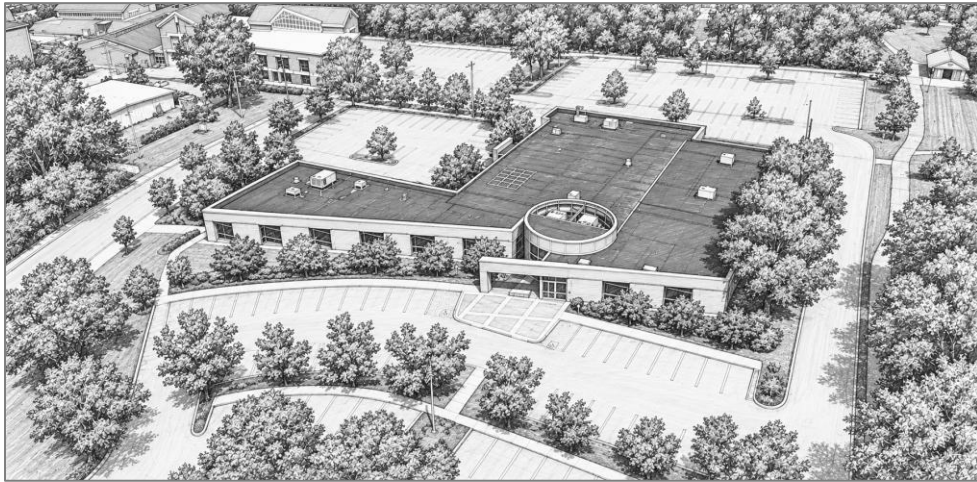


Independent Community Survey

Report & Analysis

The Future of 64 E. Walnut Street (080-000105-00)



Prepared by Uptown United

Uptown United was created for Westerville residents, students, employees, business owners, elected officials, visitors and all who care about Historic, Uptown Westerville's past, present and future to collaborate and share ideas.

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1. Executive Summary

Uptown United conducted this independent survey to gather structured community input on the future of 64 E. Walnut Street (parcel 080-000105-00) between Saturday, July 25, 2026 and Thursday, September 3, 2026.

The survey generated 828 submissions, with 792 unique responses included in the analysis after 36 repeated-fingerprint submissions were excluded. Metadata review found that more than 97% of submissions originated from Ohio IP addresses and nearly 79% from the Westerville/Columbus area.

Westerville residents and stakeholders were our primary respondents: 682 identified as living in Westerville, with smaller numbers who work in or visit the city. The response was also geographically broad across the area. Only 27% identified as living in Uptown/Old Westerville, meaning the majority came from elsewhere in Westerville or outside the city.

Respondents demonstrated significant familiarity with the area: 88% visit Uptown at least weekly, 70% visit the Westerville Public Library, Hanby Park, the Ohio-to-Erie Trail or parking adjacent to 64 E. Walnut at least weekly and 83% are somewhat or very familiar with discussions about the property.

Several clear findings emerged:

- **Public ownership is strongly valued.**
 - 83% said the City should probably or definitely continue to own 64 E. Walnut.
 - 75% rated retention of strategically located public properties in Uptown as extremely or very important.
- **Preservation and adaptive reuse have broad support.**
 - 74% favored either renovating and reusing the existing building or evaluating preservation equally alongside redevelopment.
 - Only 6% preferred demolition and complete redevelopment.
- **Safety and neighborhood compatibility consistently rank highest.** Pedestrian and school safety, neighborhood compatibility/character, public safety and traffic were among the highest priorities and concerns across multiple questions.
- **Community-serving uses received the strongest support.** Gathering space, educational/community services, civic arts, expanded green space and a farmers/public market were broadly supported. Respondents did not converge around one preferred use, but consistently favored options offering public or community benefit.
- **Hotel and residential development received the greatest opposition.**
 - 79% opposed a boutique hotel. Increased hotel accommodations ranked last among the priorities tested.
 - 74% opposed apartments.

