Solutions to campus area problems sought by UDO

By MICHAEL DAVIS

With sights set on solving a variety of problems facing the University district, several campus-area organizations have united to form the University District Organization (UDO).

Stanley Sells, chairman of the UDO Board of Trustees, said UDO has been in the planning stages for nearly a year.

"We recognize that the University district is virtually a city within a city with problems and potentials unlike any other part of Columbus," Sells said. "We hope that by opening channels of communication among all segments of the University community, we will be able to build a more viable community for those who live, work and study here."

Sells is a member of the University Council of Churches.

The purpose of the organization, according to Sells, is:

- To foster healthy neighborhood relations and to act as a catalyst in putting into action the good will of the people in the community.
- To encourage public and private agencies in promoting worthy programs of social welfare in the neighborhood.
- To foster human and civil rights in the community for all members.
- To take part in programs and activities designed to encourage neighborhood improvement.

He said problems related to population density, transportation and traffic, education, research and industry might be attacked by the group.

Membership in UDO is open to non-profit organizations, corporations, businessmen's associations, community organizations and church and charitable organizations, if they represent 75 or more persons in the University district, he said.

Sells defined the University district as that area bounded by Third Avenue on the south, Kenny Road on the west, Ackerman Road and Dodridge Street on the north and the railroad tracks on the east.

Sells also said the group is especially interested in obtaining the membership of University student organizations.

UDO's first project will be to obtain funds to establish a headquarters in the University area, Sells said.

Other members on the board of trustees are: Charles Pavey III of the University Community Association; Jonathan Mitchell of the Campus Ministry Association; Clyde Tipton of Battelle Memorial Institute; Mary Noonman of Industrial Nuclearics Corp.; and William J. Griffith, director of the division of campus planning for the University.

The organizations represented by the trustees participated in the planning of UDO, Sells said.

Area report on population to be given

By Mike Pearson

The University District Organization (UDO) will submit a report today to City Council concerning overpopulation problems in the University area, according to Michael Haviland, executive director of UDO.

The UDO is a non-profit organization concerned with the long-range planning for the University area.

The area's boundaries are west to Kenny Road, east to the Penn Central Railroad, north to Glen Echo Ravine and south to Fifth Avenue. Haviland said the city needs to place more priority in city planning to the areas that are most neglected, including the University area.

Haviland has made an extensive study on urban planning designs and how every area should be designed to have adequate recreation areas and open space. According to the National Recreation Association (NCA) standards, there should be one acre of permanent and publicly owned open space for each 100 of the population.

The University area has a population of 52,000, thus there should be 520 acres of outdoor public recreation areas for the community, according to the NCA standards. Haviland's studies show that there are less than 250 acres of open space for the residents in the University area.

The Standard Metropolitan Statistical Area (SMSA) figures show that the University is divided into 12 census tracts. Of the five most populated tracts in Columbus, three are in the University area with the Ohio State Penitentiary being the most densely populated tract.

Haviland said that some of the planning problems could be solved if the city, with the help of government funds, would purchase some older buildings and land and turn it into open space for the public. He said Tuttle Field could create 38 acres for parks or recreation areas that University people could use. Tuttle Field is an area along Olentangy River just north of campus.

Haviland said another possible proposal to City Council may be the closing off of a street, like 16th Avenue, and converting it into a small park or open space.
UDO proposes alley improvements, mail

By Marilyn Greenwald

The University District Organization (UDO) recently submitted a draft of its University area development proposals to the Columbus Department of Development, said Karen Schwartzwalder, acting director of UDO.

The proposals are requests to receive part of the $9 million granted annually to the city of Columbus by the Federal Department of Housing and Urban Development under the Housing and Community Development Act of 1974.

Members of the Columbus Department of Development (CDD) have had hearings about how the money should be allocated. Final allocation recommendations will be presented at the group's Dec. 15 meeting and then submitted to the Mid-Ohio Regional Planning Organization.

The panel will present alternatives for formulating a preliminary plan of allocations in City Council chambers today at 3 p.m. The meeting is open to representatives of neighborhood groups.

The draft states that "these proposals are generated by the University Area Plan 38 which was prepared in cooperation with the Columbus Development Department and the citizens of the University district."

The UDO proposals are divided into two concepts, which are:

- **Alley improvement.** The UDO draft proposes an entire alley redevelopment plan to provide "off street parking as well as enhancing open space and facilitating better trash pick-up."

- **High Street Pedestrian Mall.** This project includes construction of a pedestrian-shopper mall approximately between 8th Avenue and Northwood Ave. The mall would contain "street furniture," such as benches, trash receptacles, and information centers.

The UDO will apply these concepts to three main areas of campus:

- **East Campus-High Street Project—Use of pedestrian mall concept and alley improvement to areas east of High Street.**
- **South Campus-Eleventh Avenue Project—development of the South Campus Loop Road as it aligns with Chittenden and 11th Avenues. Major alley redevelopment and a commercial district is planned for the area surrounding the length of 11th and Chittenden.**
- **Tuttle-Glen Echo-Hudson Street Project—acquisition of open space to create a smooth transition and flow of traffic between Dodridge and Hudson Streets, and link together Glen Echo Ravine and the Tuttle Park area. An alley improvement program and examination of zoning classification are also planned.**

Funding plans set

By Al Lewis

A specific program has been agreed upon by University area residents for the use of $1,077,000 in federal funds for bikeways, pedestrian malls, alternative parking and general improvement of the community.

Part of these plans call for funding the University District Organization (UDO) with $80,000, of which $20,000 will go to High Street development.

UDO is a local organization which has done surveys and planning on various problems that plague the University community. Residents attending Community Development Act (CDA) meetings agree that they'd rather pay UDO than outsiders to do problem studies.

RAYMOND KUCHLING, Columbus development planner, said at a recent meeting that the city couldn't afford to fund a UDO in each neighborhood. "This would set a precedent for some 230 to 240 neighborhood groups," he said.

Residents attending the meeting disregarded Kuchling's statements and included UDO as a part of their CDA budget. Kuchling said the plans are subject to city approval.

Some people see High Street development as a businessman's interest. Linda Oxley of University Area Bikeways task force said, "I'm upset because I have been told that I have to take sides. Either I'm for the businessmen or the people." Oxley said she supports High Street development because in order to create bikeways, parking on High Street must be directed to alternate sites.

HOUSING improvement loans were considered and included in the citizen proposals for the use of the federal monies. Area residents voted to allot $250,000 for rehabilitation loans and $200,000 for the improvement of rental property. It was also decided that the Tenant Union would receive $77,000.

Other monies budgeted for the first year programs were: $250,000 for parks and open space; $20,000 for a University Community Center; and $160,000 for alley redevelopment. An additional $40,000 was split evenly between High Street economic development and a community resources center, both in the southern part of Clintonville which is included in CDA funds.

Kuchling said he will meet with residents in three weeks after city planners decide whether the people's proposals are acceptable to the city.
UDO signs contract in development study

By Rod A. Covey

The University District Organization (UDO) signed a contract with the Columbus Department of Development (CDD) Monday that will engage the two groups in a joint developmental study of North High Street in the University Area, the Lantern learned Monday night.

Michael Haviland, past executive director of UDO, was chosen to resume the office and to take charge of the planning project at a special session of the UDO board of trustees at Industrial Nuclieons Corp., a UDO member organization.

The High Street Activity Center Program will include study of recommendations by a Washington D.C. firm, Honnicut and Neale, concerning the closing off of side streets east of High Street from Chittenden to Northwood avenues.

Haviland said the plan specifically calls for closing off about a half block of each street between High Street and Pearl Alley to provide for extra parking and mini-parks.

UDO will receive $40,000 from the Housing and Community Development Act (CDA) of 1974 for the study. The CDD will provide an equal amount in matching funds.

Haviland said funds for the actual construction will come from $600,000 slated for development of the University area coming from CDA over a three year period.

He said UDO hopes to receive additional financial support from area businessmen for the work.

UDO contrasts High Street

By Rod A. Covey

"We have the best football team, but we sure have the worst commercial strip," said Michael Haviland, executive director of the University District Organization (UDO), Thursday.

Haviland recently went to East Lansing and Ann Arbor, Mich., to study the commercial districts adjacent to university campuses there. He said he was much impressed with the areas in comparison to North High Street across from the Ohio State campus.

UDO is working with the Columbus Department of Development on the High Street Activity Center Program, a joint developmental study of North High Street in the University area.

The programs call for various changes including the restriction of all parking on High Street across from the Ohio State campus, Haviland said. According to the studies, all side streets east of High Street across from the University should be closed off between High Street and Pearl Alley to allow open space for additional parking and mini-parks.

Another recommendation calls for widening the sidewalk six feet on the east side of High Street across from the University, he said.

Haviland said he hopes local businessmen will help implement the project by agreeing to certain design and architectural controls concerning color coding and signage.

Haviland said he plans to visit other Big Ten schools to see how other areas have developed commercial districts.
Building a new look

High Street renovations set for spring

By Margo Rutledge
The Lantern staff writer

North High Street will finally get a face-lift this spring.
Renovation of the eastern side of High Street between 11th and Lane avenues will begin the first week of April and continue into the summer, said John Reagan, assistant professor of architecture.

Reagan said he and Robert Livesey, chairman of the department of architecture at Ohio State, came up with the design for the area to be renovated after meeting with university officials and the University Business District Organization.

The renovation is part of the city's attempt to develop North High Street, along with the redevelopment of the Short North area and the building of the Wexner Center, Reagan said.

"We want to change the High Street area image from being strip-like to (being) more of an urban street," he said. "Rather than simply extend the sidewalk out three feet, we saw this as an opportunity to (restructure) High Street."

The $1,061,500 project will include:
• Removing the concrete median that separates High Street from the bicycle path.
• Widening the sidewalks by three feet.
• Laying new concrete and scarlet-and-gray bricks.

The plan will also include making a new bike path that will replace the current concrete median. A painted line will separate the path from the street.

The renovations will also include new trash containers, street lights and kiosks, cylindrical walls used for posting signs. Next fall, 175 trees will be planted along the sidewalk.

Reagan said the university, the business community and the city agreed to begin the groundbreaking in the spring because of construction difficulties during winter.

A spokesman for the Complete General Construction Company of Columbus, which has a $660,000 contract in the project, said concrete cannot be poured in the winter.

The city council approved funds for the project in July.

Aurel Damian, the engineer in charge of construction and design for Columbus, said $447,000 of the funds for the renovation will come from the city's capital improvements bond money and $207,500 from the federal government.

Property taxes from area businesses will add an additional $322,000 to the project during the next 10 years. The remaining money, not part of the council's July appropriation, will come from the city's general fund.

This artist's rendering shows how the commercial side of High Street will look when construction is completed next summer.
Proposal improves parking

By Valerie Falter
Lantern staff writer

A proposal allowing students more parking spaces in a smaller amount of space, and to provide more greenery, will be presented Friday to City Council.

The proposal will require that builders landscape a certain percentage of their developments and increase parking capacity by shrinking the individual parking slot size and call for stacked parking.

In 1985, City Council recognized the need for different zoning codes for different parts of Columbus. A proposal was enacted, establishing a planning overlay procedure.

The 1985 procedure provides the city with the means to incorporate acceptable community plans for special areas of the city into the zoning code.

One of these special areas is the core campus area.

Since the 1985 proposal went into effect, a task force has put together another, very restricted, proposal pertaining only to the core campus area.

The university area is a major employment and activity center, second only to downtown in size, as well as a residential community.

It is the only residential neighborhood in the city with a greater daytime than overnight population. Nearly 100,000 people are in the area on a daily basis. About half of those are commuters.

In addition, eight of the nine most densely populated census tracts in the Columbus metropolitan area are in the University District.

The University District is a unique part of Columbus by virtue of its diversity, its density and the transient nature of its population, said Cleve Ricksecker, University District Commissioner.

These special circumstances have created a variety of development problems for the district.

The overlay development plan is designed "to promote new development in consistency with the character and scale of the neighborhood," said Linda Ridi-
OVERLAY: Campus life improved

Continued from Page One

haugh of the University District Organization, "It seeks to maintain the original character of the neighborhood."

The plan "addresses the unique development problems of the university area," Richey said.

"University Area Commissioners have reviewed and approved the plan at the community level," University District Organization (UDO) official Donna Waterman said.

Richey said the planning overlay would improve the quality of apartments in the core campus area. The core campus area is north of Fifth Avenue, south of Arcadia Avenue, east of the Olentangy River, and west of North Fourth Street.

High Street is excluded from this proposal because it is a commercial area, Richey said.

The task force, which put together the conditions of the planning overlay, was guided by the need to increase owner-occupancy and to offer a diversity of housing opportunities while continuing to provide clean and safe housing for OSU students.

The current Columbus Zoning Code was written long after the University district was developed. Although the code is generally adequate for the rest of Columbus, it is often not able to address the unique problems of the University District, UDO officials said.

They added that what may become development objectives in the suburban parts of Columbus all too often result in "kophomes" in the code, bringing haphazard or inappropriate development to the University District.

Another problem with the current code, UDO officials said, is the lack of definitions for additions, resulting in six-unit apartment buildings being built in backyards.

Proposals to meet the UDO's objective to improve new construction standards and reorganize on-street parking include the establishment of an appearance review process.

These specialized standards are meant to achieve physical development objectives. Standards may increase, decrease or add conditions to the minimum development standards of the underlying district but shall not include additions or deletions to permitted uses within such districts, officials said.

This proposal affects new construction only. "In order to promote renovations we have added some incentives. A building may be renovated without being subjected to new parking requirements," Richey said. This is to promote renovations of older structures.

"A building may be remodeled and small additions (up to 200 square feet) through zoning variances," Richey added.

The high-density population also contributes to the area's lack of adequate parking spaces.

"Unfortunately, the way the city is zoned, people (in the university area) are having a hard time finding a place to park," said Chris Ruder, a university area commissioner.

The shortage of available residential parking in the university area is one of the main issues addressed in the overlay development plan.

"The proposal relates to the size of the building to the size of the lot and provides for open landscaping space," Richey said. "It redesigns parking requirements to provide more parking in a smaller amount of space," she said.

The plan enables more cars to park in a smaller amount of space by allowing stacked parking (parking cars in front of and behind other cars), and making future parking spaces smaller, Richey said.

The current residential parking shortage is likely to be solved by permit parking, Richey said.

"The alternative is so much worse then permit parking. (The city) would have to tear down buildings or manage the number of cars, taking away the privilege of parking on city streets," she said.

The task force wants to "preserve the pedestrian aspect of the neighborhood," Richey said. "The pedestrian is what makes this neighborhood so wonderful."

The development overlay plan is also designed to improve the function and enhance the appearance of the university area.

A good example of the inadequacy in the current zoning code is the section of the code that allows parking between the building and the street, turning many front yards into parking lots.

The development plan, "prohibits parking between the building and the street." The plan also prohibits front yard parking, Richey said.

"We're trying to improve the quality of life around here," Ruder said.

"Part of what we are trying to do," said Doreen Yee, a university area commissioner, "is to improve on the amount of green to blacktop and people to buildings.

"Basically, new buildings have to provide 10 percent green area in relation to the total square feet of the building," Yee said.

"Housing construction really accelerated at the beginning of the 1980s," Richey said. "Several stucco buildings were constructed with very few regulations placed on them. Hundreds of bootleg apartments were built without city approval, resulting in inadequate plumbing and electricity.

An amnesty proposal was approved by City Council earlier this year in an attempt to get bootleggers to come forward and make existing units safer.

The city offered permits to the bootleggers who passed inspection. "At one time this whole area was single family units. It has changed to meet the housing needs of the university over a period of 60 years," Richey said.

Buildings being built, under this law, can not exceed 8,500 square feet of gross floor area, and can not exceed 35 feet in height.

"There has been virtually no opposition at this point," Richey said.

Area commissioners and the City Development Commission excepted the proposal unanimously.

Richey said City Council's approval is expected. The first reading of The University District Planning Overlay is scheduled to be presented to City Council on June 15 by the Columbus Department of Development.

The second reading is scheduled for June 29.

Holding two readings are standard procedure for proposals to be heard by City Council.
Council approves
High Street plan

By Maryellen O'Shaughnessy
Lantern staff writer.

City council Monday night approved a plan to beautify High Street, build more parks in the university area and increase neighborhood safety.

The plan, labeled "Community Directions: A Policy Plan for the University District," is a framework for development that stems from three years of research, planning and community review, said Linda Ridihalgh, director of the University District Organization.

The plan's original guideline was written and adopted in 1974, she said. Because many of the earlier goals in the university area have been realized, such as the closing of several east-west streets to provide continuous walkways on High Street, and the area's population has been stabilized, community leaders believed a new plan was needed, she said.

One policy which will be implemented this year, the widening of the sidewalk on the east side of High Street between 11th and Lane avenues, will increase room for pedestrians and will provide space for planting trees and greenery, Ridihalgh said.

Construction for that walkway, the basis for the area capital improvement plan, will begin in March, she said.

Research and planning by more than 200 neighborhood volunteers began in 1984 and lasted until March 1986, Ridihalgh said. The completed plan has been going through review by city agencies, review since that time, she said.

The plan includes a list of area problems and states community goals for meeting those problems, Ridihalgh said.

Peter Cass, council's community and economic development coordinator, said factors taken into account by the plan include social services, High Street commercial development, safety, traffic flow, parks and community maintenance.

According to the plan, goals for increased neighborhood safety include neighborhood block watch programs, crime prevention programs for the High Street commercial strip and expanded police foot patrols on High Street and the residential areas.

Council member John Maloney, chairman of council's economic and community development committee, said the interaction between council and the city's community and business representatives gives the plan a good chance for success.

"I think it's going to work out well," he said. "My understanding is that the area was very happy to have this plan adopted."

Ridihalgh said the plan is only a recommendation for directing and controlling the area's growth.

"This in no way binds the city or the community to implementing any of these policies within any given time frames," she said.

Besides serving as official recognition of the community's intentions and commitment to improving the university area, the plan will help pinpoint the area's specific needs as more programs arise and money becomes available, she said.

Funding for plan's development came from joint efforts of the Ohio Arts Council and the Ohio Humanities Council, Ohio State and university area organizations and businesses, Ridihalgh said.

The plan has also been unanimously approved by the University Area Commission, the University District Organization and the Columbus Development Commission, she said.
Police, programs target area crime

By Sarah L. Christian
Lantern staff writer

Columbus police are stepping up campus-area protection with walking patrols and new blockwatch programs.

In his state-of-the-city address in January, Mayor Dana G. Rinehart said he intended to fight the growing crime rate by increasing the size of the police force.

The effects of this increase are already evident near campus.

The OSU campus is the only area where walking officers are assigned, said Captain Ralph Webb of community relations. "We added cruisers in the southern area when the replacement of streetlights was announced," he said.

Webb also said there are three recruit classes coming in this year and the campus area will feel the effect.

The walking officers usually patrol the south end of High Street, but they are not locked into strict beats, Webb said.

"A supervisor may adjust for a certain event or if an area has become a high-report area," Webb said, "Basically, they (the officers) are very flexible and go where they are needed."

Another effort to cut down campus-area crime is the blockwatch program.

With the help of the University District Organization, the police are setting up a more effective watch program.

"There has always been a problem with blockwatch programs because there is such a high-population turnover in that (campus) area," Webb said. "Now we are working with UDO to come up with a tailor-made blockwatch for the (campus) area."

The new blockwatch program is part of a joint effort between the city, the university and the community for a safer environment, said Linda Ridihalgh, a member of the university organization.

Ohio State recently received a grant from the governor's office earmarked for crime prevention. A portion of the grant went to the University District Organization to establish Project Safe.

An ad hoc committee was formed from people in the university district and organization members.

There has always been a problem with blockwatch programs because there is such a high-population turnover in that (campus) area.

— Captain Ralph Webb

The university district encompasses the area between Fifth Avenue, to Glen Echo ravine, and the Olentangy River, to the railroad tracks that run parallel to North Fourth Street.

"Our role is to promote prevention, provide public crime-prevention information and to organize blockwatches," said Dona Watterson, member of the university organization.

The new blockwatch is aimed largely, but not exclusively, at fraternities and sororities, Ridihalgh said.

"We are trying to get a volunteer from every block and from every fraternity and sorority to organize meetings so people can watch the blockwatch training video."

The 36-minute video is a new development in crime-prevention training, Webb said.

"Working with UDO and using the videos should be very effective in working out problems we've had with blockwatch (in the university area)," he said.

"It is really open-ended and we are just going to start with the blockwatches and see where it goes from there," said Public Safety Director James Chisman.

"The city UDO and the university want to encourage and influence a safer environment for everyone. . .there are a lot of ways to do that."
UNIVERSITY REVIEWING CITY PLANNING REPORT

COLUMBUS -- Ohio State University officials and leaders of community groups in the campus area are currently reviewing a new city of Columbus planning study for the University District, which addresses concerns about development, zoning, and delivery of city services in the area.

The report, "University District Planning Study -- A Report to City Council," was distributed to members of the University District Leadership Task Force (UDLTF) late last month for review and comments by Stephen McClary, city planning administrator, and Ron Rotaru, executive assistant to Mayor Dana Rinehart.

The report was completed in response to City Council's interim development control legislation, passed in July. The city's Planning Division worked with a group of area residents and developers to formulate additional development standards and evaluate zoning designations in the district.

Issues covered include storm and sanitary drainage, trash pick-up, parking, zoning standards, building code enforcement, appearance review, green space, and preservation of original housing stock.
The results of the recommendations made by the Planning Division in this study affect Ohio State's intermediate and long-range planning in areas where the campus and the community interface, such as signage, grounds maintenance, parking, traffic control and direct services to the public.

Doreen Uhas-Sauer, chair of UDLTF, has requested the university forward its comments directly to McClary. A discussion of the comments from the university and other members of the task force is scheduled for the next meeting of the task force on April 10.

"A substantial number of university staff and faculty have been deeply involved in the University District for a number of years, said Jean Hansford, Ohio State's campus planner.

"We are represented in all the so-called 'U' organizations (University Area Commission, University Community Association, University Community Business Association, University District Organization). After participating in this effort and reviewing the resulting 'Report to the City,' we sense a strong opportunity is at hand to initiate the kinds of controls needed to make the community the place it has the promise to be."

Hansford also noted, "President E. Gordon Gee has publicly indicated his concern about our community and his support for efforts to improve it."

The UDLTF was organized following a meeting last fall between Gee and Rinehart. The group, which represents community groups, the mayor's office, Columbus City Council, and the university, is working to coordinate efforts to improve the university area.

#

Contact: Ben Brace, Office of Business and Administration, Ohio State University, (614) 292-7970.

NOTE: Copies of the planning study are available from the City of Columbus Planning Division, 99 N. Front St., or from Ben Brace, 108 Bricker Hall, 190 N. Oval Mall.
City Council passes zone regulations

By Michael Reese
Lantern staff writer

OSU students who live off-campus will eventually enjoy more parking spaces and a more attractive area in which to live, because of new zoning regulations passed by the Columbus City Council on Monday.

The University Planning Overlay plan has been worked on by the city, developers and homeowners for two years.

It is designed to decrease density, provide more parking space and give the area more green space, according to Kathy Shaw, planning supervisor for the City Development Commission.

"Since the plan is not retroactive but will apply to new construction, students won't notice an immediate improvement," she said. "However, in the next few years they will benefit greatly by having much more parking space and a less crowded living environment."

Sally Unetic, project director of the University District Organization, said there has been a general acceptance of the plan by most people, although there has been some dissention.

"My feeling is there are a few renegades who, for one reason or another, are still battling points," she said. "For the most part though, the plan has been approved and we can now go forward with it."

The six main points of the plan are:
- Attention to density in the apartment district
- Increased landscaping requirements
- Increased parking space
- Increased trash storage requirements
- Smaller new buildings
- An appearance review board

Opposition to the plan was voiced at the council meeting.

Richard G. Butz, a registered architect, said the plan does not represent the character of the neighborhoods.

"It reduces the size of the neighborhoods," he said. "Also, architecturally it does not preserve character."

James R. Beatty, an attorney who lives in the area, said the plan would cause financial problems for developers and homeowners.

"This will prohibit new development with a resulting loss of jobs," he said.

Jean D. Hansford, campus planner for Ohio State, voiced his support for the plan by saying he supports any legislation which will help improve the university area.

Howard Skubovius, president of the University Area Commission, said he was glad the plan was finally approved.

"The goal is to provide a safe, less dense environment for students and have the buildings look better," he said.
For release on receipt 3-3-95 (LO)

**ACTIONS OF THE OHIO STATE UNIVERSITY BOARD OF TRUSTEES**

COLUMBUS -- The Ohio State University Board of Trustees met Friday (3/3). Among the actions of the board were the following:

**Humphries named executive assistant**

The board approved the appointment of Barry K. Humphries as executive assistant to the vice president for student affairs, retroactive to Nov. 1. In that position, Humphries is serving as president of Campus Partners for Community Urban Redevelopment Inc.

Ohio State created Campus Partners as a non-profit redevelopment corporation to encourage improvements to the neighborhoods around the university. Humphries came to Ohio State from the presidency of the Renaissance Group Inc., a Columbus-based development and property management firm.
Public participation has been a primary goal of the effort this year to prepare a comprehensive plan to improve the University District. The good news is that the public is responding.

Several hundred University District residents, community leaders and college students attended neighborhood meetings and meetings of the Campus Partners Community Advisory Council during March. In addition, as this newsletter goes to press in mid-April, nearly 400 people have participated in meetings of six task forces which are working with the consulting team to develop the comprehensive plan.

Barry Humphries, president of Campus Partners, said the outpouring of public interest in this effort is critical to identifying specific projects and programs in the coming months that will promote cleaner, safer neighborhoods in the University District. "I am hopeful that this open, public planning process will encourage the very diverse university community to unite around some common objectives which can generate support and resources from the city, the university and the private sector," he said.

More than 100 people crowded into the gymnasium of Weinland Park Elementary School, 211 E. Seventh Avenue, on March 30 to voice their concerns and suggestions about neighborhood improvements, particularly in the southeastern portion of the University District. The meeting was co-sponsored by the Weinland Park Community Collaborative.

Although the meeting was at times boisterous, many participants made their point that improvements should not lead to removal of low-income, African-American renters from the area. The Market Evaluation Task Force considered a number of concerns that night about affordable housing. The other task forces meeting that night also had broad participation.

The task forces will meet on separate schedules this spring leading up to an important public Open House on Saturday, May 20, where the team of consultants will display two or three major planning alternatives for community reaction. For more details on the Open House, see page 3.

"Campus Partners is committed to giving people opportunities to share their concerns and to participate in planning the improvements," explained Steve Stetson, community relations director for Campus Partners. He noted that to promote public awareness 30,000 copies of this Campus Partners newsletter are being distributed in Ohio State's daily student newspaper and 10,000 are being mailed to every household in the University District.

City Year and community

City Year and community

The Ohio State University will host City Year's first national conference June 14-17. City Year is seeking community volunteers to work with several hundred corps members who will be in Columbus for the conference and who will volunteer to build the park in the fashion of a community "barn raising."

The project's goal is not only to improve one of the University District's largest green spaces, but to build a sense of community among the neighborhood volunteers — both adults and youth. Support for the project has come from the City of Columbus, Ohio State, Indiana Middle School, Campus Partners and other community organizations. You and your neighbors are needed to make the project successful. Call City Year at 224-5540 for more information.
Campus Partners NEWS

Six task forces of citizens

are hard at work with the team of consultants preparing the comprehensive plan for the University District.

The goal of the task forces is to provide each consultant with advice and the experience of local residents and professionals. The Safety and Law Enforcement Task Force, for example, includes representatives from the Columbus Police, University Police and Community Crime Patrol, as well as college students, residents and property owners.

The consultants are gathering data and community input this spring. The team will assemble preliminary recommendations and program alternatives for an independent assessment in mid-July by a panel from the Urban Land Institute. With continued guidance from the Campus Partners Community Advisory Council and the task forces, Campus Partners and the consulting team next fall will complete the comprehensive plan and develop an implementation program for presentation to the city, the university and the neighborhoods in November.

Planning and Design Task Force. Through early April, nearly 60 persons have participated in meetings of this task force led by consultants from EDAW, Inc., of San Francisco and NBBJ of Columbus.

Many task force participants agree that the neighborhood is suffering from a range of image-related problems. Some people describe the neighborhood as "anonymous" or as having no identity, while other people have only negative images. Particular problems include a main commercial street that appears run down; abandoned and decrepit housing south of 11th Avenue; ugly and poorly maintained student housing areas; a lack of gateways that are an attractive entrance to the University District; and poor signage throughout the community.

The current mix of land uses also is a concern. Problems include a lack of open spaces for residents; a poor mix of retail businesses along High Street and in the residential areas; and an overconcentration of student housing on the only major draw to the area. In addition, many task force members believe that residential areas are not sufficiently diverse in income levels and that students live in enclaves, while a better mix of students throughout the University District may be more healthy.

Market Evaluation Task Force. Robert Charles Lesser & Co. is working with this task force that has had more than 90 people participate in meetings. The task force believes that the quality of the student rental units in the neighborhood is not high as it could be. Code violations and inadequate property maintenance present a poor image, and many task force members fear that housing conditions foster a "student ghetto mentality" that brings down the neighborhood for all residents.

Property owners on the task force are concerned that students seeking to live off campus are choosing to live outside the University District at a rapidly increasing rate. Coupled with an overall decline in student enrollment, property owners in the University District are having an increasingly difficult time finding students to rent their apartments. Other major housing concerns include the very low occupancy rate of 115% in the University District; a lack of high-quality rental units for non-students and non-traditional students with special housing needs (single parent students, for example), and fears by low-income community residents that the revitalization of the neighborhood will force them to relocate.

Commercial and retail concerns revolve primarily around the lack of services in the University District. Task force members also complained of the quality and quantity of bars on High Street. Some felt these "drinking warehouses" do more to hurt the area's image than anything else. Meanwhile, the consulting team is conducting interviews with more than 90 businesses in the University District to determine retail trends. In addition, a survey is being done of Ohio State faculty and staff to determine their interest in living in the University District.

Transportation and Parking Task Force. Some 40 people have met with Barton Aschman, Inc., to review traffic and parking issues. Circulation patterns in the University District are
a major problem: one-way streets not laid out in a sensible manner; streets offset at intersections; Fourth Street and Summit Street as a one-way pair which divides the neighborhood; and the difficulty of using Pearl Alley as a "street." Parking is a major concern, although some task for members think the parking shortage is actually a transit problem. Improved COTA and Ohio State has service could reduce the demand for parking spaces.

The consultants are conducting a detailed study of parking spaces and parking demand in the core student area, as well as surveying traffic patterns throughout the University District.

Safety and Law Enforcement Task Force.
George Napper, former police chief of Atlanta, Ga., has worked with more than 60 people on this task force. The task force meetings have identified a host of problems to be corrected if any revitalization effort will be successful.

While much of the blame for public safety problems can be placed on criminals, task force members believe that neither community residents nor the city government have done enough to prevent crime. There is also a perception among non-students that police spend a disproportionate amount of time attending to students.

Crimes such as muggings and burglaries are a constant problem in the University District. Police on the task force say that the area is perceived as a "target rich environment" by criminals: residents, often walking drunk late at night, are beaten or robbed and are not likely to press charges even if the offender is caught. Bars that cater to minors and stores that sell contraband liquor to minors worsen the conditions in the neighborhoods.

Public Services Task Force. Consultants from Williams-Russell and Johnson have been meeting with nearly 40 people on this task force which is focusing on trash disposal and on health and housing code enforcement. The majority of issues identified at task force meetings pertain to waste disposal and removal issues, including uncollectable pick-up schedules and a lack of special services, such as recycling programs and expanded service at the end of university quarters when trash generation is high.

Some task force participants argue that because the students lack a sense of ownership in the community, they do not perceive any responsibility for their litter. Landlords failing to communicate responsibilities to tenants has worsened the problem.

Some task force members also expressed concerns that city inspectors haven't given adequate attention to code enforcement in the University District and that there aren't adequate ways to report violations to the appropriate city agencies.

Social Services, Education, Health and Economic Development Task Force. Ohio State's Interprofessional Leadership Task Force is leading this task force which has had more than 110 participants. The task force's vision is to have a coordinated, interprofessional team - social services, education, health, and economic development - that could work together to connect services through already existing institutions.

The task force has identified over 200 service-providing institutions and organizations which are important assets to the University District. Graduate students have been recruited to map locations of these institutions as part of the overall mapping effort for the comprehensive plan. The task force is also contacting a sample of these organizations to get their input in identifying additional community assets and needs.

The task force has generated ideas for improving community-university collaboration, including making existing neighborhood school buildings into life-long community learning centers; increasing community access to university resources and expertise; and informing residents more effectively of services available.
Campus Partners
for Community Urban Redevelopment, Inc.

1824 North High Street
Columbus, Ohio 43201
614-294-7300
614-294-7333 Fax

Barry Humphries
President

Steve Sterrett
Community Relations Director

Joe Williams
Director of Real Estate

Debbie Hato
Administrative Assistant

Graphic Design
EDAW, Inc.

Cover Photo
Jo McCulley
The early flowers have bloomed and the
trees are budding as Ohio State
students Vic Ronis and Greg Greff relax
on a deck overlooking Iuka Ravine
near Summit Street.

University District

What is Campus Partners?
The Ohio State University established Campus Partners for
Community Urban Redevelopment, Inc., in January 1995 as a
non-profit organization to work with the City of Columbus, the
University District neighborhoods and the university itself to
improve the residential and retail area around Ohio State. If you
would like to get involved with any of the Campus Partners task
forces, or just want more information about the redevelopment
efforts, please contact Steve Sterrett at 294-7300 or by
fax at 294-7333.

Information
Campus-area renovation plan unveiled

By Alyson Borgerding
Lantern staff writer

Plans for revamping the campus area were unveiled Saturday to nearly 400 campus-area residents at an open house held by Campus Partners.

The open house, held at St. Stephen's Episcopal Church, 30 W. Woodruff Ave., included maps and photos of the campus area as it exists now, as well as sketches and conceptual drawings showing how the area could be made-over.

The plans are only artists' conceptions and were used to generate feedback from the public about the feasibility of the designs.

Consultants hired by the organization to develop plans for a revamped-campus area answered visitors' questions and explained the designs.

Suggested improvements included the development of an "arts district" near the Wexner Center for the Arts and refurbishing the south campus bar strip to include a mix of retail shops and restaurants, similar to the Short North area.

Plans to redirect the traffic flow by making most streets able to carry two-way traffic were also displayed.

Some of the residents expressed concern about Summit and Fourth streets being two-way streets, instead of the one-way traffic veins into downtown.

Parking spaces and the safety of the streets could be lost, some residents said.

The organization will use the residents' responses to help decide which plans are implemented.
Nearly 18 percent of students living off campus don’t feel safe in their neighborhoods, according to a recent survey conducted by Off-Campus Student Services.

The survey also revealed that 41 percent of off-campus students feel their rent is too high; almost 30 percent say repairs are not made quickly and completely; 18 percent have roach or rodent problems in their apartment.

The survey was sent to 24,000 students living off campus and 1,283 completed surveys were returned, said Cynthia Newberry, graduate assistant at Off-Campus Student Services.

These survey statistics point out a possible explanation for why many students have opted to live in areas such as Upper Arlington or Dublin, Newberry said.

“It’s not surprising that they’re moving further away,” she said.

Campus Partners, a nonprofit redevelopment company created by Ohio State to plan and carry out improvements to the area east of N. High Street, tabulated the survey’s results.

“There seems to be some preference for the neighborhoods around campus, but students are finding more amenities and easier parking in the areas outside the university district,” said Steve Sterrett, community relations director of Campus Partners.

Close to 50 percent of students also said in the survey that their apartments are not properly insulated and do not stay warm during the winter months.

“Property owners blame outside things, but we’re hoping to show them that if 49 percent of students said their unit was not properly insulated, then it isn’t an outside problem,” Newberry said.

Sixty percent of students reported there was no resident manager in their apartment building. Newberry said she believes this fact has contributed tremendously to the decline of campus-area neighborhoods.

“When they do have a resident manager, it adds stability to the complex and to the neighborhood,” Newberry said. “If someone is playing loud music (the resident managers can) hear it themselves.”

Off-Campus Student Services lists apartments for rent from local rental companies and hopes to use the survey’s results to encourage the companies to make improvements on their properties, Newberry said.

“Part of what we’re trying to get across to them is that if they want to keep students living close to campus, improvements have to be made,” she said.

Sterrett said the survey’s results should send a message to campus-area rental property owners.

“Landlords are going to have to improve their properties to hold on to the student market,” Sterrett said.

The results of the survey show problems students have with specific rental companies, but Newberry would not release the rental companies’ names.

The survey was conducted winter quarter to get a feel for what experience students are having with landlords and property managers in the neighborhoods around campus, Newberry said.

Concerns that fewer and fewer students choose to live in the areas close to campus also prompted the survey, she said. The survey is the office’s biggest expenditure this year.

Campus Partners is still tabulating a part of the survey, which asked students what they wanted in an apartment, Newberry said.
Group looks to renovate campus area

By Michael Striff
Lantern staff writer

A proposal to revitalize the campus area east of North High Street will be presented to Ohio State's Board of Trustees today by Campus Partners for Community Urban Redevelopment, Inc.

