Center				X	
Consumer Credit Counseling Service of Central Ohio				X	
Family Development Project				X	
Fundamentalists Breakaway				X	
Help for Abused Victims Educational Network				X	
National Association of Retired Federal Employees				X	
Ohio State Consumers Education Association				X	
OSU Black Studies Dept/Community Extension Center				X	
American Red Cross					X
Dominican Home Health Agency					X
ECCO Family Health Center					X
Founder's Women's Health Center, Inc.					X
Patterson Health Center					X

Appendix C: Parks

1. Academy Park

276 South Nelson Road
15.5 acres

2. Beatty Park

247 North Ohio Avenue
4.59 acres

3. Blackburn Park

263 Carpenter Street
2.9 acres

4. Eddie Saunders

1380 Atcheson Street
14.45 acres

5. Franklin Park

1755 E. Broad
58.77 acres

6. Kwanzaa Park

1277 Bryden Road
.57 acre

7. Mayme Moore Park

240 Martin Luther King Boulevard
2.3 acres

8. Nelson Park

430 North Nelson Road
22.11 acres

9. Rainbow Park

230 Kelton Avenue
1.51 acre

Appendix D: Criteria for National and Local Historic Registry

National

1. A property may be registered if it is associated with events that have made a significant contribution to the broad patterns of our history.
2. A property may be registered if it is associated with the lives of persons significant in our past.
3. A property may be registered if it embodies the distinctive characteristics of a type, period, or method of construction. A property may be registered if it represents the work of a master. A property may be registered if it possesses high artistic values. A property may be registered if it represents a significant and distinguishable entity whose components may lack individual distinction.
4. A property may be registered if it has yielded, or may be likely to yield, information in prehistory or history.

Source: National Park Service publication titled "Local Preservation"

Local

(A) No property or interior of a structure shall be considered for designation as a Listed Property unless it is at least forty (40) years old and at least one of the following applies to the property or to a majority of the structures in the group or district:

1. The design or style of the property's exterior and/or interior is of significance to the historical, architectural or cultural development of the city, state or nation.
2. The property is closely and publicly identified with a person who significantly contributed to historical, architectural, or cultural development of the city, state or nation.
3. The property is identified as a significant work of an architect, artisan, engineer, landscape architect or builder whose individual work has influenced the historical, architectural, or cultural development of the city, state or nation.

4. The property demonstrates significant craftsmanship in architectural design, detail, or use of materials.
5. The property is closely and publicly identified with an event or series of events which has influenced the historical or cultural development of the city, state or nation.

Provided however, in special circumstances a property meeting at least one of the above criteria and achieving significance within the past forty (40) years may be considered for listing if it is of exceptional importance. Determination of the existence of special circumstances and exceptional importance requires unanimity of all Commission members present at the meeting at which the property is being considered.

(B) In addition to the above historical, architectural and cultural criteria, the following criteria shall be considered as part of the review process:

1. The listing of the property shall not be inconsistent with the City's Comprehensive Plan.
2. The listing of the property shall be consistent with efforts to create and maintain housing for the handicapped and people of low to moderate income. (Ordinance 1353-93)

Source: Chapter 3117 Historic Resources Commission