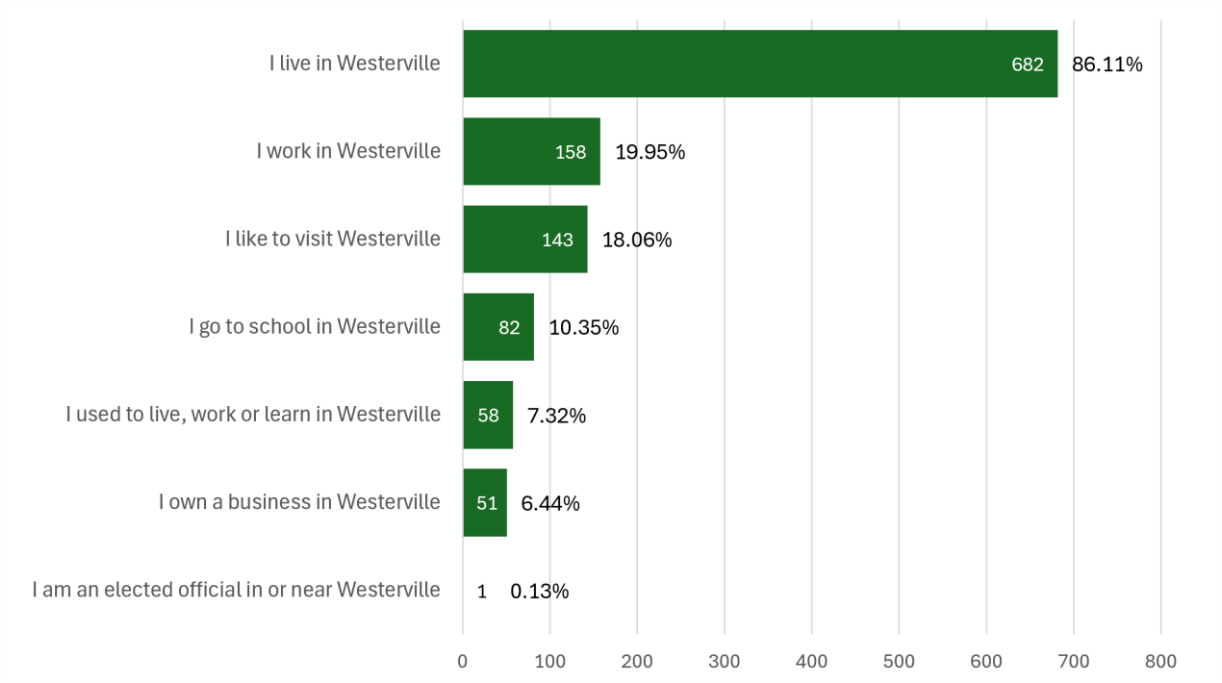
- **Revenue matters, but ranks below many other priorities.** Sixty-five percent considered tax revenue at least somewhat important, but safety, compatibility and several community-oriented priorities ranked substantially higher.
- **Public parking is strongly valued.**
 - 80% want the existing 205 public parking spaces maintained or increased.
 - Only 2% support reducing them.
- **Respondents want continued engagement.** Conversational meetings between residents and the City and continued online information and surveys were the two most requested engagement methods.
 - 41% were dissatisfied with the City's engagement process
 - 29% were satisfied with City engagement.
 - It's worth noting the positive satisfaction ratings began to increase as the City started implementing more engagement measures.

2. Results

Respondents were asked 14 questions. Some questions allowed respondents to select multiple answers (“check all that apply”), while others contained multiple sections or individual items, such as Question 9. Participation in each question was optional, and respondents were not required to provide an answer to every question. **For “check all that apply” questions, percentages shown in the graphs represent the percentage of respondents who selected each individual option. Because respondents could select more than one option, these percentages are independent of one another and may total more than 100%.**