Campus Partners, a nonprofit organization of campus-area businesses and the university, proposes to renovate the area bordered by Lane and East 11th avenues and Summit and North High streets.

In a briefing to the Trustees' Student Affairs Committee yesterday, Campus Partners proposed extending outreach programs from 26 university departments to the area east of North High Street.

"These are the academic and administrative units that intend to walk collectively across the street," said Nancy Zimpher, Dean of the College of Education and Campus Partners representative. Such units include parts of the education, social work and law departments.

The area east of North High Street is heavily populated by students who rent houses and apartments.

"This is really the east campus," Zimpher said. "It's as much a place where students live as the South Campus and North Campus (areas)."

The Campus Partners plan includes renovating many of the deteriorating houses east of North High Street. This would be done by encouraging adults, particularly OSU faculty, to buy and live in the homes.

The proposal also includes replacing many of the South Campus bars on North High Street with upscale restaurants and clothing shops, similar to those in the Short North and Victorian Village areas.

"South Campus currently has too many bars in too small a space," Steve Sterrett, spokesman for Campus Partners, said in August. "It's a cheap carnival."

Undergraduate Student Government President Kevin Sheriff said more student input was needed in the Campus Partners' proposal.

"Many students I've talked to are concerned about the Campus Partners' initiative," especially about raising the cost of rent in the area, Sheriff said.

Campus Partners representative Michael Casto said many students living east of North High Street do not feel as involved in university life as students who live on campus.

This could be solved by increasing university activity in the area, particularly community service opportunities for students, Casto said.

"If students work in a volunteer capacity in the (off campus) community, they'll become invested in it, they'll know about it and have respect for it," Casto said.
Ohio State community, police discuss South Campus rioting at forum

Students voice concerns about use of tear gas

By Joseph Forcina
Lantern staff writer

Tension filled the College of Law auditorium last night as students and community leaders met to address concerns about the riot that occurred on East 12th Avenue last weekend.

Most students who spoke at the two-hour forum sponsored by Campus Partners Inc., voiced concerns on how police responded to the situation.

Many students were upset because police used tear gas, which entered their apartments, forcing them outside. Once outside, they said police forced them to go back into their apartments.

Columbus police Cmdr. Stephen Gammill apologized to the audience for the situation and called it a "catch-22."

Gammill said police are "looking for a better way" to handle future situations.

Before tear gas was used, Gammill said police tried to give a verbal warning to the crowd, but were showered with bottles.

"We're not going to tolerate beer bottles or any objects being thrown at the officers," he said.

One student said when the tear gas entered her apartment, she felt like she was "caged in like an animal," because police chased her back into her apartment when she went outside to get fresh air.

The behavior of the Columbus police Saturday evening also was addressed.

Paige Letzelter, a sophomore majoring in communications, said she was upset with the way the police handled the situation. She said she can no longer trust the police.

"I lost total respect for them," Letzelter said.

Letzelter said she saw police spray a number of people with Mace after chasing and tackling them.

The riot also has caused concern with people in the business community.

Ron Zeller, manager of Street Scene restaurant and bar, said the riot caused him to lost business that evening.

Street Scene had to close two hours early because the tear gas drifted into the restaurant, Zeller said.

"I'm not faulting the police for it, I'm faulting society," he said.

Steve Sterrett, spokesman for Campus Partners Inc., was pleased with the forum, but said students should offer more ideas and suggestions.

"Students didn't offer a lot of concrete suggestions, and what to do in the future, but I also recognize that some of the responsibility needs to go on people that have been around longer," Sterrett said.

Campus Partners is a nonprofit organization formed by OSU President E. Gordon and Columbus Mayor Gregory Lashutka in 1994 to revitalize the campus area.
Students get voice in renewal

Campus Partners will appoint pair to trustee board

By Joseph Forcina
Lantern staff writer

Campus Partners Inc. has announced that it is seeking to add two Ohio State students to its board of trustees.

Steve Sterrett, spokesman for Campus Partners, said the board decided earlier this summer that a student trustee was needed.

After meetings with student leaders this fall, and a meeting with USG President Kevin Sheriff and Vice President Jenny Nelson, the trustees decided that two students should sit on the board, Sterrett said.

"The feeling was that the primary beneficiaries of the Campus Partners planning efforts is going to be students," he said.

This is an opportunity for the students to be involved in the planning and redevelopment of the University District Area, Sterrett said.

Sheriff said student trustees are needed because they will be able to voice other students' concerns to the board members.

"Student input will help out a great deal," he said.

All undergraduate, graduate and professional students in good academic standing are eligible for the positions, Sterrett said.

Students who have lived on campus or within the University District Area will be given preference over the other applicants, he said.

"They have a better understanding of some of the issues that are involved and having directly experienced what life is like on campus," Sterrett said.

Nomination forms are available at the Office of Student Life, Off-Campus Student Services, Undergraduate Student Government office, Office of Residence and Dining Halls, Council of Graduate Students office, Frank Hare Black Cultural Center and Campus Partners.

The forms must be returned to Campus Partners, 1824 N. High St., by noon on Friday, Nov. 3.

After the forms are returned, a nominating committee will select between four and six applicants, Sterrett said.

From this group, the board of trustees will then select two students to serve on the board, he said.

"The goal is to name these students this quarter," Sterrett said.

When named, the two students will be able to vote with the other trustees, he said.

"They will have the same rights and privileges as other board members. They will be a full board member," Sterrett said.

The student trustees will have staggered two-year terms, he said.

Campus Partners, a nonprofit community redevelopment corporation, was established by OSU last January.
OHIO STATE’S BOARD OF TRUSTEES COMMITS RESOURCES FOR NEIGHBORHOOD IMPROVEMENTS

COLUMBUS -- The Board of Trustees of The Ohio State University on Friday (11/3) authorized the investment of up to $28 million in university endowment funds and the expenditure of unrestricted gift money for Campus Partners initiatives over the next five years to improve the neighborhoods around Ohio State.

The action is a demonstration of support for a comprehensive improvement plan for the University District that has been developed this year through a major public participation process led by Campus Partners for Community Urban Redevelopment Inc.

In their action, the trustees emphasized that the initiatives of Campus Partners will "depend for their success on significant investment by the university and the City of Columbus, the State of Ohio, the business community and other public and private investors."

The trustees noted that the university’s support is premised on the basic principles that the investment "will
serve as a catalyst to attract other sources of funding and not as a substitute for other support; will be directed to revitalization efforts in the immediate vicinity of the university, generally described as east of High Street, and will support initiatives that directly benefit OSU students, faculty and staff."

The trustees also stipulated that any release of university funds will require prior approval of an internal review committee of the university and by the Board of Trustees.

Ohio State created Campus Partners last January as a non-profit corporation to work with the City of Columbus, the University District neighborhoods and the university itself to revitalize the retail and housing area where many Ohio State students live.

With financial support from the university and the City of Columbus, Campus Partners in February employed a team of national and local consultants and embarked on a year-long process of preparing an improvement plan. The consulting team reviewed past studies of the area, gathered data on existing conditions and talked with and surveyed hundreds of people through workshops, task forces and community meetings.

The consulting team is completing the first draft of this comprehensive plan, which is expected to be available in the next week. This draft plan will include an exhaustive list of recommendations in the areas of safety, traffic and parking, housing and commercial markets, urban planning and land use, trash collection, code enforcement, and human services.

Campus Partners expects to solicit input on the draft plan through late November. Community meetings to review the plan are scheduled for Nov. 14 at 7 p.m. at Indianola Middle School, 420 E. 19th Ave., and Nov. 15 at 9 a.m. in the Ohio Union, 1739 N. High St. In addition, individual neighborhood meetings are being scheduled to hear more localized concerns.

"The action by the university's Board of Trustees confirms Ohio State's commitment to revitalization of the neighborhoods where nearly 21,000 students live," said Barry K. Humphries, president of Campus Partners. "We believe that Ohio State's commitment, in turn, will convince the city to invest in needed capital improvements and enhanced public services along High Street and in the neighborhoods.

-- more --
"A rule in urban redevelopment is that private investment will follow public commitment," Humphries said. "We firmly believe that investments by the university and the city will trigger much greater private investment in revitalizing the retail and entertainment district of High Street, reinvestment by major property owners to enhance the apartment living for students, and an increase in homeownership in neighborhoods outside the core student area.

"Through our planning process, we will suggest the projects and programs which our partners -- the city, the university, the private sector and the neighborhoods -- should undertake to improve the quality of life in the University District. The role of Campus Partners over the next several years then will be as a catalyst working with these organizations and people to implement the recommendations."

#

Contact: Barry Humphries or Steve Sterrett, community relations director of Campus Partners, at (614) 294-7300.
OSU awards $28 million for High Street redevelopment

By Michael Racey
Lantern staff writer

The Ohio State Board of Trustees has given a $28 million show of support to the group leading a redevelopment effort of the university district.

The money was approved by the board despite Campus Partners for Community Redevelopment, Inc. canceling a presentation of a comprehensive draft plan to the trustees.

The plan was supposed to have been completed by Nov. 1, but the Campus Partners' consulting team missed its deadline, said Barry Humphries, president of Campus Partners.

Despite not having a detailed proposal of the Campus Partners vision, the board had enough information from the summary draft plan presented in October to allocate the funds, said Steve Starrett, community relations director.

"The elements of the draft plan will not change significantly," Starrett said.

Any allocations will be subject to prior approval by an internal review committee and the Board of Trustees. The money will be available to Campus Partners over a five year period beginning next year.

The funds will be from two sources: $25 million will be raised through endowment funds while the other $3 million will come from unrestricted gift donations.

Because the board was not presented with a comprehensive draft plan, no specifics were included for where any portion of the $28 million would be spent, Starrett said.

"As we've gone through this process, we've been able to get some handle on what is needed from the university," Starrett said, concerning the amount of the allocation.

The board allocated the money on the condition the university district would get support from the City of Columbus, the State of Ohio, and other investors.

"You put out some kind of vision and you see if people will buy into it," Starrett said.

The university district is defined by Campus Partners by the area within the boundaries of Glen Echo Ravine, the Conrail Tracks, the Olentangy River, and Fifth Avenue.

The comprehensive draft plan, which will include a list of recommendations for the area, will be ready sometime this week, Humphries said.

The two major focal points of redevelopment will be centered around 15th and 11th avenues, Humphries said.

The plan calls for a realignment of 11th Avenue. Instead of coming to a dead end at High Street from the east; 11th Avenue could be angled south to connect with 10th Avenue, coming from the west of High Street.

An OSU visitors center and admissions office could potentially be built across High Street on the corner of the realigned 11th Avenue.

There are plans to make 15th Avenue a two-lane, tree-lined street with the intersection of 15th Avenue and High Street becoming the potential center of an arts district.
**OSU cleanup**

**Partners’ redevelopment plan begins to take shape**

By Michael Racey and Michael Striff
Lantern staff writers

Ohio State President E. Gordon Gee said he is glad the OSU Board of Trustees decided to put the university’s money where its mouth is regarding the redevelopment plan of the campus area.

“Unlike the last 30 years, where we just talked about this, we are signaling we will be aggressive and are putting our money into this project,” he said.

The OSU Board of Trustees pledged $25 million Friday to the project headed by Campus Partners for Community Urban Redevelopment, Inc.

The details of the comprehensive draft, which will be released by Campus Partners this week, will not change significantly from the summary draft presented to the Trustees in October, said Stephen Sterrett, director of community relations for Campus Partners.

Woodruff Avenue could be realigned “through the parking lot of Wendy’s,” said Joseph Williams, director of real estate and treasurer of Campus Partners.

Under the proposal, Lane, 15th and 13th avenues could be realigned southward to intersect with 19th Avenue on the west side of High Street, according to the plan.

An OSU admissions office and a visitors center could be built on the northeast corner of the realigned intersection of 11th Avenue and High Street.

“I think those are both possibilities, as far as an entry way into our campus,” Gee said. “I think it makes absolute sense.”

See PARTNERS/Page 2

Other proposed improvements include widening Pearl Alley, said Campus Partners President Barry Humphries.

An arts district and “greenway” could also be built at the intersection of 15th Avenue and High Street, according to the summary.

The arts district, across High Street from the Wexner Center for the Arts, would include retail and office space and would not affect 15th Avenue residences, Humphries said.

Several new parking facilities could be added along High Street, according to the plan.

The City of Columbus, which has jurisdiction over the area east of High Street, has the final say on all decisions concerning the realignment of streets and the improvement of public services.

The City of Columbus recently began twice-a-week trash collection, at a cost of $450,000, Humphries said.

This and other expanded city services are necessary because the university district is the most densely populated area of Columbus, Humphries said.

While the City of Columbus may have legal jurisdiction over the area slated for redevelopment, Gee said he does not believe the responsibility of renewal rests with the city.

“I do not think there should be arbitrary lines, i.e. High Street, between the campus and the community,” Gee said.

However, past plans to have OSU police patrol the off-campus area have failed.

OSU is, thus far, the largest financial backer of the redevelopment project.

Gee said funding pledges like the $28 million from OSU this week are “economic sticks of dynamite.”

“It enables us to use these dollars to get wider commitments from a variety of sources,” he said.

Those sources include the City of Columbus, the State of Ohio and other investors, the authorization from the trustees noted.

Campus Partners has also submitted a request for $3 million from the U.S. Department of Housing and Urban Development, Humphries said.

While the trustees earmarked the $28 million for Campus Partners’ use, it was not a blank check written to the organization, according to OSU Vice President of Finance William Siburt. “It is a commitment and a firm one, but it’s not an open — ended commitment,” he said.

“It’s not Campus Partners’ money, it’s the university’s money,” Gee said.

While the university is backing this project financially, Gee said he has his own vision of how he would like the redevelopment to happen.

“I envision an area that is very user — friendly for students, having a strong academic bent,” Gee said. “I see affordable student housing, I see affordable single family housing for younger faculty and staff and also to community members that have already committed themselves to the area.”

Without commitments from OSU, the university district community and others, Gee said the condition of the area surrounding campus will continue to deteriorate.

“The area has been deteriorating for the past 10 years” and will continue to "if we don’t get involved," Siburt said.

Gee and Humphries cited student migration from the campus area to northwest apartment locations as one of the reasons for the campus area’s decline.

“If we don’t do this now, the area will become increasingly problematic and our students will continue to move elsewhere,” Gee said.
Campus Partners plans to level South Campus bars

By Michael Striff
and Joseph Forcina
Lazem staff writers

Say goodbye to Mean Mr. Mustard's, Snoop's Buckeye Club and Coeds. "Those buildings will be demolished," said Barry Humphries, president of Campus Partners for Community Urban Redevelopment Inc.

Instead, East 11th Avenue will be rerouted through the space occupied by the buildings to connect with West 10th Avenue, according to a rough draft of Campus Partners' redevelopment plan.

"Whatever it takes to have the realignment go that far will be done," Humphries said.

The construction project could begin as soon as January, he said.

Campus Partners officials have said a cleaner, safer and more attractive off-campus area will boost the ability of OSU to recruit high-quality students, faculty and staff.

Through Campus Partners, university officials are trying to reverse the trend of students moving farther from campus to find quality, affordable apartment living.

Campus Partners, a nonprofit community development corporation, was established by Ohio State in January. Campus Partners is working with the city of Columbus, the university district neighborhood and OSU to improve the retail and residential area around the campus.

The rough draft presented to campus-area business owners and citizens at a luncheon sponsored by the University Community Business Association Wednesday.

Earlier this week, Stephen Sterrett, Campus Partners spokesman, said the details of the rough draft will not change significantly before the final plan is presented to OSU's Board of Trustees early next year.

"It is too soon in the redevelopment process to tell exactly where demolition in the area will stop, or to set aside room for displaced businesses to relocate," Humphries said.

Steve Bolger, manager of Snoop's at 1564 N. High St., said he thinks some renovation of the campus area is necessary, but disagrees with the methods of Campus Partners.

"It would be a different story if they were giving us an area to work with," Bolger said. "Students need an area to go out and have a release from studies."

Business owners whose buildings are in the street's new path may have the opportunity to sell their businesses to a private investor, Humphries said.

Otherwise, the city will buy and condemn the property in the interests of the entire community, he said.

Owners will be paid full market value for their property, Humphries said.

"There's a public process that assures fair treatment," he said.

Marty Yetzer, owner of Coeds at 1560 N. High St., said his bar is "my livelihood, without a doubt."

However, he would sell for the right price, Yetzer said.

"Those buildings will be demolished."

—Barry Humphries

Jason Horwitz, a first year dental student, was shocked to hear that the businesses will be torn down.

"I think that's ridiculous. Those are my favorites," Horwitz said. "I don't want to see them go." Horwitz likes those bars there because they are within walking distance from home, he said. He doesn't worry about drinking and driving, he said.

Byron Osterday, second year dental student, reacted differently.

"I know a lot of people who don't like to go to those bars," Osterday said. To avoid younger crowds, many students 21 and older go to more traditional bars like Papa Joe's, he said.

Humphries said the realigned 11th Avenue will be a definitive border of campus and also serve as a new entrance to the university from Interstate 71.
Donated money keeps OSU programs going

By Erecia Miller
Lantern staff writer

Unrestricted gift money at Ohio State plays a big role in supporting programs.

Earlier this month OSU's Board of Trustees awarded $28 million to Campus Partners to help in the redevelopment of areas around campus. Of that money, $3 million comes from unrestricted gift dollars.

Unrestricted gift money is dollars donated to OSU by private individuals for any use that benefits the university, said William Shkurti, vice president for finance.

For 1995, OSU received $4.7 million in this form. Of this, $4.4 million was budgeted to be spent. The remaining $300,000 stays in an account and earns interest that carries over into the next year, Shkurti said.

Unrestricted donations are dispersed into three major areas: financial aid programs; support for the developmental campaign, used to generate more money for the university; and to help fund Campus Partners.

"It benefits students directly and indirectly by making more financial aid available," he said.

Campus Partners is getting $700,000 from unrestricted donations this year. This will be "seed money" to help improve the conditions of the area, Shkurti said.

"One of the major influences that draws students to a university is the way it looks, and OSU's in general is good," Shkurti said. "But east of campus is deteriorating. The goal is make private investors more willing to invest."

Support for academic programs pay for scholarships and distinguished teaching awards including financial aid, part of the national merit scholarship and graduate alumni research.

Shkurti said the developmental campaign support is like "seed money," because it is used to generate more money for the university in either restricted or unrestricted donations. This money also is used to recruit new students and investors to the university.

"It gives the Office of Finance creative ability to spend the money. They have it for emergencies or unexpected situations, the same reason people have credit cards," said Ted Brown, a senior majoring in computer information science.

Spending and budgets for the gift money is reviewed annually by the Fiscal Affairs Committee of the OSU Board of Trustees, as well as the Office of Finance, Shkurti said.

The Fiscal Affairs Committee is made up of four members of the Board of Trustees. The board is the ultimate governing power over the budget, he said.

"Unrestricted donations are very important to the university because of its flexibility," Shkurti said. "Restricted donations can only be used for a specific purpose."

These funds will help pay for President Clinton's visit, which was budgeted at $110,000. While $41,000 was paid for by the U.S. Department of Commerce, the rest will come from unrestricted donations.

"Donations from year to year stay at constant rate and it's not all spent in one year," he said.

"I don't think the university could run without it," Brown said. "Because if you earmark the money to a specific place, you can't spend it on something that just comes up."
Residents attend talks on redevelopment plans

By Michael Racey
Lantern staff writer

Some residents and workers in neighborhoods near Ohio State are worried about how redevelopment plans for the University District will affect them.

"They're taking my neighborhood, High Street, and turning it into a suburban, tree-lined mall," said Jim McNamara, an area resident who graduated from OSU. "I don't like it."

At an informational meeting held by Campus Partners for Community Urban Redevelopment, Inc., last night, McNamara said some area residents want to know what they can do to stop the changes.

Several members of the packed-house audience applauded.

The proposals are not a done deal, Barry Humphries, president of Campus Partners said.

People will have the chance to express their opinions throughout the planning process such as at meetings like the one held last night, he said.

While some did not like the Campus Partners proposal, others were upset by the way the process has occurred.

"They should push their whole timetable back to give the community time to respond," said Gary Witte, a community organizer for the Hudson -- Arcadia area.

Representatives from the Student Chapter of the American Society of Landscape Architects wanted to know why they had been excluded from the process.

"We are learning how to do this," said Carrie Wallace, vice president of the chapter. "Urban revival is the big issue right now and they're not talking to us."

Some of those who are opposed to what Campus Partners is doing question why the group is relying so heavily upon a study done by the Urban Land Institute concerning the redevelopment of the district.

If the institute's plan had been released it would have given people time to decide if they agreed with its recommendations, Wallace said.

Campus Partners is using the institute's report because the group is considered to be the foremost authority on urban area development, Humphries said.

Campus Partners has scheduled another public meeting to present the plan to the community today at 9 a.m. in the Ohio Union.
Students get glimpse of future OSU community

By Michael Racey
Lantern staff writer

Ohio State students of the future will find a campus area far different from the one that currently exists, if the vision of Campus Partners becomes a reality.

Campus Partners for Community Urban Redevelopment, Inc. held meetings Tuesday evening at Indianola Middle School and Wednesday morning in the Ohio Union to present its plan to the community.

The idea of Campus Partners was started by OSU President E. Gordon Gee and City of Columbus Mayor Greg Lasakorta. Its goal is to improve the quality of business and residential life in the neighborhoods surrounding campus.

Residents and students wanted to know what buildings are going to be torn down, what will replace them, and what the neighborhoods will look like after redevelopment is completed.

Any new businesses will be targeted toward a student market, said Joseph Williams, treasurer and director of real estate for Campus Partners.

The Gap and Max and Erma's Restaurant are businesses that could fit well into a redeveloped High Street district, Williams said.

There is a glut of record stores, fast food restaurants and bars, with not much else, Williams said.

"What we're trying to do is bring more diversity to the area," said Harry Humphries, president of Campus Partners.

There are three major areas projected for redevelopment along High Street.

Included in the area designated as an Urban Entertainment Center would be an OSU administration facility that would house a visitors center, admissions center and financial aid office.

with newer retail and office buildings, Humphries said.

Some of these businesses would be relocated, he said, but added the plan was not at the stage where any specifications could be worked out.

"No one likes to lose their property," said Pete T. Mattis, owner of the building that houses Skully's Bar and Grille and BW-3.

"However, I would never try to do anything to retard what they're trying to do for my own selfish interests," Mattis said.

Mattis said he is worried that he or some other property owner will not be treated fairly by the university or city.

"I don't expect to be paid anymore for my property than the fair market value," Mattis said.

The process by which the fate of those properties is decided will go through the City of Columbus, Humphries said. Campus Partners has no power in making those decisions, he said.

Fifteenth Avenue will be the "symbolic entrance" to the university from area neighborhoods, said Jim Heid, lead consultant for Campus Partners.

The intersection of 16th Avenue and High Street would be the center of a proposed Arts District.

The idea is not to make this area a "mini-Short North," featuring the performing arts, Heid said.

"I could see an arts house theater, like a Drexel, going in there," Williams said.

The center of an International Neighborhood District could be located at the intersection of Woodruff Avenue and High Street, according to the draft.

There are already numerous foreign-themed businesses and restaurants in this area, Williams said.

Campus Partners outlined the recommended priorities they would place on the projects detailed in the presentation.

Zoning and code enforcement, the 11th Avenue and High Street redevelopment and the High Street district should top the list, Jim Heid said.

Zoning changes are already ruffling some feathers of property owners who rent to students and families.

"I am liquidating property right now so I don't lose $4,000 a month," said Barbara Peterson, a real estate broker and investor.

The Campus Partners proposal calls for apartments in the student core or "University Commons", with one and two family homes for the surrounding neighborhoods.
OSU police jurisdiction may change

By Ellen E. Armstrong
Lantern staff writer

University Police may have jurisdiction on some parts of the east side of North High Street if the proposal by Campus Partners becomes reality.

The plans from Campus Partners involve a possible visitors center and admissions office on North High Street if East 11th Avenue is realigned.

Lt. Mike Elkins of the Columbus police department, said he doesn't see much change, because Columbus police and University Police already have a mutual aid agreement. This allows University Police to have jurisdiction off-campus when Columbus police requests assistance.

Jurisdiction determines which department covers a given area. University Police Chief Ron Michalec said it's too early to tell what will happen. Increased safety throughout the area however, is the main priority.

"We will be glad to help in providing extra safety," Michalec said.

Police jurisdiction for the proposed area would depend on who owns the land. If the land is owned by Ohio State, then University Police will have jurisdiction, he said.

Because of Ohio's "bizarre" jurisdiction laws, any buildings would fall under University Police jurisdiction, while the streets would be under the jurisdiction of Columbus police, Michalec said.

The agreement that OSU and the city has is slightly different from what would happen if the university had buildings across North High Street, he said.

"The mutual aid agreement benefits Columbus more than the university," Michalec said.

Without the agreement, Columbus police still would have to respond to a request for help on campus from University Police, but University Police could not assist Columbus police off-campus, he said.

Under the agreement, University Police can respond to a request for assistance from Columbus police in an emergency situation, such as the flooding along North High Street this summer, Michalec said.
Campus area renovation worries property owners

By Michael Striff
and Joseph Forcina
Lantern staff writers

For Apollo’s Restaurant and Spirits owner Louie Makkas and his family, almost 23 years of serving the Ohio State community will end if plans to renovate North High Street and the off-campus area become reality.

“I’ve been here since 1973... don’t put me on the street,” Makkas said.

Redeveloping the campus area is a good idea, he said, but he is concerned about losing money and business under the plan to renovate the off-campus area.

“What’s good for the community isn’t going to do me any good,” Makkas said.

Any property that stands in the way of Campus Partners’ plan and belongs to owners unwilling to sell will be taken over by the City of Columbus under eminent domain, Humphries has said.

Linda Redding, majority owner for the Cornerstone, said she likes the bar’s location at the corner of West 11th Avenue and North High Street.

“I wouldn’t be interested in relocating,” Redding said.

Relocating the Cornerstone would mean only one of about 40 permits needed to run the bar — the liquor license — would be valid at the bar’s new location, she said.

Tony Latham, part owner of the Cluck-U Chicken Co. located next to the Cornerstone, said the forced move of his restaurant is “ridiculous.”

Since the Cluck-U Chicken Co. has been in business less than two weeks, Latham said he, like Webb, worries how the restaurant’s value will be determined.

Richard Talbott, owner of the building that houses the Cornerstone, Pizza Outlet and the Cluck-U Chicken Co., said he does not want to sell the building.

It is a prime location and he likes the tenants, Talbott said.

“I’m rather proud of my building,” he said.

Michael Racey contributed to this story.
ULT panel
open house
questionnaire
unified neighborhoods
plans
Proposals Seek To Unify Neighborhoods

Some 300 to 400 residents, city and university officials, business people and college students got their first view of an exciting series of proposed planning policies and projects to improve the University District at a public Open House sponsored by Campus Partners on May 20th.

The next step in this planning process is to subject the proposed policies and projects to rigorous examination by an expert panel from the Urban Land Institute, which will convene in Columbus July 17-21. The panel will present its report at a public session on July 21. (For more information, see ULI story on page 2.)

The Campus Partners' team of national and local consultants displayed maps, project drawings and charts at the open house May 20 at St. Stephen's Episcopal Church. Much of this newsletter is devoted to publishing the proposed policies and projects which were presented at that time. Some of this material has been revised since May 20 in response to public reaction at the open house and with further refinement by the consulting team.

The consulting team is likely to make further revisions following the review by the Urban Land Institute (ULI) panel. The goal is to shape a proposed comprehensive plan to improve the University District by early autumn. After public comment, the team will prepare a comprehensive plan and implementation program for presentation to the City of Columbus, The Ohio State University and the University District neighborhoods in November.

Open House Displays Design Alternatives

In preparation for the Open House, the Campus Partners consulting team analyzed nearly three months of data gathering, reviews of past studies, interviews with local officials and residents, and public task force meetings. They then jointly developed a set of design principles for the University District and proposed a series of specific projects.

Among the many proposals offered by the consultants were a return to a two-way street system; conversion of Fourth Street to a two-way residential street, while Summit would become a two-way arterial street; improving Hudson and 11th Avenue as the major east-west gateways to the University District; projects to restore High Street as the "Main Street" of a University District downtown; programs to encourage home ownership by Ohio State faculty and staff and current residents; and community service opportunities for Ohio State students, faculty and staff. The consultants also proposed to delineate more clearly the boundaries and organizations which serve the various neighborhoods within the University District. Some streets and blocks currently are "orphans" without neighborhood identity.

In a set of design principles to guide their work, the consultants said the goal of these proposals is to "reconnect and mend the fabric of the community by reorienting transportation and circulation paths to the neighborhoods" and to "conservate and enhance residential neighborhoods, existing architectural character, and high quality community features."

E. Gordon Gee, president of Ohio State, told an audience at the open house that this endeavor to improve the University District must be viewed as a partnership. "This will fail if it's the university doing it," he said, but he underscored his own support of the planning process. "I am here," he said. "I am committed."

A common concern expressed at the Open House was for the planning to extend to the neighborhood level and to include the neighborhoods in the northern part of the University District. Although Campus Partners will retain its project focus on the neighborhoods closest to Ohio State, the transportation consultant is studying the needs of the whole University District and Campus Partners will take under advisement issues involving the whole district. In addition, more neighborhood reaction to the proposals is being sought. (See questionnaire on page 7.)
Experience Counts

James Fletcher, who is chairing the ULI panel for the University District, has a lifetime of urban experience. A native of Chicago, he earned a bachelor's degree in education in 1958 from Northern Illinois University and subsequently received a master's degree in urban affairs at Northwestern University. After service in the Marine Corps, he was a teacher for three years in the Chicago schools. In 1965, he joined the Chicago Committee on Urban Opportunity as an urban planner for the city's War on Poverty. He later worked as a field representative for the Midwest Regional Office of Economic Opportunity.

Mr. Fletcher joined Hyde Park Bank and Trust Co. in 1969 as associate director for the Urban Development Lending Division and in 1973 was elected a vice president. He also served as a board member of the Hyde Park Bank's Specialized Small Business Investment Corp. and the Urban Fund.

Mr. Fletcher joined Shorebank Corporation in 1978 as president of two of its subsidiaries: The Neighborhood Fund, Inc., a specialized enterprise small business investment company, and The Neighborhood Institute, a not-for-profit community-based social and economic development organization. He was elected president of South Shore Bank in 1983 and became chief executive officer in 1992. He was elected vice chairman of the board of South Shore Bank and chairman of Shore Bank and Trust Company of Cleveland in 1994.

ULI Panel to Offer ‘Realty Check’

A Chicago banker whose institution funds economic development projects in the inner-city will lead the independent assessment of Campus Partners' plans and proposals to improve the University District. James Fletcher, chief executive officer and director of South Shore Bank of Chicago, will chair the panel of experts from the Urban Land Institute who will conduct the assessment in Columbus July 17-21.

The eight to 10 ULI panel members, all of whom donate their services, will receive extensive reports on the plans and conditions in the University District and will spend several days interviewing neighborhood leaders, business people and city and university officials.

"The Urban Land Institute (ULI) panel will provide a 'reality check' for the plans and projects that the Campus Partners consulting team is developing to improve the University District," explains Barry Humphries, president of Campus Partners. "The panel members will conduct an independent analysis of our effort so far to confirm whether our plans and projects are financially feasible and can solve the problems we face. A positive report from ULI will reassure the city, the university, the neighborhoods and the private sector that we are on the right track and can be vital to obtaining future financing for particular projects. If the ULI panel cites areas of concern, we can work to resolve those concerns before we complete the planning process."

The Urban Land Institute is a non-profit education and research organization established in 1936 to provide responsible leadership in the use of land to enhance the total environment. ULI provides information on urban planning, growth and development through its research, education and publishing programs and advisory services. ULI currently has about 16,000 members and associates in 40 countries, including developers, builders, property owners, investors, appraisers, planners, attorneys, engineers, financiers, academics, students and librarians.

The ULI advisory services panel for the University District is the sixth in a series of ULI panel assignments conducted as part of ULI's Inner-City Community Building program. The ICCB program was launched in 1993 to involve the private sector more extensively in inner-city issues and to bring the resources of ULI's membership to bear on urban problems.

In their review of Campus Partners' design alternatives and proposals, the ULI panel will seek answers to a series of questions which arise from the consulting team's work in urban design and land use, the housing and retail markets, safety and crime issues, transportation and parking, code enforcement, trash pick-up, and human services.

Common themes will be whether proposals match the markets or potential markets in the University District, whether they can achieve the desired results and be financially viable.

Sample questions include:

- What are the constraints on the High Street commercial development and how might they be overcome?
- How can homeownership be increased in the University District? Would proposals that Ohio State offer incentives to employees to buy homes in the area be effective?
- How can the housing market be revitalized in the University District without raising property values to levels that prevent non-profit housing corporations from developing affordable housing in the area?
- Would returning Summit and Fourth streets to two-way traffic and reducing speeds encourage a better quality of life in the adjoining neighborhoods?
- Will the recommendations of the safety and law enforcement consultants deal effectively with crime and the fear of crime in the University District?
- Are there incentives or other creative ways to undo the legacy of two decades of illegal conversions of single-family houses and doubles to rooming houses?
University Neighborhoods Vision

The planning team has been hard at work for over five months. While a number of initial concepts and plans were presented at the May 20th Open House, the team has continued to refine its recommendations based on community input. Recently, meetings were held with individuals and neighborhood groups to discuss detailed recommendations, as well as overall district wide concepts. Other meetings have been held with key City officials and various staff members at Ohio State. All of these efforts have been crafted to gather valuable input and assure that the three players: the neighborhoods, the City and Ohio State are all involved in the development of final solutions and initiating projects.

Guiding all of the teams work is a vision statement for the neighborhood and a number of supporting objectives and planning principles that have evolved out of the public planning process. The University Neighborhoods vision statement is as follows:

"University Neighborhoods shall become a high quality ‘city-within-a-city’, characterized by diverse, enriched, safe, livable and commercially viable neighborhoods with community features and programs that create a district-wide framework of transportation, open space, amenities and human services."

City Year and Community Build Park

Hundreds of City Year corps members and community volunteers, including a dedicated contingent from the Glen Echo South Civic Association, constructed an elaborate playground in the park behind Indianola Middle school at 420 East 19th Avenue.

Heavy rains delayed work the first two days, but sunny, mild weather the next four days permitted rapid construction. Completed were the playground, volleyball court and fitness stations, nearly finished were the performance stage and outdoor education area. Work on the jogging track and soccer field will be done later when the ground has dried further. Volunteers wanting to help complete the work this summer should call Caryn Casey of City Year at 224-9569.

The City of Columbus appropriated $25,000 for construction materials, Ohio State University contributed $17,500 and City Year contributed $8,000. Contributions from the community and from major owners in the area is expected to total $8,000. Many companies donated or gave discounts on supplies and tools as well.
Planning Principles

1. Reconnect and "mend the fabric" of the community by reorienting transportation and circulation paths.

2. Conserve and enhance residential neighborhoods, and existing architectural character.

3. Reinforce clear neighborhoods shaped by similar edges, focused on public space, and featuring good building character.

4. Create opportunity sites, projects and programs for initiating near term actions and long term actions.

5. Return High Street to the "Main Street" of the University District downtown, supporting pedestrians, bicyclists, transit, autos and parking.

6. Concentrate High Street's retail by maximizing 2-sided retail, and reconnecting to the Short-North retail area.

7. Create a clear districtwide framework of greenways and open spaces.

8. Classify and establish roles and responsibilities for focused and effective interaction with existing community organisations.

9. Foster focused, specific and prioritized sponsor and investor participation.

10. Support and seek the University's participation as a co-sponsor for programs and projects rather than either a benign neighbor or a competitive force.

11. Maintain cooperation and the legacy of past accomplishments and recommendations for the University and the University District.

Neighborhood Framework Plan

Overview

Successfully redeveloping the University District will require a vision that communicates the image and idea of what the University District can become. Fundamental to this idea, is the recognition of the area as a collection of individual neighborhoods, with great diversity and potentially varying lifestyles. This recognition is evidenced by the team recommendation to change the name from the University District to the University Neighborhoods.

For the final plan to succeed, it must provide both a vision and details within a framework for change. The framework should become the guiding element for new private investment, city redevelopment and institutional initiatives that can be inserted at the right time to effect change in the area. The framework must provide flexibility to respond to changing markets and evolving tastes, while maintaining a clarity that it will not compromise the ultimate goals of the plan. The framework proposed by the team is composed of the following three basic components.

Transportation

The basis of the University Neighborhoods Framework plan is developed around a revised transportation system. Consistent with the first planning principle, a recommendation has been made to maximize two way vehicular circulation where possible. This is most dramatically evidenced in the conversion of the Fourth Summit and Eleventh/Chittenden pairs to two-way circulation. This change places Eleventh and Summit as two of the University Neighborhoods major arterials. Other major arterials are Lane (for access from 315 and the west), Hudson (for access from the east), Fifth Street (for east/west movement) and High Street. Although High will be classified as an arterial, it is envisioned to be different in the sense that it will be more oriented to mass transit and pedestrians, and less focused on the automobile.

A second tier of neighborhood arterials underlays the framework of major arterials. These will provide both neighborhood circulation and traffic relief for the major arterials. These include: Indianola, Fourth and Neil (north to south); King/Seventh, Twelfth, Woodruff, and Lane (east to west).
Greenways and Open Space

The greenways and open space framework is directly connected to the transportation framework. The plan envisions two major elements of the Greenways and Open Space plan: new or expanded parks and open space developments to increase the amount of open space to the number of residents, and a system of greenways and enhanced streetscapes to link all the open space facilities together.

Recommended parks include an expansion of Weinland Park to the northwest to capture currently vacant and delinquent property, a new two acre park at Indianaola and 8th to capture tax delinquent properties, expansion and opening up of the park at Indianaola Middle School to take the place of incompatible land uses.

All of these parks would be connected with a series of coordinated street tree programs and bike lane improvements that would link the facilities with a traditional planning approach of linking parks with enhanced streetscapes, while concurrently providing the functionality of connecting bike loops and recreational opportunities throughout the district.

Neighborhood Units

The combination of a revised major arterial system, and complimentary greenway and open space framework allows identification of a series of manageable neighborhood units. With an intended goal of assuring every resident is part of a defined neighborhood unit, the area begins to divide easily along the Summit north/south axis, and the Eleventh east/west axis. The additional influences of Iuka Ravine and other features afford a further points of division.

The most striking feature of this change is the combining of the most eastern neighborhoods north of Eleventh, with the island of real estate now landlocked between Fourth and Summit Street. This is significant because it creates a critical mass of neighborhood area and residents to form a vital community. Consistent with these changes, Fourth street can play the role of the neighborhood is Main Street instead of a divisive force.

Each of the proposed neighborhood units is structured to provide a neighborhood center or focus. Many of these are built around existing features identified during the consulting team is analysis phase. In other cases though, new centers have been created around opportunity sites due to the lack of existing facilities or an identified need for new facilities (i.e. neighborhood parks, community centers, neighborhood retail).

This framework of neighborhood units has been reviewed in small focus group meetings held with residents in each defined area. While the precise boundaries and names for each area are open to comment and refinement. The major characteristics and proposals for each of these six neighborhoods in the study area described on page 6.
Neighborhood Recommendations

Based on neighborhood group meetings held June 25 - 28, the following recommendations for each neighborhood within the study area have been developed for review and comment.

Neighborhood A: Dennison Place/NECKO
Key Elements: High degree of architectural compatibility and stable home ownership. This neighborhood is well established and has a high degree of active neighborhood involvement.

Proposed Focus: Expanding and revitalized commercial at the corner of Neil Avenue between 11th and 9th.

Physical Recommendations: Increase the buffer along 8th Avenue in the NECKO area. Close the intersection of Perry and 8th to reduce traffic from Ohio State medical personnel into the neighborhood.

Policy/Program Recommendations: Incentives for faculty and staff home ownership in the northeastern edge of the neighborhood to stabilize and reclaim a fragile but potentially valuable addition to the neighborhood. This includes King Avenue and McMillen Place.

Neighborhood B: South University
Key Elements: Substantial rental housing due to adjacency to the south end of Ohio State. Significant need for upgrading of products and image based on potential market changes and relocation of Business School.

Proposed Focus: Recreational facilities planned for undeveloped land on the north side of 10th Avenue. Physical Recommendations: Street and tree campaigns. Construction of a buffer (here and there) along the north side of 10th to create an edge and reduce the impacts of Ohio State is transitional land use status to the north.

Policy/Program Recommendations: Systematic code enforcement and upgrading of substandard properties. Potential Property Owners Association to provide increased trash collection and area maintenance. Neighborhoodwide parking permit system. Blockwatch and Community Crime Patrol expansion.

Neighborhood C: Weinland Park West
Key Elements: A diverse neighborhood of affordable rental and home ownership opportunities.

Proposed Focus: New neighborhood center created by combining new two acre park, existing fire station and human service providers. Physical Recommendations: Removal of blighting structures at 8th and Indianola and construction of new neighborhood park. Landscape buffer along Courtland, behind proposed Kroger facility. Phased implementation of greenways along Indianola and Seventh.


Neighborhood D: Weinland Park East
Key Elements: A diverse neighborhood of affordable rental and home ownership opportunities. Proposed Focus: Weinland Park School and expanded park.

Physical Recommendations: Re-routing of Hamlet Street to capture market/rehab potential. Closure of 6th and 5th Street to 5th Avenue to consolidate parcels and create new opportunities for commercial development. Acquire tax delinquent properties on the northwest corner of Weinland Park and expand. Four way stops at all intersections.

Policy/Program Recommendations: Systematic code enforcement coupled with rehabilitation grants/loans. Blockwatch and Community Crime Patrol expansion. Simple design and improvement review to protect neighborhood integrity.

Neighborhood E: University Commons
Key Elements: A rental community with ample recreational and support facilities, providing a vital student community experience.

Proposed Focus: 15th and High Street Physical Recommendations: Block long alley improvements to combine trash and parking into more efficient, better maintained facilities. Development of alley or improved service strategy for properties on 14th, 15th and 16th. Strategic selection and removal of problem properties and conversion to additional off-street parking and new recreational facilities. Greenway programs on 12th, 15th, Woodruff and Indianola.

Policy/Program Recommendations: Development of a Property Owners Association to maintain all sidewalks, provide regular trash collection and litter removal, tree and lawn maintenance, neighborhood wide security and common area acquisition, development and upkeep.

Neighborhood F: Indianola Terrace
Key Elements: A diverse neighborhood of affordable rental and home ownership opportunities.

Proposed Focus: Indianola Middle School and Community Wellness Center. Physical Recommendations: Interruption of Big Four Street to provide defensible space along railroad tracks. Greenway development of 4th Street, 12th, 15th and 20th Avenue. Redevelopment of commercial site at 4th and 19th, expansion of Indianola Middle School Park to remove incompatible land use and expand recreational opportunities. Increased access and visibility to Indianola park, and redirecction of entrance to the Middle School to provide better landmark character. Four-way stops at all intersections.

Policy/Program Recommendations: Systematic code enforcement, focused on perpetual violators and blighted properties. Additional enforcement with rehabilitation grants/loans. Blockwatch and Community Crime Patrol expansion.

Neighborhood I: Iuka Ravine/Indianola
Key Elements: A predominantly single family neighborhood of restored homes and traditional tree lined streets. Proposed Focus: Iuka Ravine Physical Recommendations: Improvements to Iuka Ravine, street direction rationalization, speed humps and four way stops at all intersections.

Policy/Program Recommendations: Systematic code enforcement focused on rooming houses and illegal conversions. Continued blockwatch and Community Crime Patrol. Continued design and historic review to protect neighborhood integrity. Development of Iuka Ravine master plan for conservation, rehabilitation and management of the District's most unique resource.
The Campus Partners consulting team believes that a “one size fits all” approach won’t work for the diverse neighborhoods of the University District. While a few areas of the University District are readily identified as neighborhoods, with names and boundaries, other areas need to develop such identification. The above map suggests some possible neighborhood divisions based on land use, housing types, natural features and history. One goal of Campus Partners is to develop plans and projects unique to each neighborhood, starting with those closest to the Ohio State campus.

After reviewing the design alternatives and proposed projects reported in this newsletter, which one or two would you most like to see implemented? Why?

Which one or two design alternatives or proposed projects do you feel is unimportant or should not be implemented? Why?

If you have comments about specific projects or issues which Campus Partners is dealing with or is failing to deal with adequately, please use this space to tell us:

Optional:

Name ____________________________ Phone ____________________________

Address ____________________________ City, Zip ____________________________
What is Campus Partners?

The Ohio State University established Campus Partners for Community Urban Redevelopment, Inc., in January 1995 as a non-profit organization to work with the City of Columbus, the University District neighborhoods and the university itself to improve the residential and retail area around Ohio State. If you would like to get involved with any of the Campus Partners task forces, or just want more information about the redevelopment efforts, please contact **Steve Sterrett** at **294-7300** or by fax at **294-7333**.
2 students appointed to group’s board

By Joseph Forcina
Lantern staff writer

Campus Partners Inc. has announced the selection of two Ohio State students to its board of trustees.

Jennifer M. Nelson, USG vice president and Marc Conte, a graduate student in public policy and management, have been selected as the student trustees, said Steve Sterrett, spokesman for Campus Partners.

In late October, Campus Partners, the nonprofit community redevelopment corporation established by OSU, announced its search for two students to serve on its board.

Conte, who has been a campus resident for seven years, said he is happy to have been selected.

"I’ve seen the good parts and bad parts of the campus area and always thought what if we could do this... or wouldn’t it be great if we had this kind of store here," Conte said.

"So to be able to be a part of that as a board member is really exciting," he said.

Nelson is glad she was selected and said this is the chance for students' concerns to be voiced.

"There really should be student input and it should have been sooner," she said.

Campus Partners recently released a draft proposal of its plan to improve the area around OSU. Campus Partners wants to replace current businesses with newer and higher quality ones.

Campus Partners sees students as being one of the primary beneficiaries from the redevelopment, Sterrett said.

Students will benefit by having the opportunity to live in cleaner and safer neighborhoods with more diverse entertainment and retail choices on North High Street, Sterrett said.

Nelson said she is familiar with Campus Partners' efforts, but is not sure how they are going to do it.

"I don't have the whole picture yet. Hopefully this will give it to me," she said.

The removal of the South Campus bars is another issue that needs to be addressed, Conte said.

If bars are removed, students will begin driving to other bars in the city, which could lead to an increase in drinking and driving, Conte said.

"We can't totally take alcohol away because we know that won't work," he said. "But we have to be able to provide alternatives."

The board of trustees selected Nelson and Conte after a nominating committee chose them and one other student from 31 applicants, Sterrett said.

"They have the same rights and responsibilities as the other board members," he said.
Residents question Campus Partners construction plans

By Michael Striff
Lantern staff writer

Campus area residents expressed concern at a meeting about ongoing plans to redevelop the campus area. "Who are these wonderful people who drew up this overview?" one audience member asked. "They don't live in this area."

Campus Partners for Community Urban Redevelopment, a nonprofit organization created and funded by Ohio State, is leading efforts to redevelop the campus area.

"I worry about somebody planning everything for the individual," said Karen Pfahl, an OSU graduate and resident of the campus area since 1984.

"Whenever the government or an organization plans something for the public it never quite comes out right," Pfahl said.

Replacing existing campus-area businesses with upscale ones is part of Campus Partners' rough-draft plan, which was released to the public and presented to the OSU Board of Trustees earlier this month.

Pfahl said the law of supply and demand will move the undesirable business out of the area without intervention by authorities. Many existing buildings, including the entire South Campus bar district, would be torn down under the plan.

"Businesses on High Street are thriving right now because that's what people want," said resident Christopher Hammett.

Marc Conte, who was recently named as one of two students on Campus Partners' Board of Trustees and has lived in the campus area for seven years, said he worries that students have the impression that Campus Partners' plan is finalized, and no changes can be made as a result of student input.

"It's only a done deal if students don't challenge it," Conte said.

Tuesday night's meeting was held by the University Area Commission, a part of Columbus city government.

A commission member and campus-area property owner Richard Talbott, said "there can, may and will be changes made (in the plan) from resident input.

"The mix on High Street is not a good mix," Talbott said. Many campus-area residents voiced concerns about the noise created by bars, students, sororities and fraternities. Pfahl said they have a right to make noise.

"This is exactly what these meetings are for, this is the kind of input we need," Barry Humphries, president of Campus Partners, said at the meeting.

Campus Partners spokesman Joe Williams said the rough draft will significantly change before a final draft of the plan is presented to the OSU Trustees for approval early next year. The final version will reflect the concerns of area residents, Williams said.

However, Campus Partners spokesman Steve Sterrett told the Lantern Nov. 6 "the elements of the draft plan will not change significantly" before a final draft is submitted to the Trustees.

See PARTNERS / Page 2

Talbott encouraged campus-area residents to write letters to Campus Partners (1834 N. High St., Columbus, OH 43201) expressing their views on the plan.

"The one thing that lives forever is a letter," Talbott said.

The commission, headquartered in OSU's Northwood and High Building at 2231 N. High St., will advise City Council early next year whether to accept or reject Campus Partners' plan.

City Council will consider that recommendation when it decides whether to support the project.

The OSU Board of Trustees voted to give Campus Partners $25 million from OSU's endowment fund in October.

Other audience members voiced concerns about several parts of the plan, including business relocation, traffic patterns and street realignments.

"We can't let people do our thinking for us," Pfahl said.

About 70 people, almost all non-student residents of the campus area, were at Tuesday night's meeting.

Another meeting for campus area residents — including OSU students — to express their views will be held Tuesday at 6:30 at the Northwood and High Building.

Campus Partners was established in 1994 by OSU President E. Gordon Gee and Columbus Mayor Greg Lashutta.
Gee, USG address snow day policy

By Annette Herr
Lantern staff writer

Closing classes and off-campus renovations were two issues addressed in a speech by Ohio State President E. Gordon Gee to USG members Wednesday night.

Early in the address, the president said there was little chance that students would get any days off from classes because of the weather anytime soon.

However on Monday, when the storm hit the Central Ohio area, Gee was not in Columbus.

"First of all, I was in Dallas," Gee said.

Instead, canceling classes will be an issue of common sense, he said.

OSU administrators send out a notice to the deans and directors. The letter encourages faculty members to be flexible with students who miss class.

"If you're a commuting student, we would hope that faculty members would understand," Gee said.

The last time OSU canceled classes was two years ago. On Jan. 19, 1994, Gee, the vice presidents of business administration and student and academic affairs made the decision to give students a break from the cold weather because of temperatures reaching 22 degrees Fahrenheit below zero.

Gee also addressed issues regarding Campus Partners at the meeting.

"Our official opinion is that we're supportive of it," Gee said about the planned renovations.

On Nov. 6, 1995, OSU gave $28.5 million to help Campus Partners begin the project.

The success of the future High Street businesses is determined by the marketplace, Gee said.

"I'm not going to shackle someone to a bicycle or something else and say, 'You go in there and have fun,'" he said. "That would be silly."

Later, the president criticized the High Street market.

"It doesn't take a rocket scientist to figure out you haven't got the right thing going over there," Gee said. "We've got too many of 'x' and not enough of 'y.'"

He added that the off-campus area does not have the best mix of entertainment areas, he said.

The future of existing businesses is still in question, he said.

Another issue discussed at the meeting was the status of a student activity fee.

The student fee committee will explore the issues regarding the fee, Gee said.
Campus Partners' plans roll forward

By Annette Herr
Lantern staff writer

McNanie said he does not think giving the students more options will prevent them from drinking.

"The plan could backfire and result in more house parties and under-age drinking," McNanie said. Most college students can't afford to go to an upscale bar or nicer place, he said.

Sterrett said the primary goal of Campus Partners is to work with the city, university and neighborhoods to improve the quality of life on campus.

In the spirit of cooperation on this project, OSU gave Campus Partners $28 million on Nov. 3 to redevelop the area from north High Street to the Conrail tracks, from East Lane Avenue to East 11th Avenue.

"We're hoping an effort to improve the university district will have an effect on crime," Sterrett said.

However, according to reports from the Columbus Division of Police, crime in the campus area is no higher than other surrounding districts. In 1995, the campus area had an average of 580 part-one crimes, such as murder, manslaughter, rape, robbery, assault, burglary, larceny, theft and assault.

The area north of Lane Avenue had a similar average of 651 part-one crimes.

"Crime will move with the people," McNanie said.
Campus Partners sets June deadline

By Christian N. Costeines
Lantern staff writer

The Campus Partners board of trustees approved a tentative schedule at their monthly meeting Thursday that targets June as the deadline to forge a final proposal for the redevelopment of the area east of High Street.

Campus Partners for Community Urban Redevelopment, Inc. was formed by Ohio State President E. Gordon Gee and Columbus mayor Greg Lashutka last January to revitalize the off-campus area.

In order to develop plans consistent with the community's will, the group is attempting to inform the public of its activity and obtain feedback, said Stephen Sterrett, director of communications for Campus Partners.

A team of redevelopment consultants have taken comments about the project from organizations, university and city departments and concerned individuals since November.

A summary of the comments, along with corresponding Campus Partners responses, should be available by Wednesday at the OSU Main Library reference department, 1858 Neil Ave., Kinko's Copies, 18 E. 15th Ave. and Grade A Notes, 22 E. 17th Ave., Sterrett said.

The public can submit written comments in response to the released information to Campus Partners, 1824 N. High St., until Feb. 15. Sterrett said Barry Humphries, president of Campus Partners, will present a 20-minute slide show summarizing the first draft of the proposal at the University Senate meeting 9:30 a.m. Saturday at Kottman Hall, 2021 Coffey Rd.

This is an opportunity for the public to get an overview of the draft plan, Sterrett said.

The tentative date for the project's final draft is March 29. The public will be able to submit comments on the draft until April 26.

Should the final plan be approved by Columbus City Council, the next step would be to authorize a construction plan, Humphries said.
Campus Partners

Report responds to public queries

By Brad Davis and Angela Miller
Lantern staff writers

Campus Partners released a report Monday, responding to citizens' comments regarding the group's university-area renovation plans.

The organization collected comments from the public in November and had consultants review them, said Joe Williams, director of real estate for Campus Partners.

The responses were compiled in a document titled the "Summary of Public Comment and Proposed Revisions," Williams said.

Campus Partners for Community Urban Redevelopment, Inc. was established in January 1995, as a result of the University Area Improvement Task Force. This task force was developed in 1994 by Columbus Mayor Greg Lashutka and Ohio State President E. Gordon Gee.

The organization's stated priorities are to develop a comprehensive neighborhood redevelopment program and an implementation program, and to actively promote positive programs for the neighborhood.

Williams mailed the 75-page report to those who commented, and copies of it will be available at Grade A Notes, Kinko's and local libraries, he said.

Among those who offered comments regarding the proposal were local property owners, business owners and students.

John Mercer, a property owner in Northland, said something drastic needs to be done with the university area, but he doesn't believe everything Campus Partners is proposing.

"The bar section (of High Street) is dreadful, but we can't just do away with it," Mercer said.

Mercer is afraid the proposal may be taking too much on at one time, he said.

OSU student Kim Shropshire, an undecided freshman, said she agreed with everything the group recommended.

"I think (South Campus) is ugly, dirty and gross," she said.

Shropshire said she hasn't read the whole plan, but she likes that Campus Partners is listening to students' views through their open forums.

Campus Partners was pleased with the public's feedback, Williams said.

"Although not every opinion can be accommodated, public input is essential to this process," he said.

Whether complimentary or critical, most comments made good points, he said.

Campus Partners is still accepting comments from anyone concerned with the proposals, although they will not be responded to in a document form, Williams said.

The next draft with these revisions should be finished by March, followed by another public comment session, Williams said.

The final plan is scheduled to be completed by early May, he said.
Cleanup plan lacks student involvement

Student trustees say more response needed on Partners' efforts

By Brad Davis
Lantern staff writer

The only thing missing from Campus Partners' plans to revitalize the university community is student involvement, according to the student representatives of the board of trustees.

"I'm appalled at the lack of student response to the proposals," said Jenny Nelson, one of two students on Campus Partners' Board of Trustees and the vice president of the Undergraduate Student Government.

Of approximately 50 written comments returned to Campus Partners during its first public comment period, only three were from students, said Marc Conte, the other student trustee.

Campus Partners for Community Urban Redevelopment, Inc., was formed in January 1995. It was a product of the University Area Improvement Task Force formed one year earlier, by Ohio State President E. Gordon Gee and Columbus Mayor Greg Lashutka, to revitalize and improve the quality of life in the University District.

Both Nelson and Conte said more student involvement is necessary.

"Student input is critical," Conte said.

The student representatives do not receive much input from students around campus, he said.

"Many students don't know Marc and I are on the board to represent them," Nelson said.

The students aren't entirely to blame, though, for their lack of input, said Conte and Nelson.

"I wish there was an easier format to facilitate communication between the organization and students," Nelson said.

Campus Partners should be doing more to encourage student involvement, Conte said.

"Students rant and rave, but they don't know a lot about the plan, so they're ignored by Campus Partners," she said.

Mahonee Park, a junior majoring in biology, said he often hears freshmen and sophomores complain about the demolition of the South Campus barn.

"A lot of students complain, but they don't go out and look for information about it," Park said.

Alex John, a senior majoring in mechanical engineering, complained about the destruction of the barn, but said he agreed something has to be done about the off-campus area.

"People who visit Ohio State like the campus, but then they see High Street," he said.

These concerns need to be heard and considered by Campus Partners, Nelson said.

"A big problem, though, is the number of constituencies we're dealing with," said Steve Sterrett, director of community relations for Campus Partners.

These constituencies include students, citizens, the city government, the university administration and others, he said.

Campus Partners has held five forums for the public to attend, Sterrett said. It also has given presentations to various student groups including USG, he said.

The University Area Commission has held two public hearings to gather input concerning the Campus Partners proposal, Sterrett said.

Campus Partners issued an update in January, discussing its summary of citizen comments and the organization's responses to them, he said.

"The update was very good," Conte said. "It listed opportunities for immediate student involvement," he said.

This update was mailed to 1,400 people on the Campus Partner's mailing list, Sterrett said. This list includes about 100 students who have been involved with the organization in some way, he said.

The student opportunities mentioned in the update include working with community policing, retail revis-

See PARTNERS/Page 2
Over the last few decades, the area east of campus has been slowly deteriorating.

A new Ohio State group is working to reverse the decline.

The lowdown on High Str

By Jeff Grabmeier

It's shortly after midnight on a mid-November Saturday, but High Street on the south side of the Ohio State campus still crackles with nightlife. Several hundred people wander the area, well known for its concentration of dilapidated bars popular with the young. Outside favored nightspots, long lines of patrons huddle in the pervasive chill, hands in pockets or arms crossed across their chests. A thick wire cord strung by the Columbus police keeps the masses from spilling off the sidewalk onto High Street. The crowds are well behaved tonight, but two policemen sit on horses around the corner on 11th Avenue, just in case trouble breaks out.

After the bars close, the street quickly drains of life and this part of High Street undergoes a surprising transformation. By the next afternoon, the sidewalks that were so packed a few hours ago are deserted. Cigarette packs and burger wrappers, the last remnants of last night's festivities, collect in the gutter. The only sound is the cars rushing by. There's nothing here to attract people by the light of day.

But 10 or so years from now, students and others might have a reason to visit High Street on a Saturday afternoon. A project is under way to transform this area of High Street—and nearly all of the neighborhood east of campus—from a deteriorating district of bars and run-down housing into a bustling community of shops, restaurants and well-kept houses and apartments.

The goal is to stem years of decline and make the area appealing to everyone—not just those looking for cheap beer, but to faculty, staff, students, and alumni who want to live and work in a clean, safe area with the amenities possible only in a university community.

"If you look at the area near Ohio State, it's obvious that there's a clear and present danger to the university," says Barry Humphries, president of Campus Partners, the group that is leading the redevelopment effort. "The area is rapidly deteriorating, and it's beginning to affect the quality of life for the university community."

Campus Partners is a non-profit redevelopment corporation formed by Ohio State in January 1995 at the initiative of university president E. Gordon Gee and Columbus mayor Greg Lashutka. The group has publicly presented a draft revitalization plan that recommends major changes on High Street and in the surrounding neighborhood. Ohio State will play a major role in the project, with the university Board of Trustees committing $18 million over the next five years to help fund specific projects to implement the plan.

The draft plan, more than 180 pages long, has been presented at a variety of public meetings over the past few months. It has received a lot of support from area residents who see the need for a neighborhood overhaul. Humphries said. And, predictably, it has sparked some controversy and concern, particularly among business owners who feel they might be negatively affected by the plan, and some students who are afraid of losing their campus bars. The most attention has been focused on the notorious High Street bar district, which is targeted for a new entertainment and retail center under the Campus Partners proposal.

"The only real opposition I see to the redevelopment plan is from some High Street business owners," says Humphries. "But if I'm talking to alumni or people in the greater Columbus community, people are glad to see more homeowners is what's going to save this neighborhood... we need more Big Wheels on the sidewalk and fewer beer kegs on the porches."
Students also are fleeing the area. Campus Partners estimates that demand for housing east of campus has dropped by about 2,000 students in recent years. Most have found housing in the suburbs that is competitively priced and more attractive than is available near the university.

The reasons for the student and homeowner exodus is the perception that the university area is plagued with crime. This was shown in a recent survey by the Office of Admissions of high school graduates who were admitted to Ohio State but decided not to attend. Of this group, 41 percent disagreed with the statement “Ohio State’s Columbus campus is safe.”

These and other problems were the major reasons the university decided to get involved in the neighborhood, says David Williams, Ohio State’s vice president for student affairs and chairperson of the Campus Partners Board of Trustees.

“Ohio State has to do something before it’s too late,” Williams says. “We want to make this neighborhood a better place for the university community to live and work.”

Williams says he and other Campus Partners board members visited urban universities such as DePaul and Loyola in Chicago, Columbia in New York City, and Marquette in Milwaukee to see how other institutions have handled these problems.

“We saw how important it was to improve neighborhoods before they are too far gone. We found two things in common in deteriorating campus neighborhoods: a movement of students away from the campus area and a decline in home ownership.”

“We have both of these at Ohio State,” he says, “but the good news, I believe, is that we’re catching this in time.”

How does Campus Partners plan to turn around the neighborhood? With the help of a multidisciplinary team of local residents, the group developed a revitalization plan calling for everything from transportation to business to housing. Under this plan, Ohio State, the city of Columbus, and other governmental bodies will help finance some of the improvements and developments needed in the area. But most of the money will come from private investors and developers who will be attracted to invest in a revitalized university area, Williams says.

The plan has several important elements. For one, there are plans to increase home ownership. One proposal will provide financial incentives for faculty and staff who decide to buy and renovate campus-area housing. Another plan will improve student housing—deteriorated apartments will be renovated or torn down and replaced with better-quality housing. Campus Partners is also working with city officials to improve public services, such as garbage collection and code enforcement, to make the university area more attractive. Many changes have been proposed to help relieve traffic in the neighborhood. For example, one recommendation would reduce the width of Summit and High streets—each now a one-way, north or south roadway—to slow down traffic, improve pedestrian safety, and enhance the residential character of the neighborhood.

High Street has also been targeted for major changes. One significant problem is that there’s a lack of variety in businesses, according to Humphries. “If you go down High Street, you’ll see that there’s a huge concentration of bars, Chinese restaurants, and record shops. There’s a need for more types of businesses in the area. It’s no wonder that it’s hard to attract people to shop there,” he says.

Under the Campus Partners proposal, three major theme-related developments would be built along High Street. A retail entertainment center with shops and restaurants would be built at 11th Avenue, an arts theme would be developed at 15th Avenue across from Mershon Auditorium, and gal protections. We wouldn’t be playing by any rules that wouldn’t apply to everyone else.”

Eshelman says the major concern of UCBA is making sure that businesses displaced by eminent domain or other means are taken care of. “I’d like to see businesses that have struggled through the hard times have first options on new retail spaces that are developed. That’s the biggest request.”

Still, despite her concerns, Eshelman says she is glad for the Campus Partners plan. “I think everyone is very much behind the idea of redeveloping the area. It’s a very sore need.”

The key to making redevelopment work is the cooperation of major partners like Ohio State and the city of Columbus, Humphries said. That’s why a recent $28 million commitment by the Ohio State Board of Trustees to Campus Partners was so important, he says. Ohio State has much to say about how redevelopment is implemented, including the projects financed by university money, but the university’s role in the neighborhood renaissance goes beyond the financial. Williams notes that the university is also forming the Columbus Collaborative for Educational Excellence. The collaborative is a group of 28 units at Ohio State that undertake a variety of projects in the surrounding neighborhood. For example, students and faculty in the College of Education will work with elementary and secondary schools in the area. There may be opportunities for students and faculty to Bolds such as law and to help neighbor hood residents, according to Williams.

“The university is going to be a good neighbor,” Williams says. “I think a lot of people were concerned that the university would take a lot about redevelopment but then do nothing. That’s not going to happen.”

The leaders of Campus Partners say they realize they still have a hard road ahead of them. They’re ready for the challenge. “This project isn’t something for the faint of heart,” Williams says. “Anytime you talk about major change, you have to anticipate criticism.”

Humphries says he welcomes criticism and any other input from interested parties. More than 200 copies of the draft plan have already been distributed to organizations and individuals who’ve shown interest. Campus Partners has also held a continuing series of public meetings that began last March.

Campus Partners will collect public input on the plan and then make modifications. The proposal then will be presented to the Columbus City Council for its approval. Then comes the work of attracting private developers and private money to implement the plan. Humphries says he hopes to be able to secure one or two private-sector projects in the first half of 1996. Williams says he’s sure the plan will be worth the effort. He will see the university’s role in all of this as being very positive. “I think 10 years from now people are going to look back and say to Ohio State, ‘Thank you very much.’”

Jeff Drabek is managing editor of research news at Ohio State.
Campus Partners shows off student designs

By Brad Davis
Lantern staff writer

Senior Ohio State visual communication students displayed their design proposals for Campus Partners yesterday to a group of about 30 university area residents, students and city and university officials.

Visiting Professor Peter Megert taught the visual communication class Autumn Quarter 1995. He created this project with Pasquale Grado, a consultant with the University Community Business Association, to bring real-world involvement into the class, Megert said.

"Campus Partners liked the projects, and decided to exhibit them in their office," Megert said.

Campus Partners for Community Urban Redevelopment was formed January 1995. It was a product of the University Area Improvement Task Force created one year earlier by OSU President E. Gordon Gee and Columbus Mayor Greg Lashutka. Campus Partners' goal is to revitalize and improve the quality of life in the university district.

Megert said he hoped to stimulate research in the visual and environmental aspects of the Campus Partners proposal. Campus Partners had nothing to do with the projects, he said.

The students developed the projects in two phases, Megert said. For the first half of the quarter they had to do a visual identity for the district. Then, they worked on the environmental and graphic designs, he said.

The projects range from street signs and light pole designs to official logo and banner proposals.

The possibility of anything coming of these projects is not yet clear.

"I don't know if these proposals will go any further," Megert said. "These are just concept proposals."

Megert said when he first read Campus Partners' proposal he noticed an absence of any visual or signage details.

Daren Elosh, whose project was on display, said there is definitely a need for these projects.

"Something will be done with them," Elosh said.

Marc Conte, one of the two student representatives on the Campus Partners board, said he was concerned about the future of these projects.

"Landscape architecture classes do designs for the university every year, and they just sit there," Conte said. "Are we going to vote on one of these logos?"

Many at the exhibit's debut said they were pleased with the designs.

"I'm impressed with the organization, thought and research that went into these," said David Hoover, OSU director of marketing communications. "This is a positive step to getting students involved," he said.

Lorraine Deal, a 30-year resident of the university district, said she liked the projects.

"They are what I would expect from this level of a major university class," she said.

The exhibit will remain on display through March 29 at Campus Partners, 1824 N. High St.
Campus Partners, greeks discuss

By Jill Boatman
Lantern staff writer

Steve Sterrett of Campus Partners met Tuesday night with representatives from the Greek community to discuss their role in the proposed campus revitalization plans.

One participant thought a discussion like this was necessary in order to prevent any confusion about the plan.

"I think there is a lot of miscommunication between students and administration," said Courtney Tembrook, vice-president of public relations for the Women's Pan Hellenic Council.

"Education is very important for controversial issues," she said.

The proposed plan is an attempt to clean up the campus area by encouraging home ownership, especially among the faculty and staff of Ohio State. The plan is also intended to clean up 11th Avenue and High Street by pushing some of the current bars out and bringing in restaurants and more upscale bars. Additionally, the plan includes better trash collection services and housing codes.

"We are trying to touch base with fraternities and sororities because they have houses here on campus and have a particular interest in the university area," said

---

campus-area renovations

Sterrett, spokesman for Campus Partners.
Sterrett said he has also spoken with other student organizations including the Undergraduate Student Government and the Council of Student Affairs, as well as students living in residence halls.

Sterrett said his goal for the proposed plan is to make campus a pedestrian-friendly area where shopping and entertainment are even closer and students don't need vehicles.

Tembrook and other representatives recommended extending the university bus system into other areas of campus. Some suggested the inclusion of bus fees as part of quarterly tuition, replacing current bus passes.

Sterrett said he would consider the suggestion.

Off-campus lighting was another subject discussed. Representatives said there was not enough adequate lighting on 15th Avenue and other streets. Sterrett said he would keep this suggestion in mind as well.

Kai Johnson, graduate administrator of the Office of Greek Affairs praised the meeting, saying "I really feel it was worthwhile and it was encouraging that Campus Partners wanted our input."

Sterrett said he wants campus to be a city within a city, with 15th Avenue as the grand ceremonial gateway. He said that after the revitalization, the South Campus bar area should be an enjoyable point of entry from the downtown area.
Slingin' the wings

If Campus Partners' master plan is implemented, the two-story building located at the north corner of High Street and East 11th Avenue will be a part of history.

Campus Partners for Community Urban Redevelopment, Inc. is a nonprofit organization created by Ohio State president E. Gordon Gee in 1994 to lead an effort to revitalize the campus area.

Its plan calls for eliminating or remodeling most of the buildings on the east side of High Street, between East Chittenden and East 10th Avenues to build a retail center and studio lofts.

While acquisition of these buildings was planned to be completed by March, one local business has tried to stop it through legal action.

Ruse Crane, the manager of the BW-3 at 1608 N. High St., explained why they are slowing the move.

"We (BW-3) have sunk a lot of money into the store over the winter, with new microphone set-ups for local bands, and other improvements," Crane said.

These improvements have totaled close to $100,000.

Crane admitted that business had been slow over the winter months, because of increased police enforcement of underage drinking and cold weather.

"Business has been slow throughout the winter, but it has picked up as the warm weather has arrived," Crane said.

Some of the employees of BW-3 don't believe the move will happen.

"I just don't think they will tear this area down. South campus students need somewhere to blow off steam after classes," said Dave Warnock, an employee of BW-3 south.

Warnock also said that with BW-3 north completely full every night, it would over-crowd the other store.

If the Campus Partners plan is implemented, it will create three "gateways" into the campus area: An international area at Lane Avenue and High Street, a main gateway at East 15th Avenue and High Street, and a retail center at 11th Avenue and High Street.
The building that may be no more, if the Campus Partners plan to build a retail mall is finalized.
Dwight Vance, one of the managers at BW-3 south, takes a phone order.

Randy Radcliffe, a junior majoring in finance, takes the order of two customers at the bar.

Tom Smith of Strongsville puts the lid on a batch of mild wings.

Story & photos by Ryan Dorsey
Campus Partners

Students’ opinions mixed on proposal

By Brad Davis
Lantern staff writer

More than 40 people returned comments to the Lantern’s survey on Campus Partners’ proposal to improve the High Street area, and close to 100 people responded to specific questions about the proposal.

The survey, a non-science assessment of students’ opinions of the proposal, was conducted over a three-week period through the Lantern Information Network (LINK).

Campus Partners for Community Urban Development, Inc. was formed in January 1995. It was a product of the University Area Improvement Task Force, formed one year earlier by Ohio State President E. Gordon Gee and Columbus Mayor Greg Leehutka to revitalize and improve the quality of life in the university district.

The survey’s specific yes or no questions assessed if students felt informed about the plan, if they supported the plan and if they felt they needed still more information about the plan.

About half the respondents said they felt informed about the proposal, and support for the plan was also divided. However, a vast majority of respondents said they felt still more information was needed.

Those who left comments about the proposal expressed divided opinions, ranging from simple disagreement with the plan to constructive support for some of its details.

Adam Leonetti, secretary of the OSU Student Bar Association, said he was upset his group didn’t receive a free copy of the proposal from Campus Partners. He got one from the Undergraduate Student Government, rather than paying $10 to get a copy at a store, he said.

“Campus Partners is being unrealistic to expect student involvement if it can’t provide them with free copies,” Leonetti said.

Steve Sterrett, director of community relations for Campus Partners, said with 500 student organizations on campus, it wasn’t financially feasible to send each one a copy of the plan. Marc Cones and Jennifer Nelson, the two students on the Campus Partners board, each requested 10 copies of the plan to give to student groups, Sterrett said.

“It wasn’t clear how many people really wanted to read through the entire plan, so we put copies on reserve at local libraries for people to read,” Sterrett said.

Leonetti said it’s inconvenient for students to go to a library to spend time reading the whole plan.

“It denies them the convenience to carry a copy around with them,” he said.

Some students also said that a student budget won’t allow much patronage to the proposed upscale establishments such as The Gap and Max and Erma’s. Other students, however, said the improved image will make for a better entrance to campus.

Although High Street businesses cater mostly to students, there are also employees, visitors and alumni on campus, Sterrett said.

“There’s no reason these kind of establishments can’t be on High Street,” he said. “I find it hard to believe that when students go home, they don’t go to places like The Gap or Max and Erma’s.”

Several students voiced support for the safety improvements expected with the plan. More students would be attracted to OSU if safety wasn’t such an issue, the respondents said.

Safeguard is a problem, Sterrett said, but the perception of safety is also a problem.