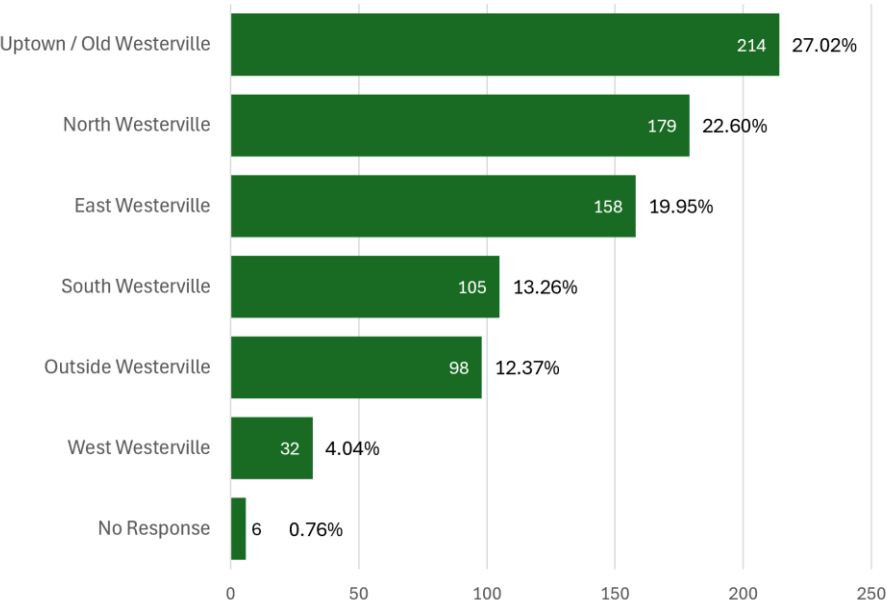
Question #1

Which best describes you? (Check all that apply)



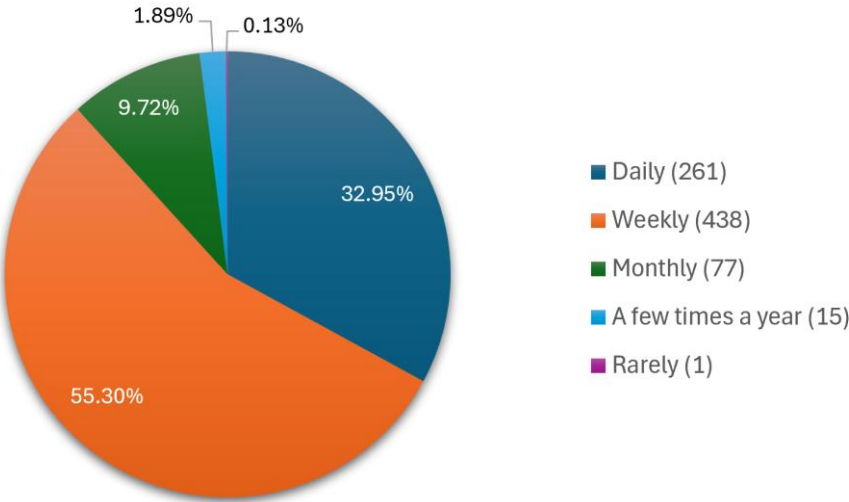
Question #2

Which area best describes where you live?



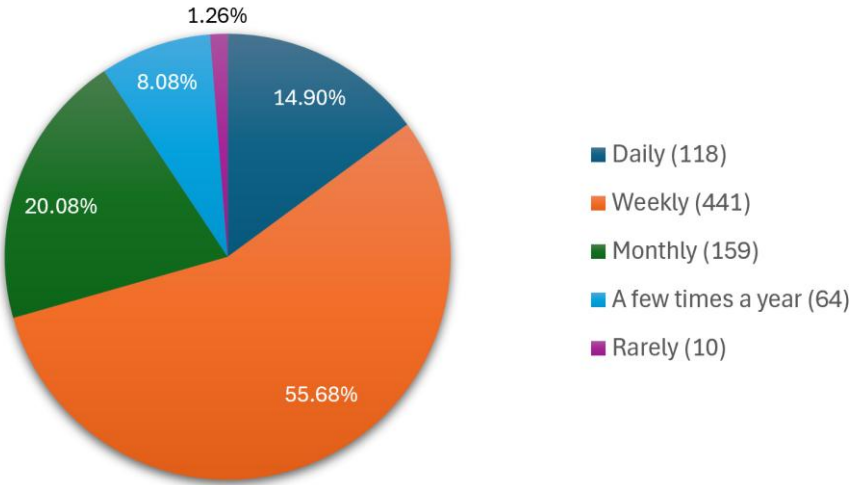
Question #3

How often do you visit Uptown Westerville?