“OSU wants to serve a whole range of students, including high-ability students, who often have the opportunity to go anywhere,” Sterrett said.

Some respondents said the plan is futile, because the area won’t stay clean for long anyway.

Another complaint was that the construction and renovation would deter social activity in the area.

Some students feared local businesses have not provided enough input for the plan, while others said more business diversity is needed in the area.

“There is potential for a much broader range of businesses, in addition to the types of businesses here now,” Sterrett said.
City will sweep up 6 years of grime from off-campus streets

The city of Columbus — in cooperation with Ohio State and Campus Partners — will begin sweeping some residential streets in the University District this month. Because of traffic and parking congestion, streets have not been cleaned for at least six years.

The area targeted for sweeping is bounded by East 11th and Woodruff avenues and North High and Summit streets. Pearl Alley, as well as parking lots between Pearl and North High are included.

Under the plan, the core area will be cleaned during breaks between quarters. The first cleaning will be from 3 a.m.-4 p.m. March 18 and 19. March 20 will be used if cleaning crews need additional time.

There will be no parking in the area when cleaning is going on. University officials will offer free parking to residents. Beginning March 13, residents can park at the University lots on the southwest corner of Neil and Lane avenues around the Jesse Owens Recreation Center North, and the southwest corner of Tuttle Park Place and Lane Avenue immediately north of Converse Hall.

All vehicles must be moved off of streets by 12:01 a.m. March 18 or face being towed to the city’s impound lot at the owner’s expense.

No parking decals are required to park in the University lots, but people who are traveling over spring break are asked to report that their vehicles will be left behind. Call Traffic, Parking and Transportation between 8 a.m.-5 p.m. weekdays at 292-9341 and dial 0 to make a report.
Campus Partners president resigns

By Maria Lassaletta
Lantern staff writer

The president of Campus Partners for Community Urban Redevelopment Inc. announced the resignation from his position on March 13, effective at the end of this month.

Barry Humphries, who has been with Campus Partners since the project began in October 1994, said he wants to dedicate himself full time to his private real estate management firm.

Campus Partners is a non-profit organization, set up by Ohio State to redevelop the area surrounding campus. They hope to renovate and restructure the city around OSU in an effort to attract more upscale retail stores and restaurants.

Humphries’ resignation came as a surprise to at least one university dean.

David Williams II, chairperson for the Campus Partners Board of Trustees and vice president for Student Affairs at OSU, said the announcement surprised him, although he was aware Humphries wanted to spend more time on his own individual projects.

“He did a very good job, exactly what he said he would do,” Williams said. Campus Partners was further along in its projects than he thought the group would have been at this time, he said.

The non-profit organization is expected to release its second draft of proposed changes for the university district by the first week in April, said Steve Sertrett, community relations director for Campus Partners.

It will be up to the university and the city to move forward with implementations of the proposed changes after the revisions are made, Humphries said.

The selection process for choosing a new president will begin after the final report is studied and the university and the city decide what needs to be done.

A hiring decision will be made by May or June, although on the far side, it could be summer, Williams said.

Humphries said so far all of Campus Partners’ goals have been met.

“It’s been a rewarding year and a half for me. I’ve met a lot of people in the neighborhood and the university,” he said.
Campus Partners publish plan for campus area enrichment

Student input to be considered as university, city examine improvement recommendations

By Kim Stocks
Lantern staff writer

Campus Partners released the final draft of its Neighborhood Revitalization Plan Friday, coincidentally the same day the owners of Papa Joe's held a press conference to announce plans to rebuild their destroyed bar.

The south campus strip demolished by fire Wednesday night is one of the many areas Campus Partners is recommending for improvement.

Campus Partners spokesman Steve Sterrett said Campus Partners does not have the power of eminent domain and its primary function is to help improve the safety, diversity and appearance of the university district through a series of proposals.

"In May, after we hear public comment, our consulting team will put together a finished document," he said, adding the university and the city will then look at the final recommendations and decide what to do next.

Campus Partners was established in January 1995 by Ohio State and the City of Columbus to lead a campus-area revitalization effort and develop a comprehensive plan.

University Neighborhoods Revitalization Concept," the 230-page document released Friday, has been restructured, expanded and refined based on public response to the first draft of the plan, which was issued last November.

According to the plan, "First and foremost, the overall goal of this revitalization effort is to improve the quality of life for individuals who live and work in the university district,"

Organized under six values, the document declares the university district shall:
1. Be a model for university-community relationships.
2. Be a place of pride by maintaining buildings and conserving and enhancing architectural quality and character.
3. Be culturally and socio-economically diverse.
4. Be a neighborhood of choice.
5. Demonstrate new leadership and development partnerships to reverse the decline in retail and housing.
6. Accomplish its larger civic goals through the active participation of community individuals and agencies.

Ann Shteyngarts, an OSU medical student and former undergraduate, questions student input in the planning process.

"I think that Campus Partners has good intentions," Shteyngarts said. "I just hope student opinions are not neglected at the cost of image."

The university will include student input, said OSU President E. Gordon Gee.

"We're moving beyond the planning process and to reality," Gee said. "Student involvement is absolutely central."

Campus Partners will host a meeting for students April 24 at 7 p.m. at its office, 1824 N. High St.

The final draft of the concept plan may be read at the Campus Partners office; Ohio State's Main Library, 1858 Neil Ave.; Northside Branch Library, 1423 N. High St.; Whetstone Branch Library, 3909 N. High St. Copies may be purchased for $13.47 plus tax at hardest A Notes, 22 E. 17th Ave., Kinko's Copies, 18 E. 15th Ave., and COP-EZ in the Ohio Union.
Speech offers advice about urbanization

By Tim Paradis
Lantern staff writer

The lofty language of the preamble to the U.S. Constitution is being used to make all citizens feel like a part of the community and to achieve goals ranging from litter removal to child care.

The Institute for the Study of Civic Values in Philadelphia takes both a philosophical and practical approach to solving community problems. Edward Schwartz founded the organization in 1973 with the belief that by giving citizens a feeling of membership in their neighborhood, they will work toward bettering the community as a whole.

Schwartz gave a speech last Thursday on behalf of Campus Partners and the University District Organization to outline possible solutions to problems common to Philadelphia and Columbus while trying to inspire community members with a few success stories. The address also marked the 25th anniversary of the founding of the University District Organization, and was one of the last major events of Ohio State's 125th anniversary celebration.

Schwartz said use of the "We the People" phrase of the preamble has proven effective in making the citizens he has worked with feel included in their communities. Steve Starrett, spokesman for Campus Partners said, "Even the ideas about the preamble of the Constitution ... really undergird what we're trying to do in terms of building a community in the University District."

Schwartz described the institute's latest project, Block Club Social Contract, as a way of defining overlapping responsibilities of community members.

The contracts generally are agreements in which members of the neighborhood agree to strive to improve "neighborhood appearance, neighborhood harmony and security, quality of children's and families' lives and economic opportunity and security," Schwartz said.

The institute's Internet address is: http://libertynet.org/community/phil/nol.htm/.

In another program called "Neighborhoods Online," the institute uses the Internet as a sounding board and a forum for discussion between other neighborhoods suffering similar problems.

The institute's Internet address is: http://libertynet.org/community/phil/nol.htm/.
Revamping the campus area will try to disguise campus squalor

By Kim Stocks
Lantern staff writer

Campus Partners' goal is not to simply revamp the bars on High Street, but to rejuvenate campus-area neighborhoods to attract and maintain residents.

These topics were discussed Wednesday night in a meeting hosted by Campus Partners for Community Urban Redevelopment Inc. at the Kuhn Honors House.

Campus Partners was established in January 1996 by Ohio State and the city of Columbus to lead a campus-area revitalization effort and to develop a comprehensive plan that would enhance the University District.

The history of the university area was outlined at the meeting through a slide show presentation given by Steve Sterrett, spokesman for Campus Partners. The area is faced with "poor adaptive reuse," characterized by high-density housing, low investment, crime and lack of community pride, he said.

The University District is bounded by Fifth Avenue on the south, Glen Echo Ravine just north of Aradis Avenue on the north, the Conrail railroad tracks on the east and the Olentangy River on the west.

As a result, students are moving off campus, and less than four percent of faculty and staff live around OSU, he said.

According to the organization's revitalization plan released on April 1, one of the six core values is "the University District shall be a neighborhood of choice."

In the 1950s, home ownership in the area was at 53 percent, while today only 12 percent of homes are owned by people who live within their walls.

The high population of students living in the area directly east of High St. has Campus Partners focused on creating a safe and livable environment, Sterrett said.

"As many as 7,000 students live in the dorms, and many of them move to east campus," said Jenny Nelsen, an undergraduate member of the Campus Partners board of trustees.
Undergrads need not apply for Campus Partners' board slot

Kim Stocks
Lantern staff writer

Campus Partners is seeking a graduate student or a graduate-professional student from Ohio State to serve a two-year term on their board beginning July 1, 1996.

“This student will have the same responsibilities as other trustees and will help to guide the work of Campus Partners,” said Steve Sterrett, spokesman for Campus Partners.

Established in January 1995 by the University and the City of Columbus, Campus Partners was organized to redevelop the campus area.

Leaving the board is Marc Conte, a graduate student whose term expires June 30, 1996. In response to suggestions from student leaders, the Campus Partners board agreed last summer to place two students on the board. After a public application process, the board selected Conte and Jennifer Nelson, an undergraduate, to serve the initial term on the board. Nelson's term expires June 30, 1997.

Conte, who has attended OSU since 1988, said being a trustee has allowed him to be involved in community issues.

“It's given me an outlet for concerns of redevelopment of the campus area,” he said.

Even as a student, Conte said he's had a direct impact on Campus Partners' neighborhood revitalization plan, which was released April 1.

The board determined that future student appointments will be staggered in two-year terms beginning July 1, 1996. One student position will be held by a graduate or graduate-professional student. The other position will be reserved for an undergraduate.

Edward Ray, senior vice provost at OSU and Campus Partners trustee, said the board functions better with students on the board.

“This project is about a lot,” Ray said. “Fundamentally it's about what the University should do on behalf of the students. If the students are not a part of the process, then we won't get it right.”

A selection committee has been formed to nominate students who have applied for the board position. Preference is given to nominees who have lived on or off campus in the university district for at least one year and plan to live there during the term of service.

The district is bounded by Fifth Avenue on the south, Glen Echo Ravine (just north of Arcadia Avenue) on the north, the Conrail railroad tracks on the east and the Olentangy River on the west.

The selection committee will be composed of two representatives each from the Council of Graduate Students, the Inter-Professional Student Council and Undergraduate Student Government. The two students currently on the Campus Partners board and one other Campus Partners board member will also be on the committee. Conte will be chairman of the committee.

Applications may be picked up at the Council of Graduate Students office, 255 Jones Graduate Tower; Inter-Professional Student Council office, 316 Ohio Union; Office of Student Life, 208 Ohio Union; Off-Campus Students Services office, 104 E. 15th Ave.; Undergraduate Student Government office, 201 Ohio Union; Office of Residence and Dining Halls, 980 Lincoln Tower; Frank Hale Black Cultural Center, 153 W. 12th Ave.; and Campus Partners office, 1824 N. High St.

Applications must be returned to the Campus Partners office by 5 p.m., May 6.

The Campus Partners board is chaired by David Williams II, vice president for student affairs. The board has 15 members, including 10 University officials, two students, three residents of the University District and a senior city official.
Campus Partners forms committee to involve students

By Kim Stocks
Lantern staff writer

In an effort to include students in the design and implementation of various projects to improve the Ohio State area, Campus Partners has launched the Student Involvement Committee.

The purpose of the committee is to get more students involved in Campus Partners' planning efforts and to solidify student presence in the process, said Marc Conte, a graduate student member of Campus Partners' Board of Trustees.

Campus Partners for Community Urban Redevelopment, Inc. was formed by OSU President E. Gordon Gee and Columbus Mayor Greg Lashutka in January 1995 to revitalize the off-campus area.

Students are encouraged to attend the committee's Wednesday meeting, which will be held at 7 p.m. at the Campus Partners office. The office is located at 1824 N. High St.

The committee comprises eight task forces: retail and entertainment revitalization, community policing and public safety, student housing, community service, transportation and parking, campus climate, environmental and recycling, and publicity.

The meeting will address the task force dealing with community policing and public safety.

Officer Thomas Page with the Columbus Division of Police, University Police Chief Ron Michalec, and University Supervisor Sheldon Guerra with Community Crime Patrol will be present to discuss student concerns about safety and a new community policing program established by Columbus police.

The program is to help Columbus police identify particular concerns of neighborhood residents which affect their quality of life, said Steve Sterrett, director of public relations for Campus Partners.

"The purpose of the program is not to handle issues of life and death but to build a proactive relationship with residents," Sterrett said.

Sterrett said the focus of the meeting is to build a constructive relationship between the separate policing entities and students.
Campus Partners continues effort to bring in new stores

By Kim Stocks
Lumant staff writer

Imagine High Street adorned with a small Big Bear grocery store, a movie theater, an upscale restaurant, a cool dance club and a major clothing store like the Gap.

Several students offered these suggestions at a retail and entertainment meeting hosted by Campus Partners for Community Urban Redevelopment Inc. Wednesday night.

"Where do students shop?" asked Joe Williams, director of real estate for Campus Partners and a 1989 graduate of Ohio State.

One student said he does most of his shopping on Sawmill and Bethel roads because of the variety of stores in that area. Most students at the meeting said they did the same thing.

Williams said 75 cents of every student dollar is spent outside of the university district, and it is a goal of Campus Partners to bring some of this money back.

The university district is bordered by Fifth Avenue to the south, the Olentangy River to the west, Glen Echo Ravine to the north and the Conrail train tracks east of Summit Street.

Students had the opportunity to list establishments they liked on High Street. Among them were Brenen's Coffee House, McDonald's, Wendy's, Street Scene and Panini's Bar & Grill.

"It's important to voice what you think about the retail aspect," said Jenny Nelson, an undergraduate trustee for Campus Partners. "The purpose is to find out what students really need."

The results of a student survey that had been conducted over the last six months were handed out. A portion of the survey listed comments from students who participated. Most of the comments expressed student dissatisfaction with the lack of entertainment and shopping options on High Street.

"Too many bars, not enough going on," was one comment made in the survey.

In response to the survey, Williams noted that there are 26 liquor licenses on two blocks of High Street.

Campus Partners was formed in January 1996. It was a product of the University Area Improvement Task Force formed one year earlier, by Ohio State President E. Gordon Gee and Columbus Mayor Greg Lashutka, to revitalize and improve the quality of life in the university district.
Campus Partners holds fair to recruit faculty members

By Kim Stocks
Lantern staff writer

Campus Partners is looking for a few good faculty members.

Campus Collaborative, an entity of Campus Partners for Community Urban Redevelopment, Inc., is holding a Faculty Recruitment Fair today at the College of Law. Ohio State faculty, administrative and professional staff are encouraged to attend.

Its goal is to “develop a linkage between the academic community and the university neighborhoods,” said Mike Casto, director of Campus Collaborative.

The group represents 33 academic units within OSU.

“First, we want to raise general awareness about Campus Partners,” said Steve Harsh, program manager for the Inter-professional Commission which handles staffing for the group. “Second, we want to encourage faculty to come up with creative ways to do more teaching and research in the university area.”

Beginning at 10 a.m., the day will be filled with community tours, workshops, interactive displays and speakers.

At lunch, the University Neighborhoods Seed Grant Program will be introduced. This is a $50,000 grant that will be awarded to the group by the Office of Academic Affairs in the fall.

Casto said the money will be used to fund programs created by the organization, but each program will have a $5,000 funding limit.

John Riordan from the Ohio Office of Housing and Urban Development is the keynote speaker. His speech will focus on how OSU and the community can work together to revitalize its urban communities, Harsh said.
High Street businesses ponder future

Makkas, who has been serving Ohio State students for more than 20 years, stopped to discuss his future and the part Campus Partners for Community Urban Development, Inc. might play.

“We have been here a long time and what Campus Partners is trying to do should be better for business,” Makkas said.

What Campus Partners hopes to do is restore some luster to areas near campus and possibly attract more upscale retail stores and restaurants. The organization, a partnership between OSU and the city of Columbus, was formed in 1996 to develop a plan for campus area redevelopment.

Steve Sterrett, spokesman for Campus Partners, said enticing national retail names would benefit OSU’s student market. In addition to the local shops, the larger market would provide “a unique flavor.”

Makkas, who has been serving Ohio State students for more than 20 years, stopped to discuss his future and the part Campus Partners for Community Urban Development, Inc. might play.

“We have been here a long time and what Campus Partners is trying to do should be better for business,” Makkas said.

What Campus Partners hopes to do is restore some luster to areas near campus and possibly attract more upscale retail stores and restaurants. The organization, a partnership between OSU and the city of Columbus, was formed in 1996 to develop a plan for campus area redevelopment.

Steve Sterrett, spokesman for Campus Partners, said enticing national retail names would benefit OSU’s student market. In addition to the local shops, the larger market would provide “a unique flavor.”

Makkas, who has been serving Ohio State students for more than 20 years, stopped to discuss his future and the part Campus Partners for Community Urban Development, Inc. might play.

“We have been here a long time and what Campus Partners is trying to do should be better for business,” Makkas said.

What Campus Partners hopes to do is restore some luster to areas near campus and possibly attract more upscale retail stores and restaurants. The organization, a partnership between OSU and the city of Columbus, was formed in 1996 to develop a plan for campus area redevelopment.

Steve Sterrett, spokesman for Campus Partners, said enticing national retail names would benefit OSU’s student market. In addition to the local shops, the larger market would provide “a unique flavor.”

Some business owners aren’t sure if there will be room for them if the dream of Campus Partners becomes a reality or even if the group wants them to stay.

Charles Goodman, owner of Discount Paperbacks, 1646 N. High Street, said he doesn’t like the thought of having to relocate if a national retail chain such as Daltons came, but would accept it.

Chuck Kubat, owner of Magnolia Thunderpussy Records, said he thinks Campus Partners’ original plan was to buy existing property at a discount and force some owners to move.

“They wanted the city to declare the surrounding neighborhood a blighted area so property owners would sell to OSU at a lower cost,” Kubat said.

Sterrett disagrees.

“There is no conspiracy to drive out these businesses,” Sterrett said. “We are in favor of a diverse retail area.”

Even if the situation dictates a specific business be relocated in the future, the owner would be compensated, Sterrett said. This wouldn’t happen until construction begins, which could be in two to five years, he said.

Until then, Campus Partners concentrates on immediate problems such as street sweeping and improved trash pickup.

Makkas approves the steps Campus Partners is taking.

“When a pig gets dirty, you have to wash it again and again,” Makkas said. “Better to get rid of the pig.”
Future of High St. to change quality of campus area

Editor's note: The following is a speculative article based upon plans released by Campus Partners and comments made by officials from Campus Partners, Ohio State and the city of Columbus.

The year is 2006. Soccer is the national pastime, folk music has made a comeback and E. Gordon Gee has been wooed away by the University of California system.

You've been living in Cleveland, but have made a trip to Ohio State to visit your old stomping grounds on High Street. It's been ten years since you graduated and you're surprised to find a revamped High Street.

The Urban Entertainment Center located at 11th Avenue and High Street, has a movie theater as well as OSU's new visitor's center. There is a sports bar at 1894 N. High St., where you used to be able to get a decent burger and beer at Skull's Bar and Grill.

Further up, Discount Paperbacks, once located at 1848 N. High St., is now a B. Dalton Bookseller. On 13th Avenue, one of the new plazas sits proudly in front of the OSU campus area.

Campus Partners must have been very busy during the last decade. According to a 1998 draft of the plan, "the university district shall become a high quality 'city-within-a-city.'" It became something indeed.

The increased number of street lights in the area have improved security. Sidewalks have been widened to accommodate OSU students and the swelling number of patrons who now come in from the suburbs to shop and take in an art show or two. The patrons park their cars in parking garages built on a widened Pearl Alley.

Art abounds on High Street. Besides the Wexner Center, the Arts Gateway resides on 15th Avenue. Patrons can buy sculptures or sweatshirts decorated with the face of Roy Lichtenstein painted on the front of them. The Performing Center, located at 1928 N. High St., where the Huntington Bank used to be, offers concerts, plays and musicals.

While many things have changed, Long's bookstore is still on the southeast corner of 15th and High, where you can buy a couple of decent sweatshirts to take back to your kids.
Campus Partners iron out final kinks in development plan

By Michael Alwood
Lantern staff writer

Wednesday was a busy day for Campus Partners. In fact, it was well into Thursday morning before their day was done. By the time it was over, huge steps had been taken to remove the last roadblocks to finalization of its plan.

Steve Starrett, public relations coordinator for Campus Partners for Community Urban Redevelopment, Inc., and Jim Heid, head planning consultant, met Wednesday afternoon with representatives of the city and community and business leaders to discuss two sections of the plan dealing with zoning and revitalization. The two key issues involved some confusing wording in the plan and a proposed increase in population density near High Street.

Wording in the plan was a key issue throughout the day, starting with the afternoon meeting.

For example, Starrett said, "We decided, as a result of the input, not to use the term 'blighted property.' Instead, to specify properties because they were crack houses, or whatever, we decided to call them 'problem properties.'"

The objection to the term "blighted property" stemmed from the fact that the City of Columbus has a specific definition of the term and few, if any, of the properties in the University District fit that definition.

The density issue centered on an area between 12th and 16th avenues and east of Pearl Alley, Starrett said. The plan originally called for development that would potentially increase population there.

As a result of the meeting, the two sections will be rewritten. Starrett said he hoped to have the new versions ready no later than Monday.

Starrett and Heid next met with the University Area Commission. The commissioners went over the plan item-by-item, even writing out discussing the two sections tabled because of the rewrite, the meeting lasted more than six hours.

Howard Skubovius, president of the commission, said their concern was with implementation.

"Without knowing what's in the plan, it's hard to endorse it," he said.

Secretary of the commission, Ben Brace said, in many areas, the plan is "vague and nondescript."

See CHANGES / Page 3

Commission passes code of conduct despite objections

By Michael Alwood
Lantern staff writer

A proposal in the Campus Partners' redevelopment plan that includes a code of conduct to maintain the code of conduct was criticized.

"I don't know if it's a function of Campus Partners," said Steve Starrett, spokesman for Campus Partners. "It would seem to be a function of the university."

Starrett does, however, defend the concept of a code of conduct.

"We do need to address the issue of student behavior off campus," he said.

John Carney, president of Undergraduate Student Government, thinks there is another way to address the issue.

"Education is the best tool," Carney said, "I hope that Campus Partners and the university have the best interests of the students in mind."

Vagueness and wording in the document were raised time and again throughout the evening. Commissioners questioned such terms as calling units east of High Street "student housing" before Columbus City Council and labeling the area "East Campus." They argued such terms seek to extend Ohio State's boundaries.

Despite debate over the document, many of the commission members expressed optimism for the plan. Brace said Campus Partners' self-imposed deadlines for approval "ultimately lead to a discovery period."

"It forces things to be brought together," he said.

Starrett told the commission he would like to bring the plan before Columbus City Council and OSU's Board of Trustees sometime in July. The plan must be reviewed by the commission and the Columbus Planning Division first.

Campus Partners scheduled a meeting with the Planning Division for Thursday night, but it was postponed because of the revision of the two key sections.
Last chance to voice opinions to Campus Partners

By Kim Stocks
Lantern staff writer

Attention students, speak now or forever hold your peace.

Today, Campus Partners for Community Urban Redevelopment, Inc., will host its last meeting where students can comment on the organization’s off-campus revitalization plan released April 1, 1996.

The meeting will be held at 6 p.m. at Off-Campus Student Services, 104 E. 18th Ave.

“We’re trying to make another effort to obtain student input,” said Marc Conte, graduate student trustee for Campus Partners.

Conte urges students to read Chapter 6 of the plan, which deals with student-housing concerns and Chapter 19, which recommends a code of off-campus student conduct enforceable by Ohio State.

Recommendation 6.7.3 of the plan states the area should “develop 400 new rental units by the year 2000 that offer upgraded product and amenities (compared with what is currently available in the East Campus) should be developed without being directly competitive with existing apartments.”

Conte said this should concern students because it will increase the current East Campus population by about 2,000 people.

“Currently, the area can’t handle that,” he said.

The plan can be read at OSU’s main library, and copies are available for purchase at campus Cop-Ez, Grade-A-Notes and Kinko’s.

Campus Partners was formed in 1994 by OSU and the city of Columbus to formulate recommendations that would enhance the quality of life in the campus area.

The Campus Partners Board of Trustees is expected to vote on the plan in June. If approved, it will be forwarded to the OSU’s Board of Trustees and Columbus City Council for approval.
Campus Partners push home ownership in plan

By Michael Alwood
Lantern staff writer

Another hurdle has been cleared by Campus Partners in the race to get its revitalization plan officially adopted.

Representatives of Campus Partners for Urban Redevelopment, Inc. met with the University Area Commission in a special session Tuesday night to go over two sections of the plan pulled last week for major revisions. After several hours of discussion, the sections covering land use and zoning and residential revitalization were approved.

The commissioners approved the other sections of the plan at their regular monthly meeting last Wednesday.

Two of the more hotly debated issues concern plans for development east of High Street between 9th and 15th avenues and initiatives to increase home ownership by Ohio State faculty and staff.

Commissioner Richard Talbott said the east of High Street recommendation "had been the central issue."

"It looked like a license to bulldoze everything from 9th to 16th (avenues)," he said.

After another revision, the recommendation was approved. A move Talbott said "was done in the true spirit of cooperation."

The section covering home ownership initiatives drew ire from several corners including commission chairman Howard Skubovius, who removed himself from the voting process when the discussion reached a stalemate.

The plan calls for incentives for people to buy homes in the area in an effort to increase owner-occupancy. Skubovius thinks the plan does not adequately address the people who already live there.

"I'm not opposed to the targets, but it needs an overall promotion of the area," he said. "No one has told them (the current residents) that things are getting better."

Overall, though, Skubovius said he was pleased with the recent cooperation from Campus Partners.

"I think for the first time they are getting a clear picture of what people, who care about the area, have been feeling," he said.

Steve Sterrett, spokesman for Campus Partners, said he, too, was pleased with the outcome.

"There were a lot of good comments, a lot of agreement and some legitimate questions raised," Sterrett said. "But we didn't expect complete agreement, and it's not necessary, this isn't a consensus document. We aren't writing a piece of legislation; it's a recommendation."

The plan must still be reviewed by the city of Columbus Development Commission and Historic Resources Commission before it can be submitted for approval by the Columbus City Council and the OSU Board of Trustees.

A kinder, gentler High Street

Campus Partners changes wording of student conduct plan

By Michael Alwood
Lantern staff reporter

Student complaints and a critical editorial in the Lantern have prompted Campus Partners to propose a change in the portion of their university-area revitalization plan that recommends the creation of an off-campus student code of conduct.

Steve Sterrett, spokesman for Campus Partners for Community Urban Development Inc., issued a letter Tuesday spelling out a completely new wording for the proposal.

"I think it's a lot closer to what we're trying to do," Sterrett said. "It meets many of the objections the Lantern editorial pointed out."

One of the most strongly criticized passages (10.2.1) had read: "Develop and enforce an off-campus Student Code of Conduct." Sterrett's proposal would change the wording to: "Enhance programs at the university which provide undergraduate students with information on personal safety, rental housing, neighborhood characteristics and life skills to live off-campus."

But even with the changes there are those who oppose the recommendation outright. Steve Nicol, who serves on the University Area Commission, has opposed it from the start.

"It still needs to be reworded with regard to the student code of conduct," he said.

Nicol said he still favors the overall plan but is worried that this particular proposal would open the door for future action against students.

"It still could evolve so that action can be taken on both sides of High Street," he said.

Sterrett said he thinks the new wording will be adopted, but he emphasized that he is still open to comments from students.

"I encourage people to call me to tell me what they think," he said.

Campus Partners' suggested revisions to the revitalization plan

- Policy 10.2: Strengthen and expand existing programs at The Ohio State University which prepare undergraduate students to live on their own off-campus and to understand the responsibilities and behavior expected of them.
- Recommendation 10.2.1: Enhance programs at the university which provide undergraduate students with information on personal safety, rental housing, neighborhood characteristics and life skills to live off-campus.
- Recommendation 10.2.2: Enhance programs at the university which address the problem of students who abuse alcohol and other drugs and who are drunk and disorderly in public areas.
- Recommendation 10.2.3: Inform students about and enforce the existing provisions of the university's Code of Student Conduct which prohibits certain misconduct by students while involved with a university-related activity or a registered student organization activity. The code already applies to such activities, whether they occur on- or off-campus.
- Recommendation 10.2.4: Begin studying the possible expansion of the Mutual Aid Pact between Ohio State University Police and the Columbus Division of Police.

Source: Campus Partners for Community Urban Redevelopment, Inc.
Campus Partners bids on Long's

By Ray Lockwood
Lantern staff writer

A campus landmark is on the seller's block, and may disappear in a few years.

Campus Partners has a bid on Long's Bookstore, located at the corner of 15th Avenue and High Street, said Mike Smith, general store manager of Long's.

Terry Foegler, president of Campus Partners, would not specify the nature of the bid.

"I can't speak on (the bid) until it hits some level of closure," Foegler said. "Real estate deals seldom close, and any information on them would change bids by other parties."

The two parcels of land and the building that make up Long's have a 1999 total market value of $1,070,300, according to the Franklin County Auditor website.

"There have been other developers coming in and out of here," Smith said. "There's another group that has made a bid for the store. I can't say who it is, but you know them. They are in the book-business in the area."

Smith has worked for Long's since 1968. There are many people who have worked for Long's for a number of years, he said.

"We're just floating along right now," Smith said. "The sale would probably be soon. We just finished inventory in April and we're getting ready for fall. The buyers always say they wouldn't want to make big changes in people, but you never know in retail."

The Barnes & Noble OSU bookstore could possibly move to the current site of Long's, and then to the Gateway Project upon its completion, Smith said.

"Now there seems to be some sort of hitch," Smith said. "I don't know what it is, but no one is talking like it's just crossing Ts and dotting Is anymore."

Long's Bookstore, located at the corner 15th Avenue and High Street, is up for sale. Campus Partners has already placed a bid on the property.
Student voices bring reform

By Heather Evans
Lantern staff writer

The new recommendations read to
"inform students about and enforce the
existing provisions of the university’s Code
of Student Conduct which prohibits certain
misconduct by students while involved
with a university related activity or a stu-
dent organization activity."

Jenny Nelson, an undergraduate stu-
dent trustee on the Campus Partners' board, is happy with the revisions, includ-
ing the removal of the off-campus code of
conduct for students.

"It demonstrates your voice can be heard
and make a difference," Nelson said.

Many students mentioned concerns with
the previous plan, especially with the off-
campus student code of conduct, she said.

OSU students already have a code of
conduct that applies to university activities
on and off-campus.

As stated in the OSU Student Hand-
book, under 3335-23-01 Introduction, the
"code applies to the conduct of all students
and registered organizations while on Uni-
versity premises... or, while involved with a
university related activity, or a registered
student organization activity."

"We heard from many students," said
Sterrett. "The (original) language was
aimed at problems we were concerned
about."

A lot of students raised objections to a
code of conduct that crossed High Street,
Nelson said. Because people spoke up, the
recommendation was changed.

"I think it’s an invasion of privacy to try
to apply a code of conduct," she said.

Nelson said she understands students
are representatives of Ohio State. Al-
though faculty are as well, there isn’t a
code of conduct following them to Dublin,
for example.

"If a faculty member is arrested for
drunk driving they are not automatically
fired," Nelson said. It’s not fair to impose a
code of conduct on individuals in their pri-
ivate life outside of the university.

The “Final Final Draft” will also be pre-
ented to the Columbus City Council in
mid-July, Sterrett said, but neither group
will move on the plan until fall.
Campus Partners seeks homeowners

By Heather Evans
Lantern staff writer

Campus Partners is striving for improved off-campus housing for students while attempting to increase single-family home ownership.

“The idea is to reach a better balance of students and families, therefore increasing stability, appearance and interest in maintaining quality as a benefit to all,” said Steve Sterrett, Campus Partners spokesman.

The final version of the Campus Partners’ Revitalization plan uses zoning codes to reduce density and limit the number of people living in the off-campus area. The plan also attempts to increase home ownership.

A shortage of home ownership in the area along with high turnover of students has “hindered the sense of pride, commitment and responsibility witnessed in healthy urban neighborhoods,” according to the plan.

It sets out to increase home ownership through rehabilitation of problem properties and properties that break zoning laws or replace them with single-family housing. Families currently renting houses will be encouraged to buy the homes, Sterrett said.

“It only takes one property to bring down the quality of life on the whole street,” he said.

There is enough housing in the area to raise ownership level by families, which is currently at 12 percent, and still have room for students, Sterrett said.

According to the plan, several elements have contributed to the deterioration of student housing in the area.

Among the problems identified in the plan are old and obsolete buildings, an abundance of liquor licenses, rise of crime, concentration of subsidized housing in the area, the number of problem landlords and a reduction in the demand for student housing.

Since many students own cars they are able to choose housing farther from campus, Sterrett said.

Jenny Nelson and Marc Conte, student trustees on the Campus Partners board, wanted the final plan to address student housing, said Nelson.

Nelson endorses the idea of improving student housing, but stresses the importance of keeping housing affordable.

Nelson and Conte, whose term has since expired, pushed for the inclusion of the phrase “while maintaining affordability” in the Campus Partners’ plan, she said.

“As students, we can’t afford rent to go up,” Nelson said.
Campus Partners to pick new president

By Heather Evans
Lantern staff writer

Campus Partners is looking for a new leader.
Ohio State President E. Gordon Gee, the board of trustees of Campus Partners and Columbus Mayor Greg Lashutka will decide on the appointment of a new Campus Partners president, said David Williams II, chairman of Campus Partners.

The previous president, Barry Humphries, left his position on March 31 to return to his private business, said Steve Sterrett, Campus Partners spokesman.

Campus Partners concluded the planning process of its final draft with Humphries. After he left it was "a matter of covering all the bases" with the plan by gaining input from community groups to improve it, Sterrett said.

Now Campus Partners needs a president to help define what to implement and to lead the effort with "experience and vision," Sterrett said.

The choice has been narrowed to four candidates whose names have not been released, Williams said. They are looking for someone who can handle everything.

"We are looking for someone who can bring people together and has the ability and desire to roll up his or her shirt sleeves or blouse sleeves and get out there and work," Williams said.

"It's a real hard situation in the sense that we're looking for someone that can bring people together, who has some development experience and can understand how you work in a lot of different bureaucratic places, like the city and university."

Campus Partners expects to name the new president by the end of August. But they will probably make the decision before the end of July, Williams said.

The board of trustees has interviewed the candidates. President Gee will interview them next and then Mayor Lashutka, Williams said.

"I think I want to look for someone who can fulfill the needs of the plan," Gee said. "I want to have someone who feels enthusiastic about the university, about our students and about the neighborhood."

See CAMPUS PARTNERS/ Page 3

It is important for the candidate to have confidence in the university and the city since he or she will be working with both, Sterrett said.

Campus Partners was formed in September 1994 as a non-profit organization by Gee and Mayor Lashutka to coordinate the revitalization of the University district.
Student managers may join off-campus scene

By Heather Evans
Lantern staff writer

Campus Partners is recommending owners of large campus properties to hire student managers to live at their properties.

The organization would also like to develop a university training program for resident student managers for approved off-campus student housing.

According to the recommendation, it would be up to individual property owners to decide if they should hire resident student managers, said Steve Sterrett of Campus Partners.

Student managers are different from resident assistants, who acclimate new students to the university, Sterrett said.

Using student managers would provide renters with faster service for problems and would also cause vandalism rates to decrease, Sterrett said.

Student managers could be trained to deal with problems such as dealing with neighbors when a party gets loud, he said.

One student sees the benefits of a hiring student managers, but has a concern.

"Having resident student managers are probably a benefit for the apartment owners, but I think the students will see them more like resident assistants," said Lesli Mielke, a senior in pre-physical therapy.

Many apartment complexes already have on-site managers who care for physical problems, like grass cutting and clogged sinks, Sterrett said.

Buckeye Real Estate already has property managers at some of its properties, depending upon the size of the complex, said Nate Rivard, property manager.

Complexes with fewer than five or 10 units do not usually have on-site managers, Rivard said.

The company hires managers based upon an interview process and experience, but doesn't provide any formal training for its managers, Rivard said.

Having managers living at their properties makes it easier to provide services for their renters, he said.
Gee might call campus area 'home sweet home'

By Heather Evans
Lantern staff writer

President E. Gordon Gee may be a neighbor of Ohio State students in a few years.

The Campus Partners plan includes a recommendation that OSU should consider providing a residence for the president within the OSU area. The recommendation would set an example for other faculty and staff for living there, said Steve Sterrett, spokesman for Campus Partners.

"Some permanent residents in the area feel it would be helpful if the President lived in the area," Sterrett said.

"It would be wonderfully symbolic," said Joe Williams, director of real estate for Campus Partners. "It's a long-term wish list item," he said.

Williams said after improvements are made to the area and more faculty and staff begin living there, the move of the president's residence might come.

He also said if employees live in the area they have a stake in the community.

Gee said he suggested moving the residence to the university area two or three years ago.

"University homes are used for friend-raising," he said.

Gee said moving the president to campus would mean using the residence for entertaining and allowing him to be closer to his constituency.

"Right now moving the residence is a conceptual idea and is substantially down the road," he said.

Gee said there are higher priorities right now, such as improving student housing and safety, before moving the president's residence to the neighborhood.

In 1972, President Nevius G. Fawcett moved off-campus from what is now the Kuhn Honors House according to information from the honors house.

Presidents Fawcett, Harold L. Emerson and Edward H. Jennings lived in a Clintonville home, said Malcolm Baroway, executive director of university communications.

Baroway said the University Foundation purchased a home in Bexley for President Gee in 1990.

One student is not as enthusiastic as Campus Partners about the move. "I think it's a silly idea," said Sarah Chaney, a freshman majoring in women's studies.

Another student said the president's input should be considered first.

"I think the decision should be left up to the president, ultimately, to decide where he lives," said Christian Hallows, a senior in political science.

Editor's note: Staff writer Olga Medina also contributed to this story.
Campus Partners pushing for more parks

By Heather Evans
Lantern staff writer

Campus Partners are planning to use green spaces in the off-campus area for such things as parks.

"We are looking for opportunities for new parks or existing parks to be neighborhood centers," said Steve Sterrett, spokesman for Campus Partners.

He said the neighborhood centers would provide the area a center of activity, much like a town square.

"It would improve the quality of life with more places for recreation," Sterrett said.

According to Sterrett, because the off-campus area is densely populated, there are not many opportunities for parks.

He said the City of Columbus standards call for "open space of 10 acres per 1,000 residents."

The Campus Partners plan requires more than 200 acres of open space and currently only 10% is provided in the off-campus area.

Sterrett said consultants hired by Campus Partners identified areas where parks could be improved or added.

The City Comprehensive Plan sets a goal of 5 1/2 acres per 1,000 population, said Alan McKnight, planning administrator for Recreation and Parks for the City of Columbus.

McKnight said Columbus does reach the goal overall, but when the city is broken down into smaller geographic areas, such as the OSU area, some sections fall below the goal.

He said the OSU area has less open space and parks because it is an older section of the city and is densely populated.

"Ohio State has vast open space and recreation areas," McKnight said.

However, those open spaces are not considered when the off-campus area is said to be under the city goal.

Increased open space is probably more important to off-campus because there are more people in a tighter area, McKnight said.

"It adds to the quality of life," he said.

Jennifer Toth, a senior in art history, said students need a place to play.

She said since not all students have cars, it is important for people to have a place to get away.
Meeting covers off-campus safety

Students named key to keeping off-campus clean and safe

By Christie C. Bober and Heather Evans

Campus Partners hosted a meeting Wednesday to share concerns about off-campus safety and law enforcement.

Participants included University Police, Liquor Enforcement, Columbus Police Division, business owners and student representatives. They met to formulate ideas and suggestions for improving safety in the campus and off-campus areas.

Those attending had similar goals. "What I'm attempting to do is to foster a harmonious relationship between citizens of the university area and the police department," said Thomas Paige, liaison officer with the fourth precinct of the Columbus police.

Paige identified three major concerns in the discussion: trash, vandalism and providing a safe environment for students.

"Student safety is the most important thing," Paige said.

Some past attempts to deal with these problems have worked, but others have not, said Mark Hatch, executive director of Community Crime Patrol.

Columbus police have unsuccessfully attempted going door to door to talk to residents, handing out flyers and hosting discussions with landlords and students in the 12th Avenue area, said Rick L. Mann, lieutenant for the Columbus police.

Ron Zeller, owner of Street Scene, 1226 N. High St., suggested extending recently installed campus emergency phones to the off-campus area.

Zeller said he was concerned about bottles being thrown when people partying clashed with police and suggested businesses around campus to stop selling glass bottles.

Zeller and Tony Warner, owner of Not Ale's Pub, 1880 N. High St., said they recognize students are not the only contributors to the problems in the area.

Warner said recent incidents on 12th Avenue indicate new approaches are needed to ensure the safety of everyone, not just students.

Others at the meeting agreed. "When alcohol goes in, inhibitions go down and all hell breaks loose," Paige said.

A theme repeatedly expressed by the group was student involvement in the process.

"Peer pressure is a huge factor," said Jennifer Kaufman, a senior in criminology and a Greek Affairs representative.

Suggestions include recruiting student organizations to recognize problem situations, providing mediators between students and police officers and establishing a task force of students, police, and OSU officials gathered to solve off-campus problems.

Kaufman said students need to "advocate peace" in the 12th Avenue area.

Other suggestions made by the group included, funding a university alcohol educator, increasing police involvement during Welcome Week in September and providing information to students and renters on responsibilities for their safety and the safety of others.

The Safety Coordinating Committee is a division of Campus Partners. The committee has met since May 1995 and discusses public safety concerns along High Street and nearby neighborhoods.

The committee will host another meeting before Autumn Quarter begins.
Campus Partners seek parking solution

Heather Evans
Lantern staff writer

Campus Partners wants to improve off-campus parking through added meter spaces and possibly parking garages.

"In any urban-university area, parking is a major issue," said Steve Sterrett, Campus Partners spokesperson.

Parking is a concern for residents, students and businesses in the area, Sterrett said.

Sara Rossio, a junior majoring in business, said the closer to campus she gets the harder it is to find a parking spot.

"I could never, ever find a parking spot and would end up walking a significant distance," Rossio said. "But, putting in a parking garage might take away from the area, and I would prefer to walk or deal with a 10-minute drive looking for a parking space."

There are competing demands for parking between residents and patrons for businesses, Sterrett said.

Campus Partners hired traffic and parking consultants who identified 16,300 parking spaces in the campus area, excluding Ohio State parking and 4,900 of those spaces are on-street spaces.

The consultants also surveyed businesses along High Street and found they feel they have a loss of trade due to lack of parking.

"One of the things holding back it's [businesses] potential is a lack of parking," Sterrett said.

Evening is the heaviest time for High Street and the access to High Street is limited from the available parking spots. Also, off-street, private parking has a high level of vacancy, the consultants said.

There is a mixture of short and long-term solutions, Sterrett said.

"I could never, ever find a parking spot and would end up walking a significant distance."

- Sara Rossio, OSU student

Installing meters on one side of High Street during restricted hours is one possible short term solution. Another solution down the road could be creating a parking district that pulls revenue from parking meters to construct parking garages, Sterrett said.

Campus Partners recognizes parking problems can never fully be resolved, he said. Public hearings and discussions are needed before any action is taken.

Parking is more critical as the number of students with cars goes up, Sterrett said.

The plan identifies the need for "protection of residential parking resources through control of parking demand and creation of parking resources for off-campus student residents and to enhance parking opportunities and attract students to this area."

Neighborhoods built at the turn of the century were created for single family and doubles, Sterrett said.

Those neighborhoods have narrow streets not intended to handle problems that come with a higher density population, like increased traffic flow and increased photo courtesy of Lawrence G. Desmond
Campus Partners' new president assumes post

By Alana Betscher
Lantern staff writer

A new face will continue Campus Partners' efforts to change High Street.

Terry D. Foegler, former assistant city manager/director of development for Dublin, began his term as president of the organization Monday.

Campus Partners was formed by President E. Gordon Gee and Mayor Greg Lashutka to revitalize High Street and the off-campus area.

It is funded primarily by Ohio State and the city of Columbus, said David Williams II, chairman of the Campus Partners Board of Trustees and vice president of student affairs.

Foegler will receive a salary of $125,000 as president of Campus Partners, Williams said.

Foegler and five others were interviewed by the Campus Partners Board of Trustees, President Gee and Mayor Lashutka, said Stephen Sterrett, director of community relations for Campus Partners.

“Several things resonated in his interviews,” Sterrett said. “His experience in both the private sector and local government, his experience in Dublin, and his involvement in issues such as infrastructure improvement and financing such improvements.”

Foegler's experience with his job in Dublin in bringing public and private entities together in such things as the Tuttle Crossing project made him a good choice for Campus Partners president, Williams said.

“The board had him as their number one choice, the university officials had him as their number one choice, the city officials had him as their number one choice and the community leaders also had him rated number one,” he said. “We saw in Terry a person that had done a lot of different things in the area of community development. He also has been a person who has been able to bring diverse groups together.”

A new set of challenges will be met with skills from his old job, Foegler said.

“I bring good marketing, marketing analysis and private investment skills that are important in a redevelopment and revitalization organization such as Campus Partners,” he said.

Foegler said he is now studying the Campus Partners redevelopment and revitalization plan in preparation for his job.

“A big part of what I need to do now is to immerse myself in the plan to find critical areas of implementation,” he said.

Foegler said that he believes there is a real commitment from the community for the plan.

“I think this plan is very exciting for the university and hopefully it will serve as a model for other such plans,” Foegler said.

Foegler said it is too early to know what areas of the plan he will be focusing on this fall.

“Once I am fully familiar with the plan I will establish what needs to be implemented first,” Foegler said.

He replaced Barry Humphries who left the position voluntarily at the end of March, Sterrett said.

“He (Humphries) has a senior citizen facility in Dayton that he wants to spend more time developing,” Williams said.
Weekend melee prompts action

Campus Partners tackle 12th Avenue post-football bashes

By Gretchen Sutton
Lantern staff writer

Campus Partners outlined proposals to combat the continued violence on 12th Avenue at a Safety Coordinating Committee meeting Tuesday.

The proposals included suspending the students arrested, banning the sale of beer in bottles along High Street and scheduling activities on West 12th Avenue after football games as alternatives to gathering on East 12th Avenue, said Steve Starrett, spokesman for Campus Partners.

"Some of the ideas will move forward by the agencies responsible," Starrett said. "But some of the ideas, such as the curfew, will be set aside."

Because of time constraints, it is not known if any of the proposals will be in place by this weekend, Starrett said.

Other steps toward prevention, however, have already begun.

Columbus Police plan to increase the number of officers in the area this weekend, said Columbus Police Cpt. Stephen Gammill.

"My message to people having parties on that street this weekend is you better be checking I.D.s as far as who walks up to that keg," Gammill said. "If underage people can get beer at your party then we're going to come in and take your beer and make arrests."

All vendors in the 12th Avenue area were sent letters requesting an end to sales of bottled beer, Gammill said.

However, some area businesses said they have not been contacted.

"I haven't heard a thing about it, but we were asked last year to stop sales of bottled beer," said Nate Chase, weekend manager of 7-Eleven, 1046 North High Street.

"We stocked our store only with cans for a couple of weeks. The riots continued and our sales went down, so we brought the bottles back."

A manager of another establishment said if he were asked to switch to cans only, he would do so under one condition.

"We have not been asked to change our alcohol selling policies," said Bert Dykes, manager of Convenient One, 1634 North High Street.

"We wouldn't stop selling bottled beer unless our competition agreed not to as well. And our competition is everyone in walking distance from campus."

United Dairy Farmers, located on the corner of East 12th Avenue and High Street, declined to comment.

Bill Hall, assistant vice president of Student Affairs, suggested an OSU sponsored event on the lawn behind the Ohio Union after football games to draw students away from the East 12th Avenue area.

"From a student perspective, I don't think that would be a bigger draw than what's happening on the other side of High Street," said Jennifer Kaufman, a senior majoring in political science and criminology.

Committee members were met with obstacles when proposing a curfew for 12th Avenue.

A curfew cannot be imposed on one street and it would be hard to enforce, especially since most people in the area are not juveniles, Gammill said.

"We don't want to do anything that infringes on the rights of responsible students to celebrate," he said. "We realize it's a small percentage of students who are causing the problem."

The committee is made up of representatives from the Columbus Division of Police, the Ohio Department of Public Safety-Liquor Enforcement, Community Crime Patrol, the OSU Office of Student Affairs, University Police, Off-Campus Student Services and local business and land owners. The committee met monthly since April 1995, said Mark Hatch, committee chairman and executive director of the Community Crime Patrol.
Bakery firm pitches property to Partners

By Ping Cai
Lantern staff writer

Located in the midst of the south campus bar area, the Betty Brown Bakery is closing down after barely a year in the hands of the Columbus Baking Company. The bakery at 10th Avenue and High Street is to close down by Dec. 1, 1996, said Jim Granacher, vice president and general manager of Columbus Baking.

Columbus Baking is seeking a buyer but no deal has been sealed, Granacher said.

The owner of Columbus Baking contacted Ohio State and was referred to Campus Partners, said Karen Clark, real estate coordinator with the office of real estate and property management at OSU.

OSU is currently purchasing only properties on the west side of High Street, Clark said.

Talks have been held between Columbus Baking and Campus Partners, said Terry Foegler, president of Campus Partners.

David Williams, vice president for student affairs and a Campus Partners board member said Campus Partners has not purchased any property at this point but may consider purchases in the future.

"As we move along, I'm sure there would be a time when we'll be very interested in purchasing property."

— David Williams, Campus Partners board member

It is too early to tell if Campus Partners would purchase the bakery site, he said.

"We have an interest in that area, because it's in the greater area, but we don't know if we have interest enough to suggest if we want to buy it yet," Williams said.

Foegler said Campus Partners is beginning to define their first projects in concluding coalitions, but no priority has been established yet.

Columbus Baking is a subsidiary of Flowers Industries, a Georgia based company. Flowers Industries bought the bakery from Big Bear last December to gain access to Columbus market, Granacher said.

The possibility of renovating the bakery is limited due to its inefficient equipment and inadequate space to expand on High Street, according to a press release by Columbus Baking last month.

"It's a very old and outdated bakery," Granacher said. "It would not provide us with long term business opportunities."

At least 20-25 acres would be needed for expansion of the bakery, Granacher said. The property sits on a 4-acre site.
Students active in campus issues

By Bill Zambernard
Lantern staff writer

In an effort to communicate better with students, Campus Partners has formed a Student Involvement Committee.

The committee plans to address complaints by students about such things as trash disposal, vandalism and grievances against landlords, said Kate Shaw, chairwoman for the committee.

Campus Partners held an open forum Thursday. It was the first of many the Student Involvement Committee hopes to hold throughout the year, Shaw said.

"We're more in touch with what students want because we are students," she said.

Landlord-tenant laws are a concern for many Ohio State students, but the university does not presently have an office which provides legal advice to students, said Hollie Buri, a senior majoring in English.

"I couldn't believe that no such office existed here," Buri said.

Buri came up with a proposal to start a committee for student legal services.

Her proposal suggests charging students four dollars per quarter for legal advice. The service would not be mandatory and would appear as an option on each student's tuition bill.

Buri said she sent the proposal to David Williams, vice president for Students Affairs, last week and is waiting for a response.

"I gave him my proposal right before the riots happened on 12th avenue during Notre Dame weekend so I know he's been busy," Buri said. "I just have to know what he needs from me to make this plan work."

The Student Involvement Committee will be sending out newsletters and advertising in the Lantern in order to inform students of future meetings, Shaw said.

OSU President E. Gordon Gee spoke briefly at the forum about OSU's commitment towards solving some of the problems the off-campus area has had. OSU has given a $25 million endowment to Campus Partners for this purpose.

"I'd prefer to have urban problems than to be bored to death," Gee said. "We just need to take control of those problems as a community." Campus Partners, a non-profit community redevelopment corporation, was created by Ohio State in January of 1995 to help improve living conditions around the university.
What is Campus Partners?

Campus Partners News

The final puzzle: plus home-buying options
Campus Partners unveils area revitalization alternatives

By Jeanette Drake

As if they were riding through Future World at Epcot Center, about 400 people witnessed visions of an incredible tomorrow to replace the deteriorating neighborhoods that surround the Columbus campus today.

Consultants shared initial plans for area revitalization May 20 at an open house sponsored by Campus Partners for Community Urban Redevelopment, a non-profit group formed in January to improve the University District. Information gathering will continue through the summer, with a comprehensive plan for improvement expected by November, at which time specific projects may begin.

At the open house, consultants envisioned converting High Street into a regional destination that attracts not only mem-

bers of the University community, but also patrons from surrounding areas like Worthington and Dublin. Similar to boulevards of Europe, High Street would have vistas with open-air cafes, a variety of quaint store fronts and galleries that incorporate an international flavor at Lane Avenue, an arts gateway at 15th Avenue, and an entertainment mecca at 11th Avenue.

‘Ohio State is one of the largest, most impressive universities in North America, and it is surrounded by community that is not.’ Joe Brown

The visionaries see easier access by converting one-way streets like Summit, 4th, 11th and Chittenden to two-way connectors and adding parking lots and small two-story garages off High Street. They see wider sidewalks, a better mix of retail shops, renovated housing and safer streets. They see more clean, more green and more trees, trees, trees.

“Ohio State is one of the largest, most impressive universities in North America, and it is surrounded by community that is not,” said Joe Brown. Brown is president of EDAW Inc., the lead consultants for Campus Partners.

EDAW is not alone in its mission to turn the area around. They are joined by five other consulting firms, six citizen task forces, and a 100-person advisory council that represents 67 neighborhood, city, county and University groups.

See Partners, page 11
Consultants converged on Columbus prior to the open house during an “intense week to bring conclusions to the forefront,” said Barry Humphries, president for Campus Partners. To the challenge of renovating the University neighborhoods, Humphries brings a portfolio of experience including the highly visible turnaround of Victorian Village. For his current venture he not only has the backing of a city, he has also the towering strength of a university.

Unlike previous attempts at area renovation throughout the decades, this time the University is an important component, as witnessed by attendance at the open house by President Gee, University trustees, vice presidents and deans. In a list of guiding principles, Campus Partners said it wants to “support and seek the University’s participation as a co-sponsor for programs and projects rather than either a benign neighbor or a competitive force.”

President Gee said the University wants to be a “better committed neighbor.” As the name — Campus Partners — implies, “this is a partnership. This will fail if it’s (just) the University doing it. This will succeed if it’s all of us doing it.”

For the past eight months, Campus Partners and consultants have taken community input and formulated initial ideas in the areas of planning and design; market evaluation; transportation and parking; safety and law enforcement; public services; and social services, education, health and employment opportunities.

“This is a partnership. This will fail if it’s (just) the University doing it. This will succeed if it’s all of us doing it.”

President Gee

The University is most directly involved in the human services component via the Interprofessional Leadership Task Force, which will “knit together the human fabric of this neighborhood,” said Michael Casto, director of the Interprofessional Commission of Ohio.

The task force has strong University leadership from: University Architect’s Office; Federal Relations; City and Regional Planning; Campus Partners; Architecture; Education; Food; Agricultural and Environmental Sciences; Human Ecology; Law; Medicine; Nursing; Social Work; Allied Medical Professions; Public Policy and Management; University Extension; Mershon Center; and University College.

The task force has identified over 120 service-providing institutions and associations which are important to the University District. Also the task force has generated ideas for improving community-University collaboration, including making existing neighborhood school buildings into life-long community learning centers, increasing community access to University resources and expertise, and informing residents more effectively of services that are available.

The task force is looking at “developing within the University course requirements for community service,” which would give students “the chance to interface and have ownership and responsibility for the community,” Casto said. Among their ideas, the task force is considering:

• A collaborative neighborhood human services center to provide an integrated approach to education, employment, health and social services to achieve a healthy community.

• An off-campus student services center to provide primary health care, counseling, academic learning assistance and housing.

• An economic development association pledged to local hiring and purchasing and linking life-long learning to employment.

• An electronic communication and information system to link area schools and the University.

• A 25-unit halfway house for homeless persons.
Research study shows potential for staff, faculty housing in University area

With sweeping improvements expected in the University neighborhoods, a primary goal will be to encourage staff, faculty and graduate students to invest in the area as home owners. Robert Charles Lesser & Co. recently conducted a market study of University employees that revealed:

* Only 3.8 percent of faculty and staff live in the University neighborhoods.
* There is potential for up to 65 faculty units and 325 staff units in the neighborhoods during the next few years, assuming that significant other improvements are achieved.
* The largest preference is for three-bedroom homes, with parking being the most desired amenity.
* Prices should be in the $50,000-$120,000 range.
* Organized rehabilitation and new construction is necessary. Financial incentives might include downpayment or monthly payment assistance, tax exempt bond financing, mortgage credit certificates, and reduction in cost through land leases.
* The most useful mechanism may be for OSU to absorb the risk of credit losses from employees, making it possible for employees — who could not otherwise obtain mortgages — to do so by eliminating the need for a down payment or allowing financing through payroll deductions.
* The most important actions that would affect decisions of moving into the area are reducing crime and renovating housing.
Core values shape revitalization plan

Some 30 neighborhood, city and university leaders participated in a two-day workshop in March 1995 to develop a clear set of concepts, ideas, visions, and guiding principles which could be the foundation for all future recommendations and actions. The following vision statement and core values, which were refined throughout the planning process, are the underpinning of the programs and recommendations in the concept plan for the University District:

Vision Statement: “The University District shall become a high quality ‘city-within-a-city,’ characterized by diverse, enriched, safe, livable, and commercially viable neighborhoods with community features and programs connected by a district-wide framework of transportation, open space, amenities, and human services.”

Core Value #1: The University District shall be a model for university-community relationships:
- by optimizing University investment in the community according to a mutually agreed upon Revitalization Plan;
- by enhancing human services through university sponsorship and commitment;
- by capitalizing on the synergies of academic and community goals;
- by providing lifelong learning opportunities; and
- by supporting a world class institution in a community of comparable quality.

Core Value #2: The University District shall be a place of pride by maintaining buildings, and conserving and enhancing architectural quality and character:
- by providing an abundance of open space, recreation, and parks;
- by providing accessibility to all users and services for the entire neighborhood; and
- by ensuring adequate levels of public maintenance and service.

Core Value #3: The University District shall be culturally and socio-economically diverse:
- by providing diverse housing opportunities;
- by actively promoting home ownership;
- by providing housing opportunities for University faculty and staff; and
- by providing opportunities to live and work in the same neighborhood.

Core Value #4: The University District shall be a neighborhood of choice:
- by being friendly to traditional and non-traditional families;
- by including diverse student populations;
- by being safe and secure 24 hours per day; and
- by ensuring balanced transportation systems to support business and employment while promoting pedestrian/bicycle/transit options.

Core Value #5: The University District shall demonstrate new leadership and investment partnerships to reverse the decline in retail and housing:
- by coordinating positive investment partnerships between state, city, university, community, and individual investors;
- by expanding the economic base;
- by upgrading market standards; and
- by working positively with university-related residential and commercial cycles.

Core Value #6: The University District shall accomplish its larger civic goals through the active participation of community individuals and agencies:
- by maintaining open communication among all participants;
- by removing barriers and disincentives to participants; and
- by forging a new leadership collaborative of university, city, and community.

Concept Plan recommends actions to revitalize
(Continued from page 1.)
recommendations. Implementation of specific projects will be subject to further review by Ohio State, the city and the neighborhoods.

Copies of the University Neighborhoods Revitalization Plan are available for sale at Long's Bookstore for $10. Copies may be reviewed at Ohio State's Main Library, 1858 Neil Ave. Mall; Northside Branch Library, 1423 N. High St.; Whetstone Branch Library, 3909 N. High St.; and in the Campus Partners office, 1824 N. High St. Funding for development of the plan came from Ohio State, the city of Columbus and a grant from The Columbus Foundation.
EDAW, Inc., lead consultant with the Campus Partners team, prepared this illustrated map to summarize the major recommendations in the University Neighborhoods Revitalization Plan. The projects cited on this map are illustrative of the types of actions recommended in order to accomplish the goals of the revitalization effort. Campus Partners does not have the authority, by itself, to implement the proposed changes and will carry out all implementation programs in close collaboration with the university, the city of Columbus, and the appropriate neighborhood organizations.
Opportunities for homeownership abound in University District

Neighborhood civic leaders are optimistic that a significant rise in the level of homeownership will accompany the revitalization of the University District over the next few years. They predict that these neighborhoods should be attractive to families seeking affordable housing with turn-of-the-century craftsmanship combined with a central location and access to the nation's largest campus.

David and Mary Brown purchased a spacious brick house at 390 E. 12th Ave. in September and live there with their sons, Evan, nearly two years old, and Seth, born in October. David and Mary each had rented in the University District for a number of years and continued to rent half a double on East 13th Avenue after they were married in 1994.

For Mary, affordability was a key to buying their home. She wanted to continue to work only part-time and be with their young children. With assistance from a state loan fund targeted to first-time homebuyers, the Browns found that they could handle a mortgage that was not significantly more than what they had been paying in rent.

David and Mary both have been active in the neighborhood, particularly through their church, Living Hope Fellowship on East 13th Avenue. The church has reached out to long-time homeowners and to renters to promote improvements to the area. David also heads Neighbors in Action, a blockwatch which serves the neighborhood east of North Fourth Street between East 12th and East 15th avenues. "Neighbors who see other neighbors get involved are then inspired to get involved themselves," David said. "A sense of community has brought about a sense of security."

Diverse neighborhoods

While the University District has always maintained a committed core of homeowners, the area has been viewed primarily as the city's largest rental market. As The Ohio State University's Columbus campus grew to become the largest campus in the nation, the rate of homeownership fell from 50 percent in 1950 to about 12 percent today.

The University District, however, is not a single, predominantly student neighborhood, but is a series of diverse neighborhoods. While the neighborhoods immediately adjacent to the university are likely to remain a rental market, other neighborhoods, such as Denison Place, Weinland Park and Glen Echo South, offer a variety of housing choices.

The historic nature of much of the housing stock also is appealing. The neighborhoods include four historic districts sanctioned by the city of Columbus: New Indianola, Iuka Ravine, Indianola Forest and Northwood Park.

Howard Skubovius, president of the University Area Commission, says an attraction of the University District is the diversity of the neighborhoods and housing prices which range from $45,000 to $300,000. "There is a home in your price range in our neighborhoods," he says. "You have a great number of options."

Revitalization potential

Sandwiched between the successful neighborhoods of Victorian Village to the south and Clintonville to the north, the University District certainly has the potential to attract home-buyers, but it still must overcome a reputation for crime, deterioration of the housing stock, inadequate refuse collection, and a transient population.

Working with the city of Columbus, Ohio State and the neighborhoods, Campus Partners has overseen a
Ready to become a homeowner?

If you are interested in buying a home, start with Diane Poulon, housing director for the University District Organization. She works to promote homeownership in the neighborhoods with support from The Columbus Foundation.

Poulon distributes a list, updated weekly, of homes for sale in the University District by price range and number of bedrooms. She will determine if a property you are interested in has been cited for code enforcement violations. She will do financial counseling, without charge, for persons interested in purchasing in the neighborhoods. The counseling can help you improve your eligibility for a home mortgage. She also has two free publications on homeownership.

Call Poulon at 294-5113.

Area real estate agents can help you find a house which meets your needs in your price range. Bank loan officers monitor various federal, state and city homeownership programs, particularly for first-time homebuyers and for down payment assistance. They can help you qualify for a loan.

Foegler will direct

(Continued from page 1.)

E. Gordon Gee, president of Ohio State, noted that Foegler will strengthen the partnership among the university, city and neighborhoods.

“Over the next five months, Terry will work with city, neighborhood, and university leaders to identify key initiatives and move forward,” Gee said.

“Working together, we can improve our neighborhoods so they will be clean, safe communities for our students, faculty and staff, and other residents.”

Foegler had been assistant city manager/director of development for Dublin since 1990. His previous positions were in planning in both the public and private sectors.

He earned his bachelor's degree from the University of Cincinnati in 1974 and a master's degree in urban planning from the University of Illinois in 1976.

The first president of Campus Partners, Barry Humphries, left at the end of March to return to his private business.
HUD grant to Ohio State will support human services recommendations

The U.S. Department of Housing and Urban Development has strengthened the partnership between the University District neighborhoods and Ohio State University’s faculty and students with a major new initiative. HUD announced Sept. 20 that Ohio State is one of 15 recipients — out of 104 university applicants — of a grant under the Community Outreach Partnership Centers program which encourages universities to work with their neighborhoods.

The three-year $400,000 grant to the Campus Collaborative will build “an indelible link,” connecting faculty, staff, students and residents in a common goal of improving the quality of life in the University District, said Nancy Zimpfer, dean of the College of Education and chair of the collaborative. The Campus Collaborative, composed of more than 30 colleges, departments and offices at Ohio State, developed the human services and student quality of life recommendations in the Campus Partners plan. Now the collaborative is moving into an implementation phase.

“The grant will provide substantial support and momentum for initiating many of the human service programs (in the Campus Partners plan),” Zimpfer said. Planning and participation in setting goals and carrying out community programs will be assured through a Dialogue Bridge program.

“For example, faculty who specialize in family life and housing will work with residents and community organizations to increase family stability and prevent evictions and homelessness. Faculty who specialize in employment readiness and job training will work with community organizations to prepare residents for employment.” One project will help residents start small businesses in Weiland Park by providing technical assistance, inexpensive office space, shared support staff, and office equipment.

“The HUD grant recognizes the centrality of families and well-being to a better social fabric in university neighborhoods,” Zimpfer said. “This is a clear indication that we’re on the right track of placing social issues at the core of the revitalization initiative. All of us within the collaborative are indebted to the residents and our membership for showing once again what a difference teamwork can make in working on complex challenges of building a livable, stable community environment.”

The funding enables faculty to take their normal work beyond the classroom, said Michael Cost, director of the collaborative and the Interprofessional Commission of Ohio. “The collaborative’s grant proposal was especially strong,” Cost said, “because the type of community partnering that HUD is looking for, we already have.” Joining with Ohio State in the implementation of this grant are the Godman Guild Neighborhood Resource Center and the Weiland Park Community Collaborative, Inc. 

Ohio State employees provide community service

The Campus Collaborative and Ohio State’s Office of Human Resources teamed up to recruit Ohio State employees for United Way’s Community Care Day on Sept. 12. A record 75 university employees volunteered to help that day at eight University District social service agencies. Ready to work in this photo are (left to right) Abby Martin, Elizabeth Hart, Lisa Doreaam, Nancy Jacobs and Ruth Allred — all from either the University Controller or University Budget and Space Planning offices. They put their brooms, mops and buckets to use at The Family Center at Holy Name, 155 E. Patterson Ave. The Campus Collaborative provided t-shirts for the volunteers and organized them to work in the neighborhoods around the university. (Photo by Kevin Fitzsimons.)

Student voice needed on plan

The Campus Partners Student Involvement Committee meets regularly to provide a voice for Ohio State students in the planning and implementation of improvements to the University District.

The committee sponsored a student forum on Oct. 10 at which Ohio State President E. Gordon Gee discussed and answered questions about his commitment to the revitalization effort. He spoke to about 60 students.

For information on the committee, call Campus Partners at 294-7380.

Mayor Leszusta (left) and Wildman

Columbus Mayor Greg Leszusta and Police Chief James Jackson presented awards to Tom Wildman in a ceremony last month at Medary Elementary School for his volunteer efforts to promote public safety in the northern part of the University District.

As safety director for the Glen Echo South Civic Association, Wildman organized his neighborhood’s event as part of the 13th annual National Night Out Aug. 6. The event drew more than 200 people and was the largest National Night Out event in Columbus.

On a regular basis, Wildman organizes the cellular patrol of volunteers who keep an eye out for crime and other problems in Glen Echo South.
University seed grants will sprout through community-based projects

Professors and students will extend their Ohio State classrooms into the neighborhoods of the University District this fall with support from $50,000 in faculty seed grants. The new University Neighborhoods Seed Grant Program is coordinated by the Campus Collaborative to encourage community-based teaching and research as part of neighborhood revitalization. Funding for the grants came from Ohio State’s Office of Academic Affairs.

“What’s exciting is that the recipients will take teaching and research into the community and, in that process, they will engage people in the community in collaborative ways,” said Michael Casto, director of the Campus Collaborative. “The seed grants create an incentive for faculty to carry their work into the community.” The prospect of effecting positive change across High Street is exciting in itself, Casto said. “Two years ago, it would have been hard to demonstrate how the university was making a difference. Now we have nine specific projects that will engage faculty and students in the community in a very tangible way.” The nine seed grant projects are:

- Sylvia Reynolds-Blakely, instructor, and Jennie T. Niccol, associate professor, both of nursing, will analyze emergency food services in the University District.
- Margaret Tenford, assistant professor of allied medical professions, and Susan L. Zavodich, associate professor of human ecology, will assist older homeowners with referrals and home projects.
- Helen Marks and Cynthia Uline, both assistant professors of education, will construct a database to promote teaching, inquiry and service among the area public schools.
- Bev Toomey, professor of social work, and Kay Bea Jones, associate professor of architecture, will study the feasibility of providing housing for student mothers with children.
- Sally V. Rudman, associate professor of pathology and allied medical professions, and Kory M. Ward, associate professor of medical technology and allied medical professions, will provide screening, counseling and referral services for chronic diseases.
- David Huthersall, professor of psychology and director of University Honors Program, and David J. Strauss, program assistant for University Honors, will coordinate tutoring by university honors students for 40 students at Indiana School Middle School to prepare them for the state’s ninth-grade proficiency tests.
- Norman K. Booth, associate professor of landscape architecture, will guide 95 seniors in a three-week study of the Iuka Ravine. Students will prepare design and management proposals for the rehabilitation and long-term maintenance of a unique green space in the neighborhood.
- Theresa Rogers, associate professor, and Cynthia Tyson, graduate teaching assistant, both of education, will work with elementary schools and parents to improve children’s literacy.
- David Stein, associate professor of education, will work with Summit United Methodist Church and Neighborhood Services, Inc., to expand the adult education program of the Summit Neighborhood Education Center.

The Office of Academic Affairs will fund Campus Collaborative seed grants again for next year, and a request for proposals will be issued in the spring.

City supports cleaner neighborhoods

The Campus Partners Public Service Committee is taking trash — literally. The committee designed the street-sweeping program for the University District which was initiated this year, and now the committee is studying major improvements in the refuse collection system. The goal is to improve the appearance of the neighborhoods by getting trash out of the alleys and litter and debris off the streets and sidewalks.

Richard M. Hickman, deputy director of the city’s Public Service Department, chairs the committee, which includes representatives of the city’s Division of Refuse Collection, Columbus Health Department, various university offices, University Community Business Association, University Area Commission, and property owners, Ohio State students and Campus Partners.

Hickman has established subcommittees to review the weekly refuse collection process, special projects for situations like the student move-out at the end of spring quarter, refuse code enforcement (issues involving residential property owners and retailers), and communications.

The committee also has scheduled a meeting for January to review the street sweeping program for 1997. As developed this year, the city swept all streets in the core student neighborhood west of High Street during spring break in March, its early June and in early September. In addition, the city swept the arterial streets throughout the University District on the second Thursday and second Friday of each month from April through October. The city has installed some 890 street signs throughout the neighborhoods to support the sweeping.

If you are interested in joining these discussions about refuse collection or street sweeping, call the Campus Partners office at 294-7300.

MBA students volunteer at Indiana School

Some 150 students in the Master of Business Administration degree program in Ohio State’s Fisher College of Business participated in a community service project at Indiana Middle School on Sept. 26. The project was part of the incoming MBA Class of 1998 orientation which emphasizes teamwork and leadership skills and reinforces social responsibility and community awareness. MBA students worked with Indiana students to landscape the property, improve the playground, and build picnic tables and park benches. The Xerox Foundation sponsored the project with a $10,000 grant used to buy paint, tools, lumber and shrubbery.
Partners' calendar met with skepticism

By Bill Zambernard
Lantern staff writer

A Campus Partners plan to create an off-campus community projects calendar is meeting obstacles.

In a committee meeting two weeks ago, members discussed putting together a calendar which would list monthly events that various community service groups are developing in the off-campus area.

The calendar would give students living on or around campus a chance to be involved in making their neighborhood a clean and safe place to live, said Steve Sterrett, spokesman for Campus Partners.

However, in a Student Involvement Committee (SIC) meeting Thursday, a list of community services to be placed on the calendar had not yet been compiled.

"I thought it would be easy until I actually sat down and tried to put it together," said Kate Shaw, a senior majoring in women's studies and SIC member.

Project Community, a community service working out of the office of Off-Campus Student Services, was skeptical about being listed on the calendar, said Chris Klemek, a senior majoring in cultural/intellectual history and SIC member.

"They know what their agenda is, but they're not sure what our agenda is," Klemek said.

Some advisers for Project Community expressed concerns about being co-opted by Campus Partners, Klemek said.

That is part of the problem in moving forward on the calendar, said John Wilhelm, graduate student in the School of Public Policy and Management and member of the Campus Partners Board of Trustees.

Community services need to know the calendar is meant to bring attention to what their programs are doing, not make their programs part of Campus Partners, Wilhelm said.

One way of getting that point across is not by selecting community service groups for the calendar, but instead advertising the calendar itself, said Melissa Keeley, a senior majoring in microbiology and plant pathology and SIC member.

"This would allow any group that wants to be on the calendar to get listed, whereas a selection process might make some groups feel left out," Keeley said.

Campus Partners was created in January 1995 to improve living conditions around the university. They have written a plan which outlines several ways of accomplishing that goal, but the plan has not yet been implemented, Sterrett said.

"Once we (Campus Partners) start doing some of the things we've been talking about, we won't just be known as the organization trying to shut down the campus bars," Wilhelm said.
Turning the tide of decay

With university backing, hopes are high for OSU-area revitalization

By Doug Caruso
Dispatch Higher Education Reporter

Winston Jennings Brown, a house near Ohio State University in 1991, saw a bright future for students living there.

"But everybody left us late December," he said. "Two years later, our university would not use part of the property, so we were evicted." That's when Jennings Brown decided to take control of the property and make it a residence for students.

The plan in a nutshell

The urban renewal program 
in Columbus is unique because it is aimed at developing 
the university's neighborhood.

The program's goal is to create an environment that will attract young people, revitalizing the neighborhood and improving the quality of life for everyone.

It's successful in the short term because it provides affordable housing and increases the student population. However, long-term success requires continued support and funding.

In the past two years, Campus Partners has been involved in several projects, including the renovation of the old library building and the construction of a new residential complex.

Campus Partners is an organization that brings together the university, the city, and private investors to develop the OSU-area neighborhood.

They have worked with the city to update the property and bring new businesses to the area.

In the next few years, they plan to continue this work, focusing on improving the quality of life for all residents.

In conclusion, the OSU-area revitalization program is a great example of how partnerships can improve neighborhoods and create opportunities for everyone.

John F. Wolfe, Publisher, President and CEO
MICHAEL F. CURTIN, Editor
It's about clout

City’s renewed interest buoya neighborhoods surrounding OSU

Stories by Doug Camara
Dispatch-Herald/Dispatch reporter

N

ng neighborhood leaders in the University District say Campus Partners has given them renewed clout with a city government that general their area for decades.

As early as 1999, neighborhood groups managed to get a rezoning proposal called the City Park Plan through the Columbus City Council, but much of it went unimplemented.

"Some of that stuff is in this book," said Howard Fasnacht, president of the University Area Neighborhood Association. "For decades, we’ve been stuck in a rut. We needed some bright spots to brighten up because we don’t have the political clout.

"The city paid less attention to the district because of the lack of voting neighborhood, he said, even though the area should have represented a greater proportion of the city’s population because of the large population.

So was making the move this year when they began moving toward rezoning. After some negotiations and parking issues after parking one another, 2019 asks what they were missing the move.

In 2019, 2020, the area has significantly changed. Twenty-three years ago, the University District was a sparsely populated area with few residents. Today, the area is bustling with students, workers, and residents.

The city’s Public Service Department began meeting with neighborhood leaders last year and has responded to their complaints, said Ed McCarty, director of the department.

"We’ve been able to make some small improvements and see the community’s needs, we are trying to be as proactive as we can make it.

But even apparently simple services such as a study on the University District, walking in at a service on the streets and along sidewalks have been met with a "no" from the city.

"We’re not able to look at things on the streets and alongside the sidewalks now," McCarty said. "The community has asked for this, and we’ve been unable to make it happen.

"The city has been responsive to our needs, and we’ve been working with them to make improvements," McCarty said.

"We’ve been impressed that they’re paying attention to what we need," McCarty said.

Brown also notes that local government has been more responsive to their concerns in recent years.

"I think the city has been more responsive, and we’re able to get things done," Brown said.

"City Parks is one of the larger parks in the area, and we’re able to get things done," Brown said.

"City Parks is one of the larger parks in the area, and we’re able to get things done," Brown said.
Tapping university resources

By Doug Causee Dispatch Higher Education Reporter

Campus Partners is engaged in a larger movement by Ohio State University to become more involved in affairs off-campus. The university also is aggressively seeking research opportunities for its professors and students in the OSU zone through a project called Campus Collaboratives, and University President Gordon Gee has said the goal is to create an environment where students can take action against students who cause problems off-campus.

The rail in Ohio State would include the university back toward the relationship it had with the University District in the years just after World War II.

OSU has open its doors to scientists returning from World War II but had no plans to house them all. So the rail went out to homeowners in the area — many of them faculty and staff who wanted to work — to take in the new students.

It was like your civil duty to make room for a GI who came

Please see RESOURCES Page 2A
The value of homeownership

Campus Partners wants to attract more people like Bill and Mary Riley

By Doug Cesare
Dispatch Higher Education Reporter

Some mornings, Bill Riley can be found walking with his two poodles and lane his final yard in front of his house near Ohio State University. The retired physical education teacher and his wife, Mary, are blotted occasionally by the sound of a passing blender.

"It's like we're alone," Mrs. Riley said.

"Well, it's hard to hear them during the heat of the day," Mr. Riley said.

"And don't you love it?" Mrs. Riley asked.

Yet despite the noise and the heat, the Rileys live here in their brick house on E. Lane Avenue. "We want diversity," Mrs. Riley said. "We don't want everybody to be like us. This is a friendly place to live. It's quiet, and the houses are well-maintained."

The Rileys are among a changing breed—people who can afford to live in the neighborhoods where OSU is only a short walk away. OSU continues to expand, and the number of people who can afford to live in the neighborhoods near OSU is also increasing, according to Campus Partners Community Uptown.

Bill and Mary Riley, residents of E. Lane Avenue, are shown in an upcoming street cleaning.
A housing Catch-22

Landlords' neglect, students' irresponsibility cited as problems in campus area

Stories by Doug Cameron
Dispatch reporter

Every week, at least 15 students walk into Ohio State University's Office for Campus Student Services with complaints about their landlords.

"It's the same thing every year," says Junior Tim Jones. "In the winter, it's the same thing. They love us, and they hate us in the room." The most recent thing I've seen is that an area landlord is changing the drainage of common areas for the rooms on 15th Avenue.

"That's not to say that there are students who are always right," she adds.

While landlords say they've seen it all: students who drive all their friends in their living rooms, clutter the house by living large, or perdition party advertising party dates and Jackson.

Despite the laws, some and more students opt to live outside the University, in recent years, the percentage of student living within walking distance of campus has steadily declined — from 33.6 percent in 1980 to 29.9 percent, according to OSU. Because the university's enrollment goal project that the number of students living in the campus area to around 15,000.

The plan to reduce the Columbus Partnership for Community Urban Redevelopment has identified student housing as a goal. The group attributes the decline to competition from apartment developments outside the campus area, especially on the Northwestside.

The plan says "Off-campus living continues to be a housing choice for the student population" outside of the neighborhoods, and the percentage of student living within walking distance of campus has declined from 33.6 percent in 1980 to 29.9 percent in 2000.

The plan also says that the percentage of student population living in dormitories and student housing is expected to increase from 24.1 percent in 1980 to 24.8 percent in 2000.

Rent deal nearly leaves students homeless

Students are being evicted by landlords who are not fulfilling their obligations.

"We just thought it needed cosmetic work," Jane Patterson said. "Here it is a month before school, and they're telling us we can't move in."

"We should be able to move in," Jane Patterson said. "We should be able to move in."
Redesigning High Street

Businesses need wider appeal, planners say

By Brigid Carroll

The Columbus Dispatch / METRO

A spending gap

Campus Partners says the University District zone has an "extremely high" number of retail dollars to other areas in a healthy neighborhood, the group says. People often capture 20 to 30 cents of every dollar spent by residents and 10 to 15 cents of every dollar spent by employees. The University District has:

- 27 cents of every dollar spent by neighborhood residents.
- 3 cents of every dollar spent by downtown residents.
- 4 cents of every dollar spent by university folks.
- 1 cent of every dollar spent by businesses.

Source: Analysis by Community Urban Development, Dispatch graphic

A spending gap

Campus Partners says the University District zone has an "extremely high" number of retail dollars to other areas in a healthy neighborhood, the group says. People often capture 20 to 30 cents of every dollar spent by residents and 10 to 15 cents of every dollar spent by employees. The University District has:

- 27 cents of every dollar spent by neighborhood residents.
- 3 cents of every dollar spent by downtown residents.
- 4 cents of every dollar spent by university folks.
- 1 cent of every dollar spent by businesses.

Source: Analysis by Community Urban Development, Dispatch graphic

Urban Entertainment Center

- Ohio State waterfront center
- Neighborhood redesign
- University-affiliated. University-related offices
- Student housing
- Floating home

A spending gap

Campus Partners says the University District zone has an "extremely high" number of retail dollars to other areas in a healthy neighborhood, the group says. People often capture 20 to 30 cents of every dollar spent by residents and 10 to 15 cents of every dollar spent by employees. The University District has:

- 27 cents of every dollar spent by neighborhood residents.
- 3 cents of every dollar spent by downtown residents.
- 4 cents of every dollar spent by university folks.
- 1 cent of every dollar spent by businesses.

Source: Analysis by Community Urban Development, Dispatch graphic

Urban Entertainment Center

- Ohio State waterfront center
- Neighborhood redesign
- University-affiliated. University-related offices
- Student housing
- Floating home

A spending gap

Campus Partners says the University District zone has an "extremely high" number of retail dollars to other areas in a healthy neighborhood, the group says. People often capture 20 to 30 cents of every dollar spent by residents and 10 to 15 cents of every dollar spent by employees. The University District has:

- 27 cents of every dollar spent by neighborhood residents.
- 3 cents of every dollar spent by downtown residents.
- 4 cents of every dollar spent by university folks.
- 1 cent of every dollar spent by businesses.

Source: Analysis by Community Urban Development, Dispatch graphic

Urban Entertainment Center

- Ohio State waterfront center
- Neighborhood redesign
- University-affiliated. University-related offices
- Student housing
- Floating home

A spending gap

Campus Partners says the University District zone has an "extremely high" number of retail dollars to other areas in a healthy neighborhood, the group says. People often capture 20 to 30 cents of every dollar spent by residents and 10 to 15 cents of every dollar spent by employees. The University District has:

- 27 cents of every dollar spent by neighborhood residents.
- 3 cents of every dollar spent by downtown residents.
- 4 cents of every dollar spent by university folks.
- 1 cent of every dollar spent by businesses.

Source: Analysis by Community Urban Development, Dispatch graphic
Trustees to consider purchase of Papa Joe’s site

If approved the site would be Campus Partners’ first buy

by Chiaki Tatimoto
student staff writer

Campus Partners is finally on the move toward the revitalization of the South Campus area after lengthy planning and alking with the community.

Campus Partners for Community Urban Redevelopment is a non-profit community development corporation, in December officially proposed the purchase of the property at 1573-1581 N. High St., the former site of Papa Joe’s Bar and Pizza and wo other businesses, which were destroyed by fire last April.

The purchase needs to be approved by the Ohio State Board of Trustees, which has a control over the group’s finances. The board’s approval to pay $425,000 for the site will be determined at a meeting Feb. 7.

“We have every indication that they (the board) will approve it,” said Joseph Williams, director of real estate and treasurer of Campus Partners.

The group, established in January 1996, has a vision of redeveloping High Street into a retail and entertainment district. If the proposal is approved, the land will be Campus Partners’ first purchase for the neighborhood redevelopment.

Purchasing of other property in the area such as the closed bakery on 10th Avenue and High Street, is still under discussion. “There is a little difference in price,” Williams said.

The site of the National City Bank office on 11th Avenue and High Street is another option for the group to purchase. The bank will not close until February but the group already discussed its interests with the bank, Williams said.

Defining which zones to purchase in is the biggest question for the group right now, Williams said.

“Our board is in the process of determining how big an area needs to be concentrated on,” he said.

The use of the former Papa Joe’s site will not be determined and the property will remain vacant until the zone is defined, he said. Parking spaces or a green vacant lot are possible options, Williams said.

Parking is one of the most serious problems for High Street businesses. When the bakery closed a parking lot next to Firjous Deli and Cafe, 153 N. High St., in November 1995, businesses in the area were severely affected, said Shakeeb Latif, owner of Firjous.

Latif’s restaurant has lost 75 percent of its customers since then, he said. He sometimes had to pay towing fees instead of losing customers.

Crazy Mama’s, a bar which was in business for 30 years, went out of business after the parking lot was closed, he said.

The state, city, and OSU have been involved in improving the situation, but nothing has been done until now, Latif said.

“I’m hoping Campus Partners will help us. They must do something about it,” he said.

Williams said the community’s response to Campus Partner’s plan has been positive. Most community business people see the need for upgrading of the area, where bare keep going out of business, he said.

Other Big Ten universities are successful in developing good urban environments that attract both students and community people, Williams said.

“I think it (purchasing Papa Joe’s site) will give Campus Partners more viability,” Williams said. “They (the community) unanimously approved our plan and now we can move forward.”
Campus Partners' invites review of plan

By Paul Hoover
Lantern staff writer

Campus Partners is encouraging students opposed to their plan to read through the proposal before passing judgment.

Campus Partners released a comprehensive plan, which contains more than 250 proposals for how to improve the 2.5 square mile University District in July after 18 months of work with the Ohio State University, the city of Columbus and various neighborhood and student groups, said Steve Sterrett, the organization's community relations director.

Despite the involvement of numerous community leaders and coverage of the plan by local media, many students are persistent in the belief that Campus Partners' sole goal is to rid the campus area of bars, Sterrett said.

"We have some concerns about the appearance of the South campus area, but we're not opposed to bars," Sterrett said. "We just want to revitalize the businesses on High Street. Through our planning process, I think we want to take a comprehensive approach to the whole district, and that includes more than just the South campus area."

Tony Slanec, a sophomore majoring in landscape architecture, said he looked over summaries of the plan and liked what he saw.

"This is good for the community," Slanec said. "Right now, the whole east side of High Street looks like it's ready to fall apart, and if they wait much longer, that entire neighborhood might deteriorate to the point where they can't save it.

"By fixing it up and attracting some businesses with some cultural or entertainment value, they'll give students more opportunities to do something other than drink," he said.

His only reservation about the plan are proposals to add an urban entertainment center near 11th Avenue and High Street and to change the composition of businesses near Lane Avenue and High Street, which will take a lot of the character out of those neighborhoods, Slanec said.

Other students are concerned about fundamental changes being planned for areas frequented by students.

Gary Krupinski, a sophomore undecided about his major, said recent reports of Campus Partners' interest in purchasing the former site of Papa Joe's Bar and Pizza reaffirmed his belief that the group is actively working to destroy campus culture.

"I don't like their plan at all," Krupinski said. "What right do they have to tell us what we should have on our campus? They want to tear out the bars and replace it with The Gap, and I don't think that's what students want."

Sterrett said he understands students' reservations about changes that have been proposed, and insists Campus Partners will continue to seek input from students on all aspects of the plan.

"We are trying to get students involved and informed so as to erase some of their fears," Sterrett said. "We have two students (Jenny Nelson and John D. Wilhelm) on the board of trustees, and numerous students involved in the Student Involvement Committee, Public Services Committee, and Safety Coordinating Committee."

"On a campus with 48,500 students, it's hard to inform all the students, especially when we're looking globally," he said. "Hopefully, as we work on individual projects where students can see their results, they may get more involved."
Campus Partners discuss improvements for street sweep

By Chiaki Tatsumoto
Lantern staff writer

Campus Partners Public Service Committee held a meeting Wednesday to discuss how to improve this year's street sweeping.

The committee set a goal to sweep all the streets in student neighborhoods east of High Street monthly, along with major streets in the area. In the past, student neighborhood streets were swept three times a year.

The service will be done every second Thursday and Friday of the month April through November.

The committee intends to ask for the community's response before implementing the plan.

The major concern of the committee is how to reduce the number of cars towed during the sweeping.

More than 500 cars were towed during the three street sweepings last year, according to the statistics of Columbus Public Service Department.
Students voice High Street needs

By Chlaki Tatemoto
Lantern staff writer

During a forum Wednesday, Ohio State students told Campus Partners what they want on High Street.

"We heard a lot of what Campus Partners wants. This is a chance for students to say what should be done," said Joshua Black, a member of the committee. "We need to get the information we gathered here and make sure it gets to the people making the decisions."

Among things students said they want on High Street are green space and parking space, a book-store that doesn't sell textbooks, but is a place where people can read books or have a cup of coffee, an entertainment facility that doesn't sell alcohol, a grocery store, and a 24-hour diner.

Campus Partners for Community Urban Redevelopment, Inc., is a non-profit organization formed by OSU in January 1995 to improve the campus neighborhood. The group completed its redevelopment plan including 250 recommendations last year.

The group's Board of Trustees will meet tonight to prioritize projects the staff will work on over the next six months or a year, said Steve Sterrett, a spokesman of the group.

"We are taking to the Campus Partners board the feedback that we've had from all different groups. So students responses and suggestions and ideas are very important," he said.

At the forum, students were asked to vote on priority recommendations, drawn from the previous meetings with students. That vote will go to the board, Sterrett said.

The recommendations come down to four issues: home ownership, commercial revitalization of High Street, student housing and OSU's academic engagement in the community.

"Professional students are looking for slightly different activities to get involved in and hopefully some of these things (student housing and economic development) are brought in to the campus area," said Pete Ellis, a second year law student.

Participants were divided into two smaller groups to discuss what they want on High Street.

"OSU is the largest university in the world but the area doesn't reflect that," Ellis said. "We should bring the culture, bring the diversity on High Street."

Home ownership was one of the major concerns the participants raised.

One student group suggested that having OSU staff and faculty in the neighborhood will help stop students' undesirable behaviors.

"If you have a political science professor next door to you, you won't throw bottles on their lawn," said John Wilhelm, a student board member of Campus Partners.

About a dozen students in addition to the student committee turned out for the two sessions.
Campus Partners' purchase approved

By Chiaki Tatemoto
Lantern staff writer

The former Papa Joe's site in the South campus bar district will become the first property purchased by Campus Partners.

Last Friday, the Ohio State Board of Trustees approved the Campus Partners' proposal to purchase the property at 1573-1581 N. High St., the former site of Papa Joe's Bar and two other businesses, which were destroyed by fire last April.

The trustees control the finances of Campus Partners for Community Urban Redevelopment, Inc., created by OSU in January 1995 to help improve living conditions around Ohio State.

Campus Partners will purchase the property from Robert Reves and Theresa Dorich at the price of $425,000, including $25,000 for the plans and specifications prepared on behalf of the owners regarding possible improvements to the property.

The purchase price was within the property's appraised value of $415,000, and the purchase was in the best interest of the Campus Partners, said Malcolm Baroway, executive director of University Communications.

The trustees have agreed to consider the purchase of properties up to a total of $25 million for Campus Partners' investments, he said.

The property, which is currently vacant, is going to be used as green space until the exact redevelopment area is decided, said Joe Williams, director of real estate of Campus Partners.

"What we will try to do is make it at least visually appealing as we can by seeding it and keeping it clean," he said.

Chris Miskovich, manager of Maxwell's Bar, located next to the property, said he does not think the Campus Partners' interim use of the land as green space will affect the business.

However, he is concerned about the group's efforts to purchase properties on High Street.

"We understand what they (Campus Partners) are doing, clean up and everything, but as far as purchasing the area, they pretty much screwed the bar business around here," Miskovich said.

"We are more concerned about them trying to take over our place, trying to buy us out," he said. "That's what they seem to be doing. They don't seem to be working with us."

Maxwell's has cleaned and updated the bar to respond to what Campus Partners want, Miskovich said.

"Although the group has gotten the reputation of being against bars, the acquisition of the property has nothing to do with Papa Joe's," Williams said. "We've talked to Papa Joe's about our support for them to locating in this district."

High Street businesses, including bars, have declined in the past five years, and local businesses are interested in being part of the group's redevelopment project, he said.

"Students are not going to the High Street bars any more and are looking for better entertainment options outside the district," Williams said.

"That's the reality that we have to deal with, and we'd like to provide those services that they want within walking distance," he said. "That's the whole theory here."

Campus Partners is in the process of determining the specific area to redevelop, Williams said.

"We're probably looking at acquiring the whole block," he said.

National City Bank, located on the same block, is going to withdraw from the area. Across the street is a closed bakery and empty buildings of former bars.

Campus Partners will be able to reach further decisions, and its vision in the area will become public in the next few months.
Area bars generate discussion

By Chisai Yatemoto
Lantern staff writer

Campus Partners said it is going to get rid of the blight in South Campus, however, a bar owner said the area is not blighted. “It’s not even close to the legal definition of blighted,” said Brad Miller, the owner of Maxwell’s Bar, 1578 N. High St.
Maxwell’s is located at the intersection of 11th Avenue and High Street, the area Campus Partners is going to rebuild.
“Right now students feel unsafe to go to the bars there,” said Steve Storretti, a spokesmen of Campus Partners.
Miller disagrees. “Too much selective enforcement” is the reason students are not going to High Street bars anymore, he said.
Columbus Police Cmdr. Curtis Marcum said the OSU campus area has walking crews in addition to a regular cruiser.
“Friday, Saturday nights, foot-
ball season, all those kinds of things, there’s a ton of people who congregate up there,” he said.
“That’s something that you have to police.”
Marcum said he would be surprised if the presence of the police has a detrimental effect on the area businesses.

The police spend about $2-3 million a year just to provide services to the campus area, said Sgt. Paul Hillmanbrand of Research and Development of the Columbus Police. The 1996 budget for the Columbus Police was $156 million, he said.
Howard Stanovits, President of University Area Commission, said the committee has not formalized its opinion yet, but wants police to work in a larger area and allows to prevent other crime “rather than waiting for problems or arresting underage drinkers at the bars.”
Miller started soliciting student signatures at his bar a few weeks ago to tell Campus Partners their message; leave South campus bars alone.

More than 600 students signed the petition by Tuesday night, Miller said.
“I’m proud of the way my bar looks,” he said. “I consider it attractive and I intend to keep it attractive.”

Joe Williams, real estate director of Campus Partners, said Miller has done nine things to keep his bar attractive, but there’s only as much he can do to change the overall decline of the area.
“The problems with the area go beyond the individual business,” he said.
Williams said Campus Partners will make others aware of Miller’s request when the group receives the petition, but he doesn’t know if it’s going to affect much of the overall plan to redevelop the area.

Looking back 18 years ago, Earl Webb, the owner of Skull’s Bar and Grill at 1596 N. High St., said the Short North used to look like South campus does right now—deteriorated.
He believes Campus Partners’ efforts with the city and the state can bring the area back up, he said.
“It’s going to turn around, but people have to work together on it,” Webb said.
“I would have no problem moving as long as I was financially taken care of,” he said.
Williams said the area has been historically an entertainment district, and there will be entertainment uses. But it needs a mix of retail uses, not just bars, he said.
Group urges profs to live nearby

By Kelly Urbano
Lantern staff writer

Ohio State professors may soon have a short commute — if Campus Partners has its way.

“We would like to see OSU faculty and staff owning and residing in homes in the University District within the next year,” Campus Partners President Terry Foegler told the Columbus Metropolitan Club Wednesday.

Part of the plan to lure OSU personnel to the University District neighborhoods includes incentives such as government assistance for mortgages, down payment assistance and interest rate subsidies, Foegler said.

He said a consulting team hired by Campus Partners has identified between 330 and 390 housing units for potential OSU buyers.

The team has estimated that the incentives for 360 homes would cost between $1.5 and $2 million. That would mean an average of between $4,167 and $5,556 in assistance per home.

The plan to offer home-owner incentives in neighborhoods east of campus has been discussed for several years and its implementation is high on Campus Partners’ list, Foegler said.

The current economic situation of many neighborhoods near the university is an important concern, Foegler said.

“We need a proper mix of housing in the area, including low-income and government-subsidized, he said. “We want to keep the area as culturally diverse as possible.”

— Terry Foegler, Campus Partners

“Any effort to make the process of purchasing homes in this neighborhood is welcomed, as long as the same level of energy and assistance is offered to current residents,” said Tom Dearing, vice president of a neighborhood community organization in Weinland Park.

“Yes, more home ownership is definitely needed in the university district, and I think all would agree that money needs to be made available,” said Ruth Holt, an OSU staff member and Weinland Park homeowner. “The problem, it seems to me, is that it’s still nothing more than a top-down approach, where it’s their agenda and not that of the neighborhoods.”

Holt said she was surprised by how quickly Campus Partners is moving ahead with their plans. This creates the impression that neighborhoods like Weinland Park are not being fully included in the campus organization’s itinerary, she said.

Their discussion of the specifics of home-owner incentives without our input “sets up a field of unequal conversation and mistrust,” Holt said.

Craig Jaynes, president of Weinland Park Community Collaborative, said it would be more productive to “first make Weinland Park a desirable enough place to live without the lure of economic incentives.”
Campus Partners seeking student rep

By Ann Dawson
Lantern staff writer

The Campus Partners Board of Trustees is seeking applications from undergraduate students interested in serving a two-year term as a representative.

Campus Partners is a non-profit community redevelopment corporation that works with the City of Columbus, the University District neighborhoods and the university to improve the residential and retail area around Ohio State.

Jenny Nelson, the current undergraduate representative, said she encourages students to apply.

"I've really learned a lot from the experience," said Nelson, whose term ends June 30.

Nelson said applicants should be well-informed so that the best interests of students are always at the forefront. She also said that now is an exciting time to get involved since changes will begin to be seen in the next two years.

"The student position brings a different perspective to the Board of Trustees. Just because they (the board) have the best intentions doesn't mean they remember, or know, what it's like to be a student," she said.

A nominating committee will review candidates and make recommendations for a selection.

The committee is comprised of three student representatives, each from USG, the Council of Graduate Students, and the Inter-Professional Student Council.

The current graduate and undergraduate representatives to the board will also be on the committee, along with one non-student member of the Board of Trustees, Janet Pichette, vice president for Business Administration.

Since students will be largely affected by Campus Partners' plan, the undergraduate selected for board membership will have full voting privileges.

Any undergraduate in good academic standing may apply for the seat on the Campus Partners Board of Trustees.

Applications will be available Monday in all residence halls, student government offices and numerous other locations around campus, including the Campus Partners office, located at 1824 N. High St.

Deadline for application is May 12 at 5 p.m.
Trustees OK $1.39 million bakery purchase

By Ann Dawson
Lantern staff writer

Campus Partners' $1.39 million purchase of the former Big Beer Stores bakery was approved at the Ohio State Board of Trustees meeting Friday.

The former bakery is a perfect candidate for redevelopment, said Terry Foegler, president of Campus Partners.

The 2.3-acre property would likely become the keystone in Campus Partners' plan to redevelop the 12-acre area surrounding the intersection of N. High Street and 11th Avenue, Foegler said.

"The property is vacant and presents an excellent opportunity," said Janet Pichette, member of Ohio State's Board of Trustees.

She also said that the price is consistent with the appraised value and has been approved by the Campus Partners' Board of Trustees.

Campus Partners would like to clear the area of eyesores and failing businesses by introducing a mixture of new retail stores, offices, restaurants and apartments.

OSU set aside $28 million for Campus Partners when it formed two years ago. Of that, $15 million is earmarked for the project at 11th Street and High Street.

In February, the OSU trustees approved Campus Partners' first purchase of the vacant lot at 1573 N. High St., where Papa Joe's Bar and two other businesses were destroyed by fire last year.

The bakery, which is not being used by its owner, the Columbus Baking Company, is Campus Partners' second clear-cut opportunity, said Steve Sterrett, director of community relations at Campus Partners.

The OSU board also approved Campus Partners' formal revitalization plan.

"It's not a blanket endorsement or guarantee that the university will fund all the recommendations, but they are accepting it as a blueprint."

Of the 250 recommendations in the University Neighborhoods Revitalization Plan, the four priority implementation initiatives are: High Street commercial revitalization, increased levels of home ownership, improvements to rental housing and the engagement of OSU faculty, staff and students in the revitalization.
277 cars towed for blocking street cleaners

By Julie Branco
Lantern staff writer

Volunteers from Campus Partners, Off-Campus Student Services, Phi Gamma Delta fraternity, and Alpha Phi Omega, a national service fraternity, all helped to get the word out to the area that cars would be towed if they parked in the path of the street sweepers.

Steve Sterrett, a spokesman for Campus Partners, said the volunteers placed orange covers over parking meters where the streets would be swept to warn people not to park there. A large electronic sign was posted at the corner of High Street and 16th Avenue to warn students of the street sweeping.

Sterrett said he was surprised that people still parked in the way of the street sweepers.

“I'm really disappointed that there were that many cars towed,” Sterrett said.

Sterrett said he was reluctant to cancel the street sweeping because of an occasional inconvenience to people who live in the area.

“The goal is not to tow cars, the goal is to clean the streets as efficiently as possible,” Sterrett said.

On Wednesday, there will be a meeting in the Campus Partners office at 1828 N. High St., to allow people to offer any ideas on how to get the word out to others about the street sweeping.

The city will continue to sweep the streets around the campus area on the first Thursday and Friday of each month through October.
Campus Partners’ plan taking shape

By Ann Dawson
Lantern staff writer

Campus Partners is pitching in $500,000 toward a plan to increase home ownership in the university district, said Joe Williams, director of real estate of the group.

An initiative through OSU, Campus Partners, the city of Columbus, and Fannie Mae, the nation’s largest purchaser of home mortgage loans, will attempt to lure OSU employees to buy homes in the district, he said.

“Of all the Campus Partners recommendations, most people felt home ownership had to happen,” he said. “Anytime you have an increase in home ownership, the people have more of a stake in the neighborhood. They become much more involved in the neighborhood and the community.”

James Johnson, chair and chief executive officer of Fannie Mae, announced the partnership on May 6 as part of a $1.5 billion investment plan to provide affordable financing for more than 22,000 low to moderate and middle-income families in central Ohio.

Williams said the city of Colum-
Campus Partners News

Diverse initiatives help improve university area

A key recommendation of the Urban Land Institute panel which reviewed Campus Partners’ initial planning concepts to improve the University District was the recognition that “holistic problems require holistic solutions.” The panel members declared that “an aggressive and positive, simultaneous strategy should be recommended at all times in the process — particularly in the beginning, when inertia must be overcome and results realized in order to maintain enthusiasm.”

The planning process concluded in July 1996 with the publication of the University Neighborhoods Rezoning Plan: Concept Document and adoption of the plan by Ohio State University’s Board of Trustees and Columbus City Council earlier this year.

Moving from planning to implementation, Campus Partners has followed the ULI panel’s advice by bringing together representatives of the neighborhoods, the city, the university, the schools and other public and private organizations to execute a comprehensive series of improvement projects.

The following is a review of important Campus Partners affiliated committees and task forces — all of which include wide representation — and a brief description of their current projects and issues. Your suggestions and participation are welcome.

**Safety Coordinating Committee.** This organization is the academic component of Campus Partners and is composed of representatives from more than 40 colleges, departments and offices at Ohio State. The committee is composed of representatives from the University and law enforcement agencies, neighborhood and business organizations, and student and faculty leaders of the university. The committee has a long list of safety and alcohol-related problems along High Street and in the predominantly student neighborhoods. The committee now is looking at changes to its charter to address safety issues throughout the University District and is working with Columbus Police on community policing issues.

**Campus Collaborative.** This organization is the academic component of Campus Partners and is composed of representatives from more than 40 colleges, departments and offices at Ohio State. The collaborative has made a presentation plan’s recommendations in the areas of education, social services, economic development, health services, faculty, student and university community on the Canal Street. The group’s interest is in shaping the plan’s recommendations, develop a comprehensive vision for work in the Washington Park neighborhood, develop a vision for the future of the university, and develop a vision for the future of the city.

**Public Service Committee.** Neighborhood and university representatives are working together in an effort to ensure that the university is a good neighbor to its residents. They are working on a community policing plan that includes activities such as neighborhood watch, block parties, and other initiatives to promote safety and security in the neighborhood.

**University seed grants encourage neighborhood involvement**

- **Trees, public health, and the arts**
  - will be among the beneficiaries in the University District of projects involving students, faculty and staff from Ohio State.

  
  **The Campbell Collaborative** has made two awards under the second annual University Neighborhoods Seed Grant Program. The awards, which average almost $5,000 each, will support projects conducted in the neighborhoods around Ohio State’s Columbus campus during the 1997-98 academic year.

  "This year’s seed grant program is a way to encourage faculty members to take their research and their work into the neighborhoods in ways that engage students and others to participate in the community," explains Michael Costa, director of the Campus Collaborative.

  "We have found that programs to be successful in these neighborhoods, while at the same time improving the quality of life for everyone living in these neighborhoods.

  The projects for 1997-98 are:

  - **Students from the School of Natural Resources will evaluate trails in the University District for structural stability and other hazards;**
  - **Students from Veterinary Preventive Medicine will identify public health problems and resolve them;**
  - **Students and faculty from the College of the Arts will take their work into the neighborhood; and**
  - **Students and faculty from the College of Education will work in the Family Focus Center at Second Avenue Elementary School;**
  - **Students from the College of Education will work in the Family Focus Center at Holy Name;**
  - **Education students will conduct neighborhood studies and have a wider impact on the area;**
  - **Students from the College of Human Ecology will participate in a variety of programs at the Family Focus Center at Holy Name;**
  - **Students will conduct neighborhood studies and have a wider impact on the area;**
  - **Students from the College of Human Ecology will participate in a variety of programs at the Family Focus Center at Holy Name;**
  - **Students from the College of Human Ecology will participate in a variety of programs at the Family Focus Center at Holy Name;**
  - **Students from the College of Human Ecology will participate in a variety of programs at the Family Focus Center at Holy Name.

**Code Enforcement Task Force.** Many residents have maintained that effective code enforcement could improve university faculty housing conditions in the nearby neighborhood. Housing and health codes are charged with reviewing code problems in the area.

**Student Advisory Board.** The Student Advisory Board was founded in the spring of 1996 and sponsored public forums to discuss various issues and activities to help students be engaged in the planning process. After discussions last spring, the committee has continued to meet as an advisory board. The board has held public meetings at least twice each quarter to offer input on various projects.

**Advisory Steering Committee for the High Street Urban Design Project.** This committee is providing oversight to the consultants and Campus Partners staff working on several priority initiatives for High Street from Fifth Avenue to Arbor Road. While the committee is not responsible for the High Street design guidelines adopted by the City Council last year, the committee will work with the consultants to develop plans that have the highest possible value for the residents of the neighborhood. The committee will also work to develop a plan that includes the High Street design guidelines adopted by the City Council last year.

**University District Education Committee.** The Campus Collaborative plans a meeting of the committee this summer. This meeting will focus on ways to involve students and faculty in the planning process and to develop a plan for the future of the neighborhood.

**Homeownership.** Citizens and urban experts agree that permanent investments in the University District are necessary for the future of the neighborhood. With advice from Fannie Mae and other housing authorities, Campus Partners has proposed that Ohio State sponsor a homeownership incentive program for faculty and staff members to buy homes in the area. In adopting the revitalization plan last May, Ohio State’s Board of Trustees allocated $500,000 for such a program. University officials are currently reviewing implementation of such a program and will be in consultation with appropriate university committees.

---

**Campus Partners News**
November 1997

Campus Partners for Community Urban Redevelopment, Inc.
1824 North High Street
Columbus, Ohio 43201
(614) 294-7300

**Terry D. Foggeler, AICP**
President

Campus Partners is a non-profit corporation established to work with the City of Columbus, the University District neighborhoods and The Ohio State University to improve the residential and retail area around Ohio State.

We are pleased to incorporate our newsletter as a paid advertisement in U/C News to support the establishment of a newspaper for the University District.
Students concerned about businesses on High Street

Participants at Campus Partners meeting want more minority businesses, less national franchises

By Stephanie Criner
Lantern Staff Writer

About 50 students packed the Hale Black Cultural Center meeting room yesterday to voice their concerns about Campus Partners' plan to redesign High Street.

Many students attending the forum think that there isn't any place on High Street where minorities can go and feel welcome.

"There's not a place for me on High Street," said Christine Saxon, a senior majoring in family and child studies. "I only go there to buy books."

Other concerns included the lack of restaurants and entertainment options for minority students.

Some questioned whether or not Campus Partners was actively working to recruit minority businesses to the area.

Students were also concerned about Campus Partners' plans to bring more national retailers to High Street when most students don't have a lot of money to spend.

Many attendees worried that higher rents, a result of increased property values, would force working students out of the area.

Steve Sterrett, spokesman for Campus Partners, told the group that students are the organization's top priority in the plan to revamp High Street. He encouraged them to get involved with Campus Partners' subcommittees.

"It isn't that High Street is a failing market," he told the mixed crowd, "but it's not living up to its potential."

During the presentation members of the Anti-Racist Action group passed out fliers encouraging people to "Stop the War on the Poor and Show Campus Partners the DOOR."

The fliers were designed by the Committee for a Better Campus Through Mutual Respect — Not Corporate Interests.

Members of the action group said they were concerned that Campus Partners would make the University District look like a "yuppie, lily-white campus."

The goal of the project isn't to price existing retailers out of the market, said Christine Cousineau, of the urban design firm hired by Campus Partners.

But some businesses have taken advantage of OSU's captive market, she said.

At the end of the meeting, students expressed concerns that the Campus Partners Student Advisory Board is not considering the views of all OSU students, especially minorities.

No members of the student advisory board attended the forum.

Campus Partners was incorporated in 1995 by OSU and is a non-profit redevelopment corporation.
Campus Partners' plan
Churches want say about area

By Stephanie Criner
Lantern staff writer

Neighborhood pastors came together Thursday to break bread and make sure that the people in their congregations were not forgotten in the plans to revitalize the University District.

About 60 campus-area church leaders, neighborhood activists, residents and OSU faculty and staff met at the King Avenue United Methodist Church to discuss how they fit into the revitalization work being proposed by Campus Partners.

Many local pastors and residents at the meeting did not feel their neighborhood needed revitalization.

"The word revitalization is offensive and implies that nothing is going on here," said Richard Dunbar, associate pastor at the United Methodist Church. "This is a very vital neighborhood."

It is a neighborhood that faces problems of poverty, homelessness and crime. However, it is also a neighborhood that hasn't given up hope.

Jerry King, pastor at Living Hope Fellowship on 13th Avenue, shared his perspective at the breakfast meeting.

The local area resident and father of six, told listeners of hearing gunshots from drive-by shootings, stepping over used needles to take his kids to the babysitter and of passing prostitutes on the street.

Despite those problems, he and other attendees believe grassroots support is critical and shouldn't be underestimated.

"The people who live in this area aren't only worshipers at the altar of higher education. They make choices about life rooted in a belief system," King said.

"These are real people who deal with real problems," he said. "This isn't a project you can accomplish from a distance."

Successful programs have strong ties to the people and communities they serve, said Lisbeth Schorr, the author of "Common Purpose: Strengthening Families and Neighborhoods to Rebuild America."

Dean Nancy Zimpher of the College of Education chaired the panel discussion which was jointly sponsored by the Campus Collaborative, Campus Partners and the Interprofessional Commission of Ohio.
By Brian Williams
Dispatch Business Reporter

Imagine an Ohio State University campus strip with two movie theaters, two supermarkets, 12 clothing stores, seven drugstores, two hotels, five ice cream shops, a sporting goods store, a bowling alley and a bookstore franchise — all within a safe, easy stroll of 40,000 people.

Of course, there would also be a generous sprinkling of record shops (four), pizza places (four), full-service restaurants (10), fast-food restaurants (five) and bars (15).

That may sound like the wildest dreams of Campus Partners, the nonprofit group formed by OSU to revitalize the area.

But actually, it's a snapshot of the campus 25 years ago, at a time when, many people believe, the area's decline was already in progress.

The campus community then included eight gift shops, eight laundry and dry cleaning shops, six barbershops, four florists and two doughnut shops.

So what happened?

N. High Street in the campus area fell victim to the same economic and cultural forces that drained retail activity from many Ohio cities: malls and cars.

The area also was affected by social changes in the late 1960s and early '70s, zoning changes that allowed greater density, the removal of N. High parking spaces and a period of indifference — during which city services failed to keep pace with increasing population density, said Pasquale Grado, executive director of the University Community Business Association.

In 1974, many Main Streets in Ohio hadn't been supplanted by new suburban malls. And, in OSU's case, many students lived and shopped in the neighborhood.

Today, 70 percent of all OSU students have cars; among graduate students, the figure is 80 percent. OSU demographic figures show an exodus of students to neighborhoods and suburbs to the north and west — to some of the same areas with new malls, shopping centers and big-box superstores.

In 1986 there were no OSU students in the 43201 ZIP code — bounded roughly by Hard Road, the Olentangy River and Bethel and Sawmill roads. By 1994 there were 1,218. As of autumn 1998, there are 1,287.

Meanwhile, the student population on campus and in the adjacent 43201 ZIP code declined from 26,626 in 1986 to 20,309 in 1994 to 19,843 in the current academic year.

Of course, around OSU, the economic and demographic trends were hastened by urban decline for which the university and the city are often blamed. OSU took a hands-off approach as off-campus crime rose and property owners added apartments — increasing density without adding parking or services.

"The reality is, 70 percent of students have cars," said Terry Foegler, president of Campus Partners. "Students have more options and mobility. It's different than when those (businesses) left 20 years ago."

The Columbus Dispatch
Tax proposal could tidy up off-campus area

By Martin Higgins
Lantern staff writer

The constant presence of litter, broken glass and graffiti up and down High Street and through campus will become a thing of the past if members of the University Community Business Association can get support from property owners to impose a tax on themselves.

The University Community Business Association is currently in the final stages of refining a proposal for a special improvement district that would be called the University Uptown Improvement District. If it becomes reality, the first year budget would be just over $1 million to clean, maintain and increase overall safety in the campus area.

A non-profit agency would be created to act as an overall property manager to address and immediately deal with issues of cleanliness and safety along the High Street corridor from Fifth Avenue all the way to Norwich Avenue. Also, the residential neighborhoods between High Street and Indianola Avenue and the mixed business/residential area on Lane Avenue between High Street and Neil Avenue would be cleaned up.

Pasquale Grasso, executive director of the University District Business Association, said that the creation of the district will benefit the predominantly student neighborhood.

"This is a key component of improving the general safety and maintenance of the campus area," Grasso said. He added that services provided by the city of Columbus would include the "immediate removal of graffiti and daily trash removal" from the area.

Other basic services would include removal of illegally posted handbills, maintenance of street trees, lawn mowing and increased patrol of the area by Community Crime Patrol.

An annual contribution of $200,000 is being sought from Ohio State to help cover the increased cost of the stepped-up crime patrol.

Besides the obvious benefits of cleaner and safer streets, the businesses in the area would stand to gain from both marketing and promotion aspects of the district budget. An estimated $60,000 would go towards developing an identity for the district area and various aspects of promoting the area to the public.

The funding for the district would come from a tax assessment that must be approved by at least 60 percent of the property owners in the proposed area. The assessments to property owners would be based on square footage of lots and would vary from 13 cents per square foot in the residential zone to 20 cents per square foot in the business zone. An average High Street property would be assessed $1,800 annually and an average residential assessment would be $928 annually.

According to Wayne Garland, co-chair of the steering committee for the University Uptown Improvement District, there are about 1,080 individual parcels of land in the proposed area. Garland estimated that roughly half of the property in the area is owned by individuals or small property companies. The rest is owned by several large landholders such as Pella, Buckeye Real Estate, Inn Town Properties and several other companies.

The support of these individual landholders will be important to get the required signatures. It will take for Columbus City Council to approve the petition and get the district in place for the 2001 tax year.

"We hope to finish up the proposal this month and take it to business and property owners as a petition by fall," said Paul Watkins, general manager of Student Book Exchange and co-chair of the steering committee.

For the University Uptown Improvement District to get started in 2001, the signed petition will have to be reviewed and approved by City Council before the end of December 2000. Garland explained that because of the tax laws involved, a special improvement district can only go into effect in the beginning of the year. This means if City Council doesn’t have a petition to approve by December the district wouldn’t go into effect until Jan. 1, 2002.
Five years into the initiative to revitalize the urban neighborhoods around the Ohio State University’s Columbus campus, the university, the city, and neighborhood partners have implemented a number of programs that grew out of a comprehensive community planning process. A nine-member ULI advisory services panel played a key role in evaluating the early work and preliminary recommendations of the planning team in mid-1995.

In January 1995, Ohio State created Campus Partners for Community Urban Redevelopment, Inc., as a nonprofit organization to work with the city, community agencies, neighborhood leaders, and the university itself to plan and implement the initiative. The planning undertaken by Campus Partners and its consultants drew on a number of public meetings and community committees to identify major issues and to test possible solutions.

The ULI advisory panel’s report was considered an important independent confirmation that the early planning work generally was on target and that the comprehensive approach, even though it presented a management challenge, was appropriate and necessary. The panel, which reassured the university, the city, and other stakeholders that the preliminary recommendations were economically feasible, also provided insight on critical commercial revitalization and housing issues.

After careful review by neighborhood civic and business associations, Columbus City Council and Ohio State’s board of trustees adopted in mid-1997 the University Neighborhoods Revitalization Plan: Concept Document as a blueprint for action. Since the plan’s adoption, the most significant neighborhood accomplishments have been:

- To create a successful homeownership incentive program to encourage Ohio State faculty and staff to buy homes and live in the University District neighborhoods.
- To improve substantially the city’s refuse collection, street sweeping and code enforcement.
- To coordinate public safety services more effectively.
- To develop a partnership between the university and the public schools serving the University District in order to make these schools into models of urban education.

Campus Partners’ most visible and energizing initiative has been the revitalization of High Street—the “main street” of the University District. In 1997 and 1998, Campus Partners conducted a detailed urban design study of High Street to refine the plan’s recommendations for commercial revitalization. As a result, Campus Partners has:

- Retained a national consultant to work with property and business owners to create a business improvement district (BID) to provide a higher level of clean and safe services on High Street and the adjacent student neighborhoods.
- Prepared a draft of urban design guidelines for High Street properties to ensure appropriate types of urban development and renovation. The draft guidelines are being reviewed, and the city has adopted an urban zoning overlay.
- Moved ahead with land acquisition and developer selection for the University Gateway Center, a mixed-use, urban redevelopment project, estimated to attract $100 million in private and public investment.

The Gateway project, which will include entertainment, retail, offices, rental housing, and a parking facility, is located on High Street adjacent to the university campus. It also is within the city’s federally designated empowerment zone.

Using university funds, Campus Partners has acquired about 85 percent of the 7.4 acres designated for the Gateway project. Following a request for qualifications (RFQ) and a request for proposals (RFP) process with extensive community participation, Campus Partners selected the Druker Company, based in Boston, as the preferred master developer of the project in May 1999. That December, Columbus City Council adopted an economic development agreement outlining public improvements for the Gateway project and last April it authorized the city to use eminent domain to acquire all the property for the project. Campus Partners expects to assemble the whole site in 12 to 18 months, with construction then taking 18 months.

For more information about the ULI Advisory Services Program, contact Mary Beth Corrigan, managing director, at 202-624-7136, or E-mail marybeth@uli.org.—Terry Foegler, president for Campus Partners in Columbus, Ohio
COMMUNITY/UNIVERSITY PARTNERSHIP

The Campus Collaborative provides a mechanism for university faculty and staff to be engaged with the revitalization of the university neighborhoods. The Collaborative is an interprofessional group that includes 37 university units in a common goal to improve community well being in the university area, focusing special attention on human services and student quality of life.

The Collaborative is a partner with Campus Partners for Community Urban Redevelopment, Inc., which is leading the "East of High Street" revitalization effort. Campus Partners is a nonprofit organization formed in 1994 by OSU President E. Gordon Gee and Columbus Mayor Gregory Lashutka in partnership with the University District. Campus Partners was established in response to increasing problems in the District related to overcrowding, crime, poverty, and generally deteriorating conditions. Following extensive community discussion, a team of experts has developed a Revitalization Concept Plan for the District which is now in the early stages of implementation. The Concept Plan covers six general planning areas: Marketing and Finance, Planning and Architecture, Transportation and Parking, Safety and Law Enforcement, Public Services, and Management.

RECOMMENDATIONS AND INITIATING PROJECTS

The Collaborative has developed recommendations in five areas intended to foster the goal of creating a model for university/community relationships characterized by educational excellence. "Education" is understood in the broadest sense, i.e. as life-long education for individual and family well-being, as well as for learning to create healthy neighborhoods and a healthy community. It is intended that the recommended projects will enable the University District to become a "teaching community" which can serve as a model for other urban college and university communities and as well as an opportunity for teaching, learning, and inquiry by residents, professionals and university faculty, students and staff. The projects, organized around core values developed by the community, are in various stages of the planning process and will be implemented within 1-5 years.

CORE VALUE: The University District shall be a model for University-community relationships

FACULTY PARTICIPATION

- Establish Community-Based Courses in partnership with existing neighborhood agencies, schools, and families to prepare students for human service and other professions.*
- Establish an University Neighborhoods Faculty Seed Grant program to encourage inquiry by faculty and students in the East Campus neighborhoods which will benefit the community, its families, and residents.

CORE VALUE: The University District shall be culturally and socio-economically diverse

STRENGTHEN HEALTH AND WELL-BEING IN THE EAST CAMPUS COMMUNITY

- Establish a Collaborative Neighborhood Healthy Community Initiative to provide residents and university faculty and students a community-based, integrated approach to education, employment, health, recreation, and human services.*
IMPLEMENTATION TASK FORCES

Please indicate the task force(s) you would be interested in serving on as we move into the implementation phase of these projects and return to:

The Campus Collaborative
1501 Neil Avenue, Suite 020
Columbus, OH 43201

FACULTY PARTICIPATION IN THE UNIVERSITY DISTRICT

___ Community-Based Courses and Inquiry*

STRENGTHENING HEALTH AND WELL-BEING IN THE UNIVERSITY DISTRICT

___ Collaborative Neighborhood Healthy Community Initiative*
___ Transitional Housing Facility for Women Students and Children
___ Dialogue Bridge

STRENGTHENING THE ECONOMIC ENVIRONMENT IN THE UNIVERSITY DISTRICT

___ Comprehensive Employment Program*
___ Local Employment Advocacy
___ Business Incubator

STUDENT QUALITY OF LIFE IN THE EAST CAMPUS COMMUNITY

___ East Campus Student Center*
___ Expanded Community Service Opportunities
___ Expanded On-Campus Student Activities*
___ Alcohol and Drug Policy Implementation
___ Resident Manager’s Program for Off-campus Housing

STRENGTHENING SCHOOLS IN THE UNIVERSITY DISTRICT

___ Professional Development School Sites and Placements
___ Off-Campus Seminars for Teachers
___ Partnership for Technology in Education*
___ Family Focus Centers
___ Centers for Community Learning

Name___________________________________________________________
Building and Room Number________________________________________
Street Address___________________________________________________
Phone ___________ FAX ___________ E-mail__________________________

* Critical Projects and Programs, 1996-2000
Campus Partners buys, closes two carryouts to improve neighborhood

By Collin Binkley & Mark Ferenchik

The development arm of Ohio State University bought and shut down two Weinland Park carryout stores today in an effort to reduce crime and draw residents to the area.

Campus Partners, a nonprofit group, bought Kelly's Carryout at 1521 N. 4th St. and D&J Carryout, at 1395 N. 4th. Those who led the effort said that both stores contributed to lingering crime problems in a major campus corridor that has otherwise made strides in recent years.

Neither business was for sale before being approached by Campus Partners representatives.

The cost for both totaled $1.1 million. Cleaning up the Kelly's site, which is a former gas station, is estimated to cost another $200,000. Most of the cost is covered by a grant from Ohio State. The Columbus Foundation and the Ohio Capital Corporation for Housing also provided money.

The $855,000 OSU grant comes from revenue the university makes by leasing its property, such as to a Red Roof Inn Hotel on Ackerman Road. It does not come from tuition, student fees or taxes.

What will replace the sites has yet to be decided. But officials behind the deal said it will help the neighborhood catch up with other nearby areas such as Italian Village and stretches of Summit Street, which have added bars, coffee shops, restaurants and salons in recent years.

"This wasn't a strategy of subtraction; it was a strategy of addition. We're trying to add something to the neighborhood that is better than what was there before," said Keith Myers, Ohio State's associate vice president for Physical Planning and Real Estate and chairman of Campus Partners, which focuses on redeveloping areas bordering the OSU campus.

In a neighborhood where improvement efforts have focused on rehabilitating vacant houses and offering social services, this stands out as a more-aggressive step. But officials said the purchases aren't an indication of what's to come for other carryouts in the area.

"I wouldn't suggest that this is a new strategy or a trend," said Amanda Hofsis, the president of Campus Partners. "Both sides feel good about the transaction at the end of the day."

This afternoon, after all sides signed off on the deals, construction workers and police officers working for Campus Partners shuttered the two stores. Terms of the sales include that the previous owners won't open similar businesses within 5 miles of those sites.

Campus Partners paid $750,000 for Kelley's, which was last sold for $190,000 in 1992. For the D&J site, the
group paid $380,000. That store was last sold in 2009 for $62,000. Beyond the grant from Ohio State, the Columbus Foundation paid $175,000; and the Ohio Capital Corporation for Housing, $75,000.

Those prices are higher than market value for the stores, but not "obscenely high," said Mike Simpson, the president of NAI Ohio Equities, which negotiated the deals. That's typical for cases like this, he said, in which negotiators have to persuade business owners to sell.

Hoffsis said the price is "reasonable given the changes in the community."

Both stores have histories of violence — at least three people have died in shootings at the stores since the 1990s — but violence has tempered since then. Police were called to Kelly's 11 times in the past year and to D&J twice, mostly for minor disturbances, such as theft or public intoxication.

Still, both have been cited by state liquor officials for violations.

"It's kind of the gathering, hangout spot, which is intimidating, especially for new people coming into the neighborhood," said Isabel Toth, the president and CEO of Community Properties of Ohio, which is a subsidiary of the Ohio Capital Housing Corporation and manages affordable housing in the area.

"It's been intimidating for some of our young, female residents," Toth said. In a 2010 neighborhood survey paid for by the Columbus Foundation, residents named those two corner stores among five where they felt unsafe.

With the sale finalized, Campus Partners plans to sell the D&J property within about a month to the Ohio Capital Housing Corporation for $25,000. That group is to host public meetings to gather ideas for redevelopment.

The corporation will look for ways to continue services that the stores provided, Toth said. Neighbors now buy food there and can cash checks. Toth's group might include those options in the new development, she said, or try to add them elsewhere in the neighborhood.

Campus Partners has no plans to sell the Kelly's site, but Wagenbrenner is working with the group to clean up two underground gas tanks and to brainstorm uses. An artist's rendering of a sample concept depicts a three-story, street-front building that stretches down the block.

"We're focused on understanding the work that the Wagenbrenners are doing on 11th Avenue," Hoffsis said. "And then we're going to talk to the community and think, 'How can this be a part of that major change?'"
Ohio State students win EcoCAR 2 competition

By Dan Gearino
The Columbus Dispatch • Saturday June 14, 2014 5:34 AM
Comments: 0

Ohio State University students have won a national automotive competition, taking first place in EcoCar 2.

The three-year contest challenges various schools to overhaul a standard vehicle to make it more fuel efficient and awards a $32,000 cash prize.

“It feels very amazing,” said Jason Ward, the engine team lead. “It feels great to finally have this as recognition for the hard work that the team has had the last three years.”

The results were announced Thursday night at an event in Washington, D.C. Ohio State came out ahead of the University of Washington and Penn State University, which finished second and third, respectively. Fifteen schools have teams.

The teams each designed new drive systems for a Chevrolet Malibu. Ohio State modified its car to have energy storage and electric drive and run on both electricity and E-85 fuel, an alternative fuel.

“This competition provides students with a unique experiential learning opportunity to build the next generation of energy-efficient vehicles, and Ohio State has proven up to the challenge,” Giorgio Rizzoni, director of Ohio State’s Center for Automotive Research, said in a statement. “After three years of planning and execution, the EcoCAR 2 Buckeyes saw their hard work pay off in a way that exceeded our expectations.”

The Ohio State team “met and exceeded the EcoCAR 2 goals at every point in the competition,” Michael Knotek, deputy undersecretary for science and energy at the U.S. Department of Energy, said in a statement.
The competition is managed by Argonne National Laboratory in Illinois. Student participants often go on to engineering jobs with automotive companies.

In the three-year cycle, organizers name winners each year for different stages of the design and building process. Ohio State has had teams for EcoCar and then EcoCar 2, finishing near the top each year, but this is the team’s first win since 2009.

The OSU team includes 15 graduate students and 30 undergraduates.

Now that the cycle is complete, the teams will move on to EcoCar 3, which begins in the fall with the redesign of a Chevrolet Camaro.

dgearino@dispatch.com

@dispatchenergy

WEEKLY ADS

SPORTS AUTHORITY
Boost Your Family's
Summer Fashion For
Less!
This Week Only

VALUE CITY FURNITURE
Great Deals in The
Summer Look Book
Valid until Jul 31

TARGET
Deals To Please The
Whole Family
This Week Only

COMMENTS

Login or register to post a comment.
Weinland Park carryout talks done in secret

By Collin Binkley

The Columbus Dispatch • Sunday June 15, 2014 6:54 AM

Comments: 1463
68

The two men couldn’t have been mistaken for regulars.

As soon as the flimsy door drifted shut behind them, they stood out as neck-tied newcomers in a corner store with no dress code. They passed the aisles of potato chips and the beer cooler and slipped a piece of paper across the counter. It was an offer to buy the D&J Carryout.

Omar Anwer read the offer and laughed. He had run this shop for 14 years and wasn’t about to let it go. The two men left a business card and walked back out the worn door.

That afternoon started a series of negotiations that ended last week when Campus Partners, the development arm of Ohio State University, bought and shut down two Weinland Park carryout stores. Those behind the deal hope it will reduce crime and draw new residents to the area.

In total, Ohio State provided $855,000 from revenue the university makes by leasing its property to third parties. It doesn’t come from tuition, student fees or taxes. But until recently, the owners of those shops — the D&J and Kelly’s Carry-out, both on N. 4th Street — didn’t know who had sent the two men to bargain with them.

The negotiators were intentionally vague: They said there was a potential buyer. But as they worked, they were forbidden from identifying Campus Partners, Ohio State or others behind the deal. They worried that the shop owners would demand lavish payouts if they knew there were deep pockets.

The tactic is common in the real-estate world, but it was new for Ohio State.

“It wasn’t to be deceptive, it was simply to make sure that we got to a fair, straightforward deal,” said Keith Myers, chairman of the Campus Partners board and OSU’s associate vice president for Physical Planning and Real Estate.

Good intentions didn’t make the job any easier for negotiators. Secrecy bred mistrust.

“You kind of felt like you were sitting in someone’s living room where you really weren’t welcome,” said Mike Simpson, president of NAI Ohio Equities, which led the negotiations. “We clearly didn’t belong.”

Simpson guided the bargaining but often sent one of his associates, Joe, into the stores. Over several weeks, Joe negotiated over store counters, through bullet-proof glass and once over an extravagant Mediterranean lunch that he described as a scene right out of a movie.
Joe wouldn’t provide his last name, saying it would jeopardize his work in the future, but he said he used to be a contractor in Afghanistan who hired translators for the U.S.

Eventually, the men sealed the sale of both stores for a total of $1.1 million. On that first day, though, they weren’t even close.

A decade ago, developers in Cincinnati were studying crime maps when they saw a problem. In the map of Over-the-Rhine, a neighborhood that was once a thriving hub of German immigrants, they saw a sea of vacant homes and clusters of dots, each the site of a crime.

“There were these carryouts sprinkled around,” said Anastasia Mileham, a spokeswoman for Cincinnati Center City Development Co. “A lot of the criminal activity — the shootings and the murders and the type 1 crimes — were occurring in front of these carryouts.”

Backed by wealthy corporations, the development group bought seven of the shops, shut them down and boarded them up. Over time, the crime rate in the area fell by 50 percent.

“Unless you were involved with criminal activity, you weren’t upset about the shutting of the doors on corner stores,” Mileham said. “They were scary places.”

Myers, of Campus Partners, later lived in Cincinnati and worked as a consultant for that development group. He saw Over-the-Rhine pivot on the heels of its shuttered carryouts. The project has been used alternately as an example of gentrification and of urban turn-around, but it stuck with Myers. Bars and restaurants were finally moving in, and people were following.

“I couldn’t believe what had happened down there,” Myers said. “It was a remarkable transformation.”

About a year ago, soon after being hired by Campus Partners and Ohio State, Myers was studying the Weinland Park neighborhood. Efforts to clean up vacant houses and attract tenants had been paying off, but crime problems lingered. So he looked in another direction — at the neighborhood carryouts.

Christopher Bowling was a police sergeant, newly assigned to the Weinland Park area, when the call came in. Shots fired at the corner store at 4th Street and 8th Avenue. It was about 9 p.m. in January 1996.

Police found then-D&J owner Dib "Miguel" Yasin dead behind the counter. Two teen gunmen had demanded money from Yasin, a 44-year-old Jerusalem-born Palestinian. He opened the register and backed away, but one of them fired anyway. Police never found his killer.

The coldness of the crime drew attention to the neighborhood, but police continued to field similar calls. The area remained a hangout for the Short North Posse gang, said Bowling, who is now the police commander for the area.

In 2003, a hail of 37 bullets left a 21-year-old man dead outside the D&J. Police said it was a gang shootout. Last year, a bullet tore into a city bus as it passed the store, striking a female rider in the head. She survived.

It can be unfair to blame stores for the violence outside their doors, Bowling said. “But that one has just been bizarre because of the homicides that have occurred there.”

Three blocks north, Kelly’s Carry-out has been the scene of violence, too.

A year after Yasin’s death, a gunman shot two clerks at Kelly’s, one of them six times. They both lived. In 2005, a 22-year-old man was shot and killed while walking out of the store.

Crime has leveled off at the two stores in recent years, and police cameras now watch from high above on the corners.

Officers were called to Kelly’s 11 times during the past year and twice to D&J, mostly for minor problems. Tricia Stewart, 41, who worked at D&J and lives next door, said the store isn’t responsible for neighborhood crime. A man who identified himself as the owner of Kelly’s declined to comment.

Some neighbors are happy to see the stores go. But in a neighborhood that still struggles, the corner stores also were a lifeline.
Not everyone hops in the car to get their milk at Kroger. Many walk to the carryout for their baby formula, their bread, the diapers. If they are short on money, the clerk might forget the difference. And with no public library or fancy pool or mall, the shops become meeting places. For good purpose or bad, everyone eventually wanders by.

Those who led the Campus Partners deal acknowledge that the stores had a place.

"We don't want the community to feel like there's something being taken away," said Amanda Hoffsis, the president of Campus Partners. "We think there are other ways to provide those services that will actually increase the asset or the value to the community."

Myers and a neighborhood group decided in March to go after the stores. Myers asked Simpson if his company could negotiate the deals.

At Kelly's, the bargaining was simple. Over a counter with shelves filled with candy and gum, Simpson and Joe exchanged offers with the owner, listed in records as Khaled Hamad, while he manned the cash register. In the end, Campus Partners agreed to pay $750,000. The owner had paid $190,000 for the store in 1990.

"But the D&J," Simpson said, "that one was a little trickier."

It took another dozen visits after the initial rejection before the negotiators learned that Anwer, the business owner, was leasing the property. Only Nizar Omar, who owned the building, could agree to a sale. Joe started talks with Omar over lunch, in the back of a restaurant owned by Omar's cousin.

"They just kept bringing out kebabs," Joe said. "After we ate, then we started to discuss business."

They traded counter-offers over the phone and sometimes through the glass-paneled counter of another bodega that Omar owns on 5th Avenue. "We walked away from the deal at one point," Myers said. "They were negotiating, and the guy was coming back with ridiculous offers."

Days after the talks stalled, Omar came back to the table and they sealed the deal, Simpson said. They agreed on $380,000. The store last sold for $62,000 in 2009. Anwer said he was forced to close a business that he wanted to keep. Omar didn't respond to calls.

No one knows yet what will replace the stores.

Campus Partners plans to sell the D&J site to the Ohio Capital Corporation for Housing, which helped pay for the purchases along with Ohio State and the Columbus Foundation. A drawing of a sample concept at the Kelly's site depicts a three-story, street-front building that stretches down the block.

Soon after the deals were finalized on Thursday, a scrap company hauled coolers and shelves out that rickety door at the D&J and into a truck. Workers put bags over the white painted sign advertising beer, groceries and lottery tickets. A locksmith came and made sure none of the old keys would open the door.

Joe walked around the site, still in his tie, still not quite fitting in, he knows. On the ground out back, he spotted a spent 40-caliber bullet casing, tarnished to a mottled dark brown.

He scooped it up, a symbol of the past, he hopes.

cbinkley@dispatch.com

@cbinkley

WEEKLY ADS

BIG LOTS  JCPENNEY  PEP BOYS
Housing next phase for Weinland Park

By Mark Kerecnik

The Columbus Dispatch • Thursday June 19, 2014 6:31 AM

Comments: 0 10 50 70

After buying and shuttering two carryout stores in Weinland Park, Campus Partners’ next step in improving the area is building and renovating 24 houses in the struggling neighborhood.

This next step is less dramatic that the clandestine methods Campus Partners used to negotiate and gain control of the stores that officials said were magnets for crime.

But they say the work is necessary to continue the momentum to transform the poor and blighted neighborhood between Downtown and the Ohio State University area into a safe, vibrant place to live.

“Obviously, homeownership is a big push for the area now,” said Erin Prosser, director of community relations for Campus Partners, the university’s nonprofit development arm.

Of the 24 properties, 12 are vacant lots and the rest are a mix of single-family homes, duplexes and four-family buildings. The plan is to build market-rate houses on the vacant lots and fix up the rest, then offer them for sale.

The properties are now owned by Columbus Affordable Housing and Urban Revival, two subsidiaries of Wagenbrenner Development, a major player in the redevelopment of Weinland Park. They are being transferred to Campus Partners, Prosser said.

Wagenbrenner already has redeveloped and sold a 25th property at 1347 Hamlet St., which Prosser called a pilot market-rate project. The two-story house was renovated with money from Campus Partners, the Columbus Foundation and the JP Morgan Chase Foundation, said Eric Wagenbrenner, the company’s vice president.

All are members of the Weinland Park Collaborative — a group of foundations, the city, Ohio State and Campus Partners.

The house sold for $185,000, close to the amount spent to renovate it, Wagenbrenner said. The sales of the properties will go toward future redevelopment efforts, Prosser said. Wagenbrenner already has renovated 14 houses and built six others in Weinland Park. Nineteen of those houses have sold at an average price of close to $140,000; the total sales amount to nearly $2.7 million.

Wagenbrenner was paid a project-management fee of $6,800 per house and a development fee of $25,000. That money came from neighborhood stabilization funds.

The company already has started the construction of 41 houses along Grant Avenue.

The 268 units of rehabilitated public housing in the neighborhood will remain subsidized housing, said Isabel Toth, president and CEO of Community Properties of Ohio, which manages the units and is a subsidiary of the Ohio Capital Corporation for Housing.

Those units will not be sold to private developers. “There’s no way that would happen because of the commitment to the affordable housing side of it,” Toth said.

Between 2004 and 2009, the Ohio Capital Corporation for Housing spent $30 million to renovate 384 units in or adjacent to Weinland Park, according to the collaborative.

Last week, Campus Partners closed deals to buy Kelly’s Carryout, 1521 N. 4th St., and D&J Carryout, 1505 N. 4th St., for $1.1 million in the latest effort to clean up the area. Both were immediately shuttered.
Yesterday, the Columbus Foundation announced its Governing Committee has approved $888,540 in grants this year for the ongoing efforts.

That includes a $199,156 grant to Directions for Youth & Families for a program aimed at reducing crime among youths.

In the meantime, Campus Partners plans to go to Columbus City Council to ask it to rezone about 7 acres it owns south of the South Campus Gateway for redevelopment.

There are no specific plans yet, said Keith Myers, chairman of Campus Partners' board and Ohio State's vice president for physical planning and real estate.

But officials plan to ask for zoning modeled after the South Gateway area, which has a mix of shops, restaurants, offices and residences.

"We've had a lot of inquiries about that site," Myers said. "I'm reasonably confident there's a market for it.

"We're committed to doing quality projects down there. We want to work with the community."

mferchik@dispatch.com

@MarkFerchik

LOCAL STORIES FROM THIS WEEK

DeWine brings heroin forum to Grove City
Insurance costs skyrocket; Orange trustees point fingers
91.3 percent pass spring reading test
P.K. O'Ryan's owner: New downtown Worthington eateries 'killing us'
Police: Route 161-Buenos Aires shooting likely drug-related
Chief Fulmer's fate still uncertain
Circulation of nude photos sends student to court next week
Pickerington rescinds request for 195-acre annexation

MORE US & WORLD STORIES

Get Email Updates
SIGN UP

WEEKLY ADS

COMMENTS

Login or register to post a comment.
Who will live in campus-area rentals when all Ohio State sophomores are in dorms?

By Mark Fernchik
The Columbus Dispatch • Tuesday September 23, 2014 6:02 AM

When Ohio State University announced plans to require all sophomores to live on campus by fall 2016, area residents, property owners and businesspeople had a lot of questions about the long-term impact.

Who will rent those big houses? What will happen to property values in the neighborhood?

Those hoping that city planners would answer those questions are still waiting. The University District land-use plan, a draft of which is to be discussed at an open house tonight, doesn’t directly address those questions.

“At this point, we’re waiting to see what the impact will be,” said Erin Proser, a member of the plan’s working committee and director of community relations for Campus Partners, OSU’s nonprofit development arm. “We don’t necessarily want to jump the gun with solutions when we don’t know what the consequences will be.”

Residents will be able to kick around that and other parts of the draft plan from 6 to 7:30 tonight at Indianola Church of Christ, 2141 Indianola Ave.

The draft concentrates high-density mixed-use development along N. High Street and Lane Avenue. The densest residential development is concentrated where it always has been — in an area bounded by Woodruff Avenue, Summit Street, 11th Avenue and N. High Street.

“The whole thing is about directing density,” said Doreen Uhas Sauer, who leads the University Area Commission.

Close to half the land in the University District contains housing, and the district is the city’s most densely populated area, with 43,996 residents in 2010, up more than 5 percent from 2000.

But some believe that the university and city leaders need to address what will happen to rental housing there once thousands of sophomores are required to live on campus.

Ohio State is tearing down 11 buildings and erecting 10 new ones near Lane Avenue and High Street, a $370 million project. Eight buildings will be dormitories, and 3,200 beds will be added to campus.

About 15,000 students live in the neighborhoods near the university, where rental housing now has a 99 percent occupancy rate, Proser said.
Roger Deal, who lives in the Northwood Park neighborhood, said many homeowners support the sophomore rule, hoping it will lessen parking problems and force landlords to lower rents, allowing families with children to move in.

Plans are used to guide neighborhood development, but developers can request zoning changes. That concerns people such as David Murchie, a King Avenue resident who opposed a 48-unit apartment complex at 160 King Ave., just south of campus. He and others said the complex would put too many apartments in too small an area.

The Columbus City Council approved a zoning variance in July, allowing it.

"I think the plan is fine if people stick to it, but if city council passes every variance that is in front of them, then it is pointless to even have a plan," Murchie wrote in an email.

Harvey Graff, a member of the Indianola Forest Homeowners Association who is an OSU English and history professor, said he's tired of dealing with rowdy student behavior and trash. The plan could address those types of problems if enforced, he said.

"Without a plan, I think the problems of other areas move northward," said Graff, who believes that the university must create more-serious incentives to spur more OSU faculty and staff members to buy University District houses.

Dravillas said he hopes the city council will vote on the plan by the end of the year.

To see the draft plan, go to http://columbus.gov/planning/universitydistrictplan/.

mferenchik@dispatch.com

@MarkFerenchik

Favorite   Print Story   4

COMMENTS

Login or register to post a comment.
Ohio State plans sweeping off-campus development around 15th and High

Ohio State University could be getting a new gateway.

Sweeping plans to redevelop a acres of the neighborhood east of Ohio State would add a public square at the historic entrance to the university near N. High Street and 15th Avenue, along with a boutique hotel flanked by blocks of apartments and shops. Atop the hotel, plans call for a tall, "iconic" design flourish.

Campus Partners, the development arm of Ohio State, is leading the work. It submitted plans to the city yesterday and asked for zoning changes that would allow the project to begin.

"This change will be something that is a once-in-a-generation opportunity, and it really will be the thing that I think physically connects the university and the neighborhood," said Amanda Hoffsis, the president of Campus Partners, which OSU formed to improve the University District.

By Collin Binkley

The Columbus Dispatch • Saturday February 28, 2015 5:50 AM

Comments: 10

19.3K

4899

25.9K

The "town center" envisioned by the plan would span 14th to 17th avenues along N. High, stretching east past Pearl Street. Dozens of buildings would be replaced or expanded. The area now houses restaurants, shops, apartments and bars, including some longtime campus establishments.

All property owners in the area, including Campus Partners and 15 others, signed off on the plan. But the news was a surprise yesterday to some businesses that rent space there.

Managers at Bernie's Bagels & Deli, Brenen's Cafe and Johnny Go's House O' Music said they had heard few details and declined to comment. Campus Partners officials said it's too soon to know which businesses will stay, and that any changes could still be a decade or more away.

Too's Spirits Under High didn't return calls but sent a farewell on Twitter: "We had a great run," it said. "Couldn't have done it without you guys." Fans responded with pleas on social media to "Save Too's."

Mayor Michael B. Coleman declined to comment on the plan, but it will go through the traditional city zoning
The plan calls for three large developments facing High Street, with a plaza taking up half of the middle site, where Brenen’s and the O Patio & Pub are now. The outer sites each take up about a block, stretching east to Pearl Street.

The hotel — the centerpiece of the plan — would sit across from the plaza on Pearl.

Called the “signature building,” the hotel would house an estimated 150 rooms, with part of the building rising above its neighbors to “create a sense of place and provide a district icon.” It would anchor a corridor between the Oval and the neighborhood to the east.

“We have long been aware of the potential benefit of extending ‘the Long Walk’ from the William H. Thompson Library, through the oval and the Arts District, into the University District neighborhood,” Doreen Uh-Wus-Sauer, president of the University Area Commission, said in a statement.

Two more blocks of shops and apartments would flank the hotel, and a four-story parking garage is to sit behind it, also lined with shops. A hotel operator hasn’t been chosen yet, but Campus Partners officials said they frequently field inquiries from hotels interested in the location.

Because design hasn’t started, there’s no estimate on cost yet, said Keith Myers, chairman of the Campus Partners board and associate vice president of physical planning and real estate at Ohio State. “It’s not an inexpensive move,” he added.

The plan now is considered a “framework” only, meant to guide long-term work.

If successful, the plan would breathe new life into Pearl Street.

Now a one-way alley where cars and pedestrians compete for space, the proposal would widen it into a two-way street with separate lanes for pedestrians and drivers. Replacing parking lots and dumpsters, Campus Partners envisions Pearl lined with shops and apartments.

Traffic would open up elsewhere in the neighborhood, too.

Both 14th and 16th avenues reconnect to High under the plan, where they now dead-end. Traffic on 15th would be restored to two-way where it now flows westbound only.

The plan reverses traffic changes made in the past to make it safer for pedestrians. But those only drove traffic farther east into the area where 15,000 students live, Hoffsis said.

Campus Partners wants to draw traffic back to High and Pearl but add new crosswalks and traffic signals to protect pedestrians. Traffic changes would need to be taken up by the city.

The project area is about

2 acres larger than the South Campus Gateway, which Campus Partners developed a decade ago. But unlike that site, which has struggled recently, this one will be developed by multiple private developers, partly to make sure designs differ from one another.

“It should look like a neighborhood, not like a real-estate development,” Myers said.

The neighborhood has been targeted for redevelopment since Ohio State formed Campus Partners. The nonprofit bought the vacated Long’s Bookstore on 15th in 2000 and has been buying other properties since. Most recently, it bought a building housing a bank at 17th and High, and it exchanged buildings that it owns on Neil Avenue and on High for offices and homes on 15th.

Property owner Terry Fahy doesn’t know the future of his building on Pearl, which houses Mama’s Pasta & Brew, a hole-in-the-wall since 1977. If the building is razed and replaced, Fahy said, Campus Partners has assured him that the bar will have a place in the new development.

“Can we make the same character in a new building? I guess that would be the issue. I don’t know,” Fahy said. “But a new building would be an improvement.”
The project is meant to complement a new arts district Ohio State is building on campus west of High Street. The Theater Department will move from across campus to join other arts buildings, and Ohio State is renovating and expanding aging music halls near the Wexner Center for the Arts.

With the new project, Myers said, OSU will complete work on three “pulse points” along High Street. At Lane Avenue, OSU is building a cluster of new dormitories. At 11th Avenue is the South Campus Gateway. The 15th Avenue development would bridge the area between.

Campus Partners will start meetings with neighborhood representatives next week.

“Everyone feels that 15th and High is the heart of campus from a heartstrings perspective,” Hoffsis said. “And now we’ll have a match to that from an architectural point view.”

cbinkley@dispatch.com
@cbinkley

More than 9 acres of land would be redeveloped, about two acres more than the South Campus Gateway development that Campus Partners led a decade ago. But unlike that project, which has lagged recently, this one likely will be developed gradually by multiple private firms, officials said.

Campus Partners asked the city this morning for zoning changes that would allow the project start. The group is among 16 property owners that filed for zoning changes on the site. All signed off on the plan.

“The property owners in the area were interested in talking about a new day for this part of town,” Hoffsis said.

Officials said they don’t have an estimate for the cost. The plan now is considered a “framework” only, meant to guide long-term work.

On High Street, the plan calls for three large developments between 14th and 17th. The north and south sites would take up about a block, stretching east to Pearl. Between them, half of the middle site features a public square intended to revive the historic entrance to OSU at 15th.

East of the plaza, across Pearl Street, would be a small boutique hotel estimated to have 150 to 200 rooms. It’s described in the plan as the “signature building,” rising above its neighbors. The proposal said the building will “create a sense of place and provide a district icon.”

“It needs gravitas — to really be important there,” said Keith Myers, chairman of the Campus Partners board and associate vice president of physical planning and real estate at OSU.

Design for that building hasn’t begun, and no hotel operator has been chosen.

Two more blocks of shops and apartments would flank the hotel. A four-story garage is to be built behind the hotel and lined with shops and apartments.

If successful, the plan would breathe new life into Pearl Street.

Now a one-way alley where cars and pedestrians compete for space, the proposal would widen it into a two-way street with separate lanes for pedestrians and drivers. Instead of parking lots and dumpsters, Campus Partners envisions Pearl lined with shops, offices and apartments.

Traffic would open up elsewhere in the neighborhood, too.

Both 14th and 16th avenues reconnect to High under the plan where they now dead-end. Traffic on 15th would be restored to two-way where it now flows westbound only.
The plan reverses traffic changes made in the past to make it safer for pedestrians. But those only drove traffic farther east into the area where 15,000 students live, Hoffsis said.

Campus Partners wants to draw traffic back to High and Pearl, but add new crosswalks and traffic signals to protect pedestrians. Any traffic changes would need to be taken up by Columbus city officials.

The neighborhood has been targeted for redevelopment since OSU formed Campus Partners. The nonprofit bought the vacated Long's Bookstore site on 15th in 2000, and has been buying other properties since. Most recently it bought a building housing a bank at 17th and High, and it exchanged buildings that it owns on Neil Avenue and on High for offices and homes on 15th.

The High Street strip facing redevelopment includes some longtime locales.

Bernies Bagels & Deli, a lunch and nightlife draw for 40 years, is on a block intended for development. The public square would replace Brennan's Café and the O Patio & Pub.

Off of High, the project targets land that now houses apartments — which would be replaced in the new buildings — along with offices and some fraternity and sorority houses.

It's too soon to know which businesses would stay or go, Myers said.

"It could be 10 years before anybody is disturbed," he said.

The project is meant to complement a new arts district Ohio State is building on campus west of High St. The theater department will move from across campus to join other arts buildings, and Ohio State is renovating and expanding aging music halls near the Wexner Center for the Arts.

With the new project, Myers said Ohio State will complete work on three "pulse points" along High Street. At Lane Avenue, OSU is building a cluster of new dormitories. At 11th Avenue is the South Campus Gateway. The 15th Avenue development would bridge the area between.

Campus Partners plans to start meetings with neighborhood representatives next week to gather input, and will host public meetings later. Despite the size of the project, Myers said, Campus Partners plans to preserve the character of the area.

"It should look like a neighborhood," he said, "not like a real-estate development."
2 vacant Weinland Park carryouts still await new uses

By Mark Frenzchik
The Columbus Dispatch • Thursday June 4, 2015 5:07 AM
Comments: 0

A year ago, Ohio State University’s development arm bought and closed two problematic carryout stores in Weinland Park with the goal of reducing crime and converting them into something positive along the N. 4th Street corridor.

Today, they remain shuttered and vacant, and the promise of a shiny, new gateway from Downtown to the University District and Clintonville must wait a little longer.

Chain-link fencing still surrounds the parking lot of the former Kelly’s Carryout at N. 4th Street and E. 11th Avenue, faded orange sandbags holding down the fence supports.

“I don’t think a vacant property is an improvement in a lot of cases,” said Weinland Park resident Rory Krupp, a University Area Commission member.

Campus Partners, the university’s nonprofit development arm, bought Kelly’s Carryout at 1521 N. 4th St. and D&J Carryout at 1395 N. 4th for $1.1 million.

The agency said the purchases were part of an ongoing effort to make the campus-area neighborhood more attractive and safe through new housing and other developments.

Initial plans were to spend about $200,000 to clean up the Kelly’s site for a tenant. Erin Prosser, Campus Partners’ director of community development, said talks with a restaurant are in the early stages.

The group still needs to find money to remove underground gasoline storage tanks at that site, Prosser said. “We did go through some environmental testing. We do know there has been some leaching” into the soil, she said.
Campus Partners still is in the process of transferring the D&J Carryout to the Ohio Capital Corporation for Housing, a nonprofit development corporation, for $25,000.

D&J’s Carryout is at N. 4th Street and E. 8th Avenue, a corner notorious for criminal activity. Columbus police cameras are mounted at the southeast corner across from the shuttered building.

Whatever replaces D&J’s “should be very inviting and warm so it can become a cornerstone of the community,” said Sarah French, a spokeswoman for Community Properties of Ohio, a subsidiary of the Ohio Capital Corporation for Housing.

Residents have presented ideas to officials during several community meetings.

“We have definitely been kept in the loop,” said Brandyn McElroy, president of the Weinland Park Community Civic Association.

Susan Summers, 32, who lives on N. 4th near both carryout locations, said she’d like to see a coin laundry at the D&J’s location.

A neighbor, Brad Fpps, 36, said he’d like to see a park there.

Just south of the Kelly’s site, Ahmed Yassien owns North 4th Fish and Chips. He said a restaurant could work at the site, which is close to the 11th Avenue development, where Wagenbrenner Development is renovating 23 duplexes and row houses into 90 apartments.

“Whatever is best for the community,” Yassien said.

McElroy said if it takes some time to figure out what the stores will become, that’s OK. And it’s fine if a new convenience store goes in — as long as the outcome is positive.

Prosser agrees. “We do not want to see the criminal element return,” she said.

mferenchik@dispatch.com

@MarkFerenchik

You May Like

18 Hidden Secrets in Disney Movies You Probably Missed
Your Daily Dish

These 5 Old Money Families Are No Longer Wealthy
Bankrate

The #1 Exercise that Accelerates Aging
Old School New Body eBook

4 in 5 Americans Are Ignoring Buffett’s Warning
The Motley Fool

14 Benefits Most Seniors Didn’t Know They Had
Newsmax

Four Things You Should Never Buy at Trader Joe’s
Reviewed.com
With no one willing to move them, South Campus houses to be demolished

The house at 31 E. 9th Ave., center, in the South Gateway area will be demolished along with two others.

By Mark Ferencz
The Columbus Dispatch • Tuesday June 30, 2015 1:44 PM

Campus Partners is tearing down three houses near the South Campus Gateway site in the University District after no one offered to move them.

The agency — Ohio State University's nonprofit development arm — needed to move the houses so it can begin redeveloping the area just south of the South Campus Gateway.

Campus Partners paid $504,000 for the houses at 33 E. 8th Ave., 31 E. 9th Ave. and 67 E. 9th Ave., all in the Weinland Park neighborhood of the University District, and in April offered them to anyone interested in moving them. The houses needed to be moved by May 31.

There were two applicants, but in the end there were no takers, said Erin Prosser, Campus Partners director of community development.

Part of the problem, she said, was the cost to relocate utility lines to move the houses.

In April, a Lorain County house mover told The Dispatch the cost of moving houses such as those in the University District can run $15,000 to $30,000 each before you add in the cost of moving wires.

"There's certainly disappointment that this wasn't a feasible option," Prosser said.

Instead, crews are tearing down the homes this week.

"It's a shame," University Area Commissioner Seth Golding said. "I don't think they really got the word out. They've been sitting there for years."

Commissioner Rory Krupp, who represents the Weinland Park area, said, "I thought the time frame was a
little aggressive. It's not easy to move a house."

But Commissioner Joyce Hughes, who represents the district where the houses are located, said she wasn't upset. "Those houses have been there for a very long time."

Hughes said the development that will follow will improve the neighborhood.

Edwards Communities will build as many as 500 housing units in a seven-block area between E. 8th and E. 9th avenues east of High Street.

Work on the first building — a multi-use structure along High Street with 35,000-square feet of retail space on the ground floor with housing above — will begin next year and finish in 2017, Prosser said.

Before the demolition could start, Columbus Architectural Salvage removed all significant elements from the houses, including mantels, doorways, windows and columns, she said.

Money from the salvage will be donated to the Weinland Park Community Civic Association.

The oldest house was built in 1890, the youngest in 1910.

@MarkFerenchik

You May Like

State-By-State, The Richest People In America
Forbes

You Won't Believe What We Found Inside The New 2015 Penny
Stansberry Research

Here's What's Leaving Netflix Forever In June
Refinery29

4 in 5 Americans Are Ignoring Buffett's Warning
The Motley Fool

14 Benefits Most Seniors Didn't Know They Had
Newsmax

Chloe Moretz's Dress Drops Jaws
StyleBistro
Picture living this close to work.
Home Ownership Incentive Program for Ohio State faculty and staff

Walk to Work!

- $6,000 in down payment assistance and other incentives.
- Housing available in the exciting neighborhood of Weinland Park.
- Join your colleagues—more than 100 faculty and staff\(^1\) have taken advantage of this program.
- Range of homes available, including new construction.

\(^1\)Must be at least 50% FTE

For more information, visit campuspartners.osu.edu
or contact Erin Prosser at 614-247-5958 or prosser.20@osu.edu.
Campus Collaborative
-Crossing the Street-

By E. Gordon Gee, President, Ohio State University

Why did the university cross the road? The obvious answer—"To get to the other side"—is taking on new meaning at Ohio State these days.

Members of the Ohio State academic community are heading into the surrounding neighborhoods to participate in a comprehensive program of revitalization. And what we are trying to accomplish by this foray could very well set an example for other urban institutions of higher learning.

Like many schools that have a city growing old around them, Ohio State is bordered by a deteriorating neighborhood with all the challenges of urban life. Our national prestige and academic excellence are on the rise, and we must ensure a quality environment to support our mission.

So we are taking action. A year and a half ago, Ohio State formed a group called...Continued on Page 3

Public Service Department

Doing Something New and Different

Following is an adaptation of a presentation made at the October UCBA membership meeting by Rick Hickman, Deputy Director of the Public Service Department. UCBA extends a special thank you to Rick for his assistance in developing the street sweeping program and the recent refuse collection initiatives. Rick and his staff have shown a great willingness to listen, and an eagerness to help develop solutions to the unique challenges found in the University District.

I am pleased to say that we are doing something new and different in the Public Service Department. We are working with our divisions to be more user friendly, more customer driven, more responsive, more accountable, and more results oriented. It is a challenge, but we are successfully removing some of the barriers of bureaucracy.

In the past, we have not listened as intently to neighborhoods or community groups. However, today, working together, throughout the city we are finding some
Happy Holidays. It seems so hard to believe that we are in the Christmas season already, let alone the end of 1996. A lot has happened since our last newsletter.

Campus Partners completed the comprehensive planning process, and Campus Partners has hired a new President, Terry Feigler. Join us with here at UCBA in extending a warm welcome to Terry as he begins his work in our world class community.

CUBA has continued to be involved in community beautification efforts. At the request of Ohio State President E. Gordon Gee, Pasquele and Ben Brace from Ohio State have worked to develop a graffiti abatement program. With the able assistance of Rob Sowers, Sterling Pro-Wash, a graffiti removal effort subsidized by Ohio State was conducted in conjunction with High on Pride. Funds are being collected from businesses who benefited from the cleanup effort to establish a Graffiti Abatement Fund at UCBA to allow future cleanup endeavors.

UCBA has continued to be involved in community beautification efforts. At the request of Ohio State President E. Gordon Gee, Pasquele and Ben Brace from Ohio State have worked to develop a graffiti abatement program. With the able assistance of Rob Sowers, Sterling Pro-Wash, a graffiti removal effort subsidized by Ohio State was conducted in conjunction with High on Pride. Funds are being collected from businesses who benefited from the cleanup effort to establish a Graffiti Abatement Fund at UCBA to allow future cleanup endeavors.

Campus Partners Public Service Committee, which developed the street sweeping program, has been focusing now on improving refuse collection services in the District. Pasquele is chairing a subcommittee exploring ways to improve conditions for the business community.

One proposal being considered is a Special Improvement District which would allow businesses to assess themselves for such things as litter cleanup, beautification projects, capital improvements needs, crime prevention programs such as the CCP daytime patrol, transportation and parking solutions, and development and fundraising of a central management office to oversee the work and to effectively market the greater University Area.

Relief to refuse collection is the updating of the city trash codes, known as Title XIII, and the related rules and regulations governing the Refuse Collection Division. Pasquele and a cadre of others have been

Continued on page 6

Area jobs, better health to grow from Academic Affairs

University units with Campus Partners’ effort to revitalize area neighborhoods “What’s exciting is that the recipients will be able to take teaching and research into the community and, in that process, they will add people in the community to collaborative ways,” said Michael Casto, director of the Collaborative and the Interprofessional Commission of Ohio. “The seed grants create an incentive for faculty to carry their work into the community.”

The prospect of impacting positive change across High Street is exciting, Casto said. “Two years ago, it would have been hard to demonstrate how the University was making a difference.

Now we have eight specific projects that will engage faculty and students in the community in a very tangible way.”

- Sylvia Reynolds-Blakey, instructor, and Sonnie T. Nickles, associate professor, both of nursing, will analyze emergency food services in the District.
- Margaret Teaford, assistant professor of allied medical professions, and Susan L. Zavotik, associate professor of human ecology, will assist older homeowners with repairs to their homes.
- Helen Marks and Cynthia Uline, both assistant professors of education, will conduct a new course to promote teaching, inquiry and service among the public schools.
- Bov Tonney, professor of social work, and Kay Bea Jones, associate professor of architecture, will study the feasibility of providing housing for student mothers with children.

City Proposes Landscaped Traffic Islands for Neil Avenue

The Columbus Traffic and Parking Division has proposed a traffic calming plan for Neil Avenue which includes two landscaped traffic islands and one pair of chokers. The proposal resulted from meetings of the division and the Joint Neighborhood Traffic Committee, a group of residents concerned about heavy commuter traffic. The specific

application is to visually change the wide, expansive feeling of our arterial streets—a feature that unfortunately encourages speeding, discourages pedestrian and residential activity, and generates excessive noise and pollution.

Three proposed elements have been chosen to produce a visual narrowing of Neil Avenue, by incorporating trees, shrubs, neighborhood signs, and perhaps historic street lighting. The islands are depicted in the conceptual sketch. The southern island will be located in the center of Neil Avenue, just north of the intersection with Goodale Boulevard. The northern island is between the intersections with the staggered east and west portions of Sixth Avenue. The chokers are at the intersection with Second or Third Avenue, and reduce the width of Neil Avenue by extending the curbed sidewalk level into the street. Further discussion and engineering consideration is required to determine the exact dimensions and locations of the elements.

In order for the plan to move forward, neighborhood residents must commit to maintaining the islands. If you are interested in planting trees, shrubs, flowers or maintaining the landscaped portions in some way, please contact your local society or commission (University Area Commission-Howard Skubowius, 282-8010) or Norm Doldier (284-2733).

Letters of support and commitment to maintenance must be collected by early October, prior to presentation of the plan to the Traffic Commission. For additional information about the plan and other meetings, please contact Peter Anderson (294-5647). © University Community News, October 1996

...Campus Collaborative from page 1

Campus Partners in collaboration with the city of Columbus and residents of nearby areas. The group aims to develop and execute a comprehensive plan to revitalize the neighborhoods in the area known as the University District.

And now there is an offshoot of Campus Partners that brings the university even closer to its neighbors—the Campus Collaborative. Chaired by Nancy Zimmer, dean of the College of Education, the Campus Collaborative is composed of representatives of some 30 academic and support units on campus who are serving as human services resources for the community.

These faculty, staff, and students are literally and figuratively crossing High Street, the major thoroughfare dividing the Columbus campus and its bordering areas. University personnel are working alongside their professional colleagues and community residents to address issues of health, employment, education, social services, and student quality of life.

The Campus Collaborative hopes to link each University unit to the neighborhoods in mutually beneficial projects. In fact, Dean Zimmer calls the University District a “training laboratory” because it provides such a wonderful opportunity for faculty and students to become involved in social issues and applied research.

And involved they are. Just look at some of the Campus Collaborative-based projects that are already off the ground:

- OSU Extension is working with area social service agencies on job development and employment readiness projects for area residents.
- The Department of Community Health in the College of Public Health is planning to produce a "Jobs 4 U" newsletter to link people in the University District with job and training opportunities.
- A community computer center opened recently at the Columbus Public Schools North Education Center in partnership with Ameritech as the first in a series of such centers planned by the Collaborative’s Partnership for Technology. The centers will provide access to computers and online services to low-income residents and will expand the partnership between technology into 12 University District public schools.
- The Campus Collaborative has created a seed grant program to encourage faculty members to develop teaching, research, and service activities in the University District. As a result, taking the classroom into the community.
- In response to a Collaborative recommendation, we are serving our students where they live through the Off-Campus Student Services office, recently relocated in the heart of the student community east of campus.

Much more will be implemented over the next few years as the Collaborative gathers steam. Plans include feeding UCBA to help area schools strengthen families, a transitional housing facility for women students and children, programs in curriculum development and instructional strategies for urban schools, a small business incubator to sit at the heart of the development of new area businesses, and initiatives to enhance health services delivery for residents.

Rather than isolating itself from its urban situation, Ohio State is actively working to ensure a dynamic, vital, and harmonious coexistence between town and gown—a learning community for all involved.
**OSU group to use $400,000 grant to help Weinland Park**

On October 19, the first salvo in a new offensive against graffiti was fired. That day, High on Pride cleanup, marked the initiation of efforts to reclaim campus area walls from vandals and "artists" who have left their mark. Replacing the hiss of spray cans was the hiss of high pressure hoses as students, and briefly E. Gordon Gee, joined with Rob Sowers, owner of Sterling Pro-Wash, to wash away the accumulated scribbles (see related article).

This new offensive originated from none other than Ohio State University President E. Gordon Gee himself. President Gee approached Ben Brace, Special Assistant to Vice President Janet Pichette, and Pascale Grado, Executive Director of UCBA, and asked them to put together a program to deal with graffiti. From this request sprang the idea of conducting a high visibility effort in conjunction with High on Pride. In addition to this initial effort, the University has undertaken numerous purchases of street performers and graffiti removal equipment. Contact UCBA at 295-2866 for information on maintaining a can of graffiti removal solvent.

To help map out strategies to deal with this problem, Ben convened a Taskforce of area leaders August 29 to brainstorm possible solutions to the graffiti problem in the University District. Besides the suggestion to conduct the High on Pride cleanup, the Taskforce also suggested improved lighting; installing a special entry system; increased law enforcement of the law; building collaboration between property owners and businesses; taking preventative measures, including increasing street cleaning and encouraging area groups to adopt spaces to take care of.

UCBA continues to provide technical support for this most important effort. In addition, UCBA, in conjunction with the University, the University Area Commission, Campus Partners, and others, is working with Columbus City Council to establish effective and enforceable anti-graffiti legislation. Approval of this legislation would be an important addition to the ongoing fight against graffiti and toward regaining control of our community.
"Appearance of Order" Legislation in Progress

In December, 1994, Dick Talbott saw an article in New York Magazine that startled him. The article described how the city of New York had effected a 40% drop in crime. Prompted by that article, Dick sent Steve and Rob a memo, to the effect that the City government had taken action to make the streets safer, and that they should consider what they could do to make the streets safer in Columbus. The City has taken many steps to address crime, including increasing police presence, improving lighting, and implementing new technologies. The City Council has also made efforts to address the "appearance of order" by passing legislation to control noise and graffiti. The City has also taken steps to improve the public spaces in the city, such as the parks and streets, to make them more inviting and safer for residents and visitors.

UAC To Provide Access to GIS System

Perhaps you’re looking at a piece of property for sale. Or you’re sick of that trashy newspaper box that’s always in your way. Our new system, called UAC Access, will provide you with real-time information about the property you’re interested in. UAC Access is a secure, web-based system that allows you to view property records, view aerial images, and access tax information.

Projects in the Weinland Park Area and in Old North Columbus.

Merchants on Otterbein River Road North have approached UCBACA on establishing closer ties with UCBACA. UCBACA has met with representatives from this area to discuss issues of mutual cooperation, and to create a neighborhood group that can work together to improve the area. The goal is to create a warm and welcoming environment for residents and visitors.

City Council has recently passed interim Design Guidelines for the University District. These guidelines are a valuable tool to help support and guide projects in these areas.

UCBACA’s database has been growing this past year, and has also expanded the scope of the database. A contractor was recently hired to help develop the database and to train staff on how to use it. The database now includes information on over 800 properties in the area.

Projects in the Weinland Park Area and in Old North Columbus.

Merchants on Otterbein River Road North have approached UCBACA on establishing closer ties with UCBACA. UCBACA has met with representatives from this area to discuss issues of mutual cooperation, and to create a neighborhood group that can work together to improve the area. The goal is to create a warm and welcoming environment for residents and visitors.

A variety of changes have occurred on High Street over the past few years. At Huntington National Bank, 17th and High office, and at Bank One, 16th and High office, managers have taken on leadership. Replacing Andy Smith at Huntington is Matthew I. Hall. Replacing Bob Rabin at Bank One is John Patton. UCBACA extends a warm welcome to these new managers, and looks forward to the opportunity to work with them.

Changes have also occurred within UCBACA membership. UCBACA has had a good year, with 56 total members. Among those joining our ranks in recent months are Randy Fennell, Campus Crew, and James Gecchele, who is a business manager who provides apartment and house cleaning services to faculty, staff, and students. Chad Johnson and his crew at Image Towing have also joined this year, as has the crew at Shamrock Towing.

Helping out at High on Pride this year was new member Robert Sowers of Sterling Prom-Wash. Sterling Prom-Wash is able to help businesses with graffiti removal needs. Also joining recently are Mark Gnaiger, Columbus City Attorney; Coffee House; Brolley Bologna, local property owner; Peter Heger, Visual Syntax/Design Inc.; C. Marshall Lowe, manager of commercial property; John Kieneker, apartment owner; and Rob Stump, Jr., Blimpie’s Subs and Salads. Join us in welcoming these new businesses. And a big thank you as well to those of you who renewed your membership this year.

A big welcome goes to all new businesses in the area. Recent new businesses include Blimpie’s Subs and Salads; Sunny’s New York Bagels; Sterling Prom-Wash; Campus Crew; Gnaiger’s Bologna; Coolidge’s Restaurant; and anything Astrohitched and Cell Phone.

A Fond Farewell from the Special Assistant to the Director

It has come to me for to say farewell to the many friends I have made in the nearly two years I have been at UCBACA. I first came to UCBACA as a Volunteer in Service to America (VISTA), in which I had the privilege to be involved for three years. At the conclusion of my time in VISTA, Pasquevalle offered me the post of Special Assistant to the Director at UCBACA, which I readily accepted.

Over the course of time, I have had the honor of meeting many of the hard-working merchants, community leaders, city officials, University officials, and just plain concerned folks who are making a difference for the University District. I have listened to your concerns about trash, traffic, business concerns, and other issues, and have worked along with Pasquevalle and many dedicated volunteers at UCBACA in programs designed to address those needs.

Although I will formally cease employment with UCBACA on December 31, I will continue to provide contact work on an occasional basis. I extend my deepest thanks to the many people who have worked with me this past two years a memorable and growth experience.

Kent Birkheimer
10 ways to counter the growing shoplifting problem

Every year, retailers across the country lose an estimated $30 billion to the ever-growing problem of shoplifting and employee theft. But there are ways to counter the crimes that cut into store owners’ bottom lines.

Bruce Van Kleeck, vice president of member services for the National Retail Federation, offers these suggestions:

1. See that employees are a constant presence: “Great the customer. Be visible, be polite, be aware. Thieves don’t like attention.” Tell employees to look for anyone who may be acting suspiciously.

2. Adopt a common-sense approach with your merchandise: “Don’t place the most expensive items near the door.”

3. Ensure that existing merchandise is secure: “All glass display cases should be watched and locked. Make sure all other security devices are properly secured.”

4. Regularly monitor fitting rooms: “Access to them should only be possible through a key or attendant system.”

5. Use physical deterrents: “Consider installing Electronic Article Surveillance tags or closed-circuit monitors.”

6. Hire honest, well-qualified employees: “Establish a screening program for new employees and applicants.”

7. Foster employee awareness: “Create anonymous tip lines for employees who suspect internal theft, or develop a reward system.”

8. Control access to cash: “Limit the amount of funds in a register by making timely deposits of excess cash.”

9. Remove the temptation to steal: “Institute bag checks for all employees, even managers.”

10. Go to court: “Publicize your policy of prosecuting all theft—internal and external—and follow through.”

---

Footnote from page 1

Terry has already been busy meeting with all of the many community groups and leaders whose participation in the long process of completing the revitalization work is so crucially necessary. In addition, he has had many hours of reading to become fluent with the planning work to date, and to begin to develop a vision for how that planning will be fleshed out in real initiatives and projects.

He observes that there are a variety of positive factors at work in the University District. This includes the commitment of the university, the city, and the various neighborhood entities and organizations in both the planning process, and he believes, in the implementation process to come. In addition, he believes the area has a tremendous amount going for it from a market perspective, and added that “The area has a lot going for it that it really can be…a very good example of a diverse series of neighborhoods, and a very exciting urban environment, with the university connections that tend to create intellectual and cultural and academic dimensions.”

As Terry works with the Campus Partners Board of Trustees and the many community, University, and City groups and leaders to develop the implementing strategies, his guiding light will be the multidimensional nature of the problems facing the District. He notes that the problems facing a community are not single issues such as physical design, or social services, or infrastructure, or financing. Rather, he notes, community development needs to take the interrelationships of various factors into account, such as jobs and economic base, physical environment, family stability, and so on. “All of these issues interrelate to create healthy communities. This whole notion of real healthy communities, in the broadest context, is really what community development is about—that they are good, vibrant, safe environments,” he said.

The three items he suggested could be targeted first in the implementation process reflect this multi-dimensional approach to creating a healthy community. The areas he has his sights aimed at in the initial phase of implementation are a commercial revitalization endeavor, a student housing endeavor, and a program to benefit the lower income neighborhoods. Terry anticipates working with his board to complete a draft list of recommendations for public review by sometime in February, 1997.
170-unit apartment project planned on High Street across from OSU

By Jim Walker
The Columbus Dispatch • Friday, January 8, 2010 6:57 PM

A Columbus developer has proposed a 170-unit student apartment complex on High Street, the first big piece of a major redevelopment across from Ohio State University.

Edwards Communities has submitted a plan for a six-floor stone-and-brick building that would occupy the entire block between 16th and 17th avenues east of High Street and west of Pearl Street.

Several businesses, including Charley's Philly Steaks and Chuckey's bar, now occupy the site. Two other veteran destinations on the site recently closed: Berries' Bagels & Deli and Johnny G's House O'Music.

The first floor of the Edwards building would be retail space while upper floors would include 170 student apartments.

The apartments would include 445 bedrooms in various configurations: five studio units; 20 one-bedroom; 56 two-bedroom; 60 three-bedroom; and 33 four-bedroom units. Like many new student apartment buildings, the units would be fully furnished and would rent by the bedroom.

The building would include underground parking, a coffeehouse, a lounge area, a fitness area, a movie theater and two courtyards, said Ryan Symanski, president of Edwards Communities Development Co.

The building, which has yet to be named, would be the fifth student apartment project around Ohio State developed by Edwards, which has built 13,000 student rental bedrooms nationwide.

The company recently started work on the Highline, a 460-bed project on N. High Street between 8th and 9th avenues.

“We've studied and built in many campus areas, and the amount of high-end student housing in premier locations is lacking at Ohio State,” Symanski said. “And there's absolutely no better location than 16th or 17th avenue.”

The building would be a key part of a 9-acre area targeted for development by Ohio State's development arm, Campus Partners.

In July, the Columbus City Council approved a rezoning plan that calls for a public plaza, apartments, a hotel, offices and retail on the property, which stretches between E. 14th and E. 17th avenues.

“This Edwards piece is the first big piece,” said Campus Partners President Amanda Hofhuis.

“I really like the fact that their architecture is really classic. It feels like an urban corridor, and it matches the collegiate architecture across the street.”

Symanski said Edwards does not have a schedule for the project, other than hoping to open the apartments for the fall 2018 semester.

He said rents have not been set, but that they would be comparable to Edwards' other OSU apartments.
Ohio State seeks to connect campus, neighborhood near 15th and High

Campus Partners joined The Ohio State University Friday to announce a comprehensive vision for the 15th Avenue and High Street area, which serves as a critical intersection between Ohio State's campus and the University District. This is the view from High Street.

By Mary Megan Edwards

The Columbus Dispatch • Friday June 17, 2016 5:30 PM

The often-imagined "long walk" connecting the Ohio State campus to surrounding neighborhoods is finally coming into focus.

A century-old desire to strengthen the physical and visual link between university and city and reinforce the intersection of High Street and 15th Avenue as the university's front door moved a step closer to reality today. Campus Partners, OSU's development arm, unveiled plans and sketches for a complete remaking of the east side of High Street between 14th and 17th avenues.

The earliest work — construction of a private apartment project between 16th and 17th Avenues — is set to begin this summer. By early next year, work is expected to begin on $30 million worth of infrastructure work to realign streets, bury utility lines, build a storm sewer under High Street, widen Pearl Street, build a new public plaza and reconnect 14th and 16th avenues to High Street.

Campus Partners first outlined the plan in February 2015, and the Columbus City Council approved a zoning plan for the area in August.

Today was the first public presentation of visual renderings, which showed multi-story shops and apartments along High Street, with a tree-dotted University Plaza replacing what is now a Jimmy Johns sandwich shop and the part of 15th Avenue that meets High Street. That part of 15th will be realigned to meet High Street at a right angle, to continue the east-west axis of the Oval's main path.

Just behind the plaza, to the east, the plan calls for 500-room hotel, taller than the other buildings, allowing a direct line of sight from it to the William Oxley Thompson Memorial Library at the far western end of the Oval. A so-called "long walk," from the library, through the Oval, across High Street and on to the Jada Ravine in the neighborhood beyond, has been a part of earlier, unrealized plans. The sketched design of the proposed hotel's upper section echoes that of the library.
Neighborhood residents appreciate the planners’ attention to history, said Doreen Uhas-Sauer, a longtime leader of the University Area Commission and expert in the history of Columbus neighborhoods. Campus Partners worked extensively with the area commission and other community groups in shaping the plan.

"To their credit, they took a long view of the area’s history,” Uhas-Sauer said.

The east-of-High plan ties closely with plans the university is developing for the west side of High Street, where a plaza is flanked by Merrill Auditorium and a renovated Sullivant Hall, with the Oval lying farther west. That area is to be refashioned as an arts district, bringing music, art and theater programs from different areas around campus.

Key elements of the plan would undo what are now seen as mistakes, such as when 14th and 16th avenues were disconnected from High Street in the 1980s. "They really focused on getting people up and down High Street, but they forgot that people also go east and west on those streets,” Myers said.

Perhaps the biggest obstacle to the desired city-campus link is the design and placement of the Wexner Center for the Arts, which interrupts lines of sight from High Street west toward the Oval. Architect Graham Wyatt referred to the Wexner during a May presentation at an OSU real-estate conference as "a product of its time.”

The university’s west-of-High plan would ease the obstruction somewhat by relocating an underground theater space in the Wexner center. Currently, the roof of that space, covered in vegetation, protrudes above ground, blocking views between the Oval and High Street.
Crews begin to raze Long's Bookstore near campus

Demolition crews began razing the back half of the building on Thursday, October 6, 2016.

By Mark Ferencik
The Columbus Dispatch • Thursday October 6, 2016 1:12 PM

The original Long's Bookstore building, a landmark for decades across from the Ohio State University campus, is coming down.

Demolition crews began razing the back half of the building on Thursday. It soon will be replaced by a plaza featuring a high-rise hotel. It's part of the redevelopment project that is supposed to transform the neighborhood just east of campus.

>> Read the development plan

>> View a slide show of the area

The Long's building at 1836 N. High St. has been empty for more than a decade, and time has taken a toll. Water leaks through the roof, and there's been no power. The elevators haven't been inspected for years, so they could not be used to bring things down and out.

"The building is a wreck," said Bob Singleton, a 1972 Ohio State graduate and long-time University District resident who toured the building with a group in August.

Ben Brace, a local real estate agent who also toured the building, was even more blunt: "It's a piece of crap."
Still, there are certainly scores of OSU alumni who remember buying their textbooks there, (and resenting them at the end of the quarter for much less.)

Books remain inside, by the way, including copies of "Billy Budd" by Herman Melville, said Doreen Uhassauer, a local historian who leads the University Area Commission.

So do metal and wooden shelves, and some original wallpaper. Everything is being taken to the landfill.

"There has been rot and mold, nothing of particular monetary value," said Uhassauer.

Brian Galensky was watching the demolition through a chain-link fence Thursday morning. He bought textbooks there when he was an OSU student from 1996-2001.

"It's kind of sad," said Galensky, who now owns Mama's Pasta & Brew just south of the Long's building. "A long time coming I guess."

Galensky said he remembered people lining up to eat at the small diner in the building.

The book store was created from two houses, Brace said. Uhassauer said it even used to house a small Lazarus store.

The original store's history dates back to 1902. That's when Ohio State student Frank C. Long established the store in a room at University Hall.

Long's moved to a pharmacy at N. High Street and E. 11th Avenue before moving to High and E. 15th in 1909.

It not only sold textbooks, but published them as well.

The Long family sold the book store to Campus Partners in 2000. The store moved to the South Campus Gateway in 2005 to combine with the Barnes & Noble store.

Erin Prosser, director of community development for Campus Partners, said demolition will be suspended over the weekend, but the work should be finished by the end of next week.

While the building is old, it's on no historic register.

Still, Ed Lentz, the executive director of the Columbus Landmarks Foundation, said, "The place is a landmark by any stretch of the imagination."

Soon it will be dust.

@MarkFerencik

Favorite Print Story

You May Like

3 Foods Surgeons Are Now Calling "Harmful Foods"
BIOX4 Supplement

What Jeri Ryan Looks Like Now Is Insane
FrankiesFaets

Tragic Moments Captured That Will Leave Anyone Sp...
Auto Overload

Only 1 in 10 Americans Can Pass This U.S. His...
Topix Offbeat