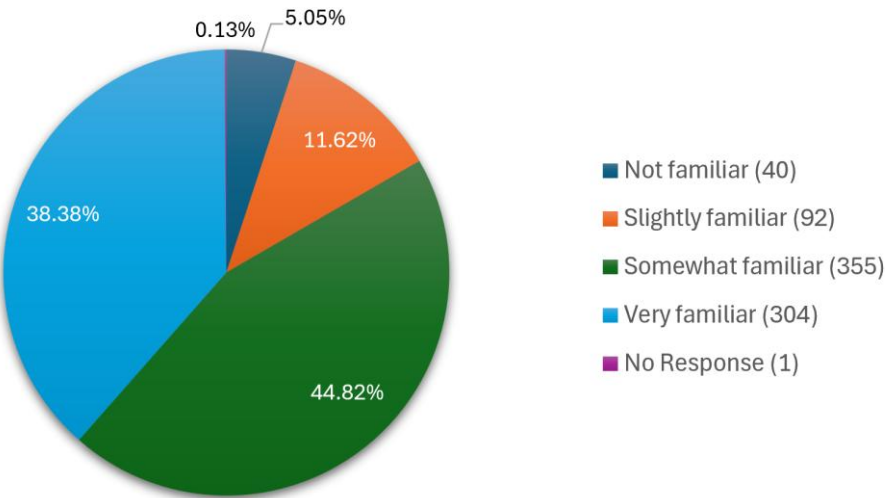
Question #4

How often do you visit property adjacent to 64 E Walnut St for the Library, Hanby Park, Bike Trail or for parking?



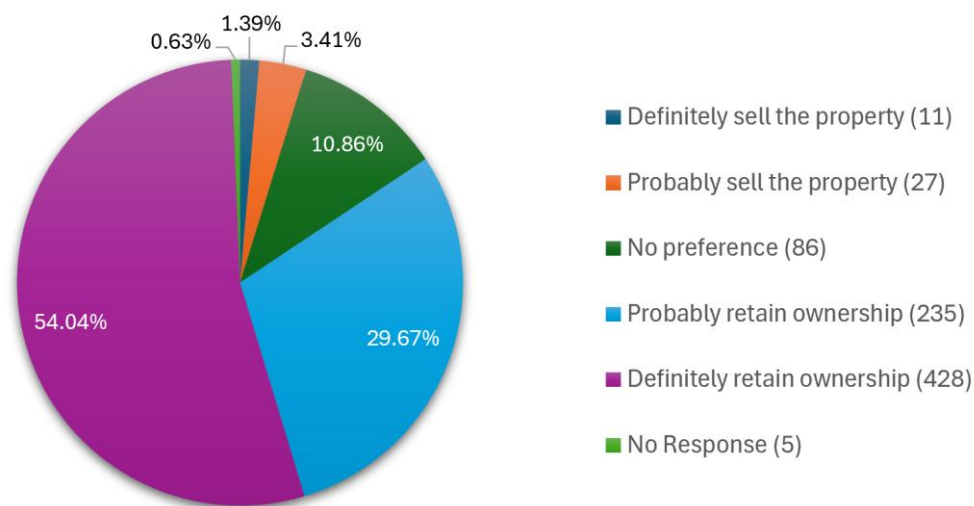
Question #5

How familiar are you with discussions regarding the future of 64 E. Walnut?



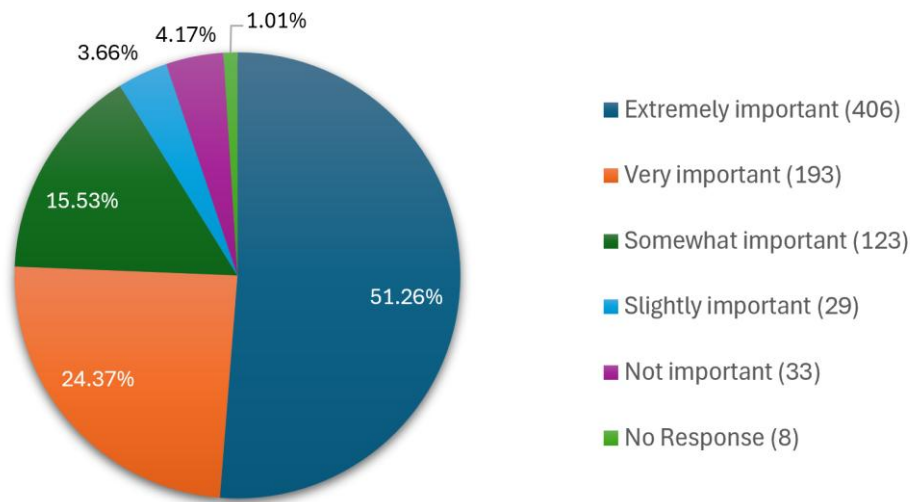
Question #6

Given the property's location in Uptown between Hanby Park, the Westerville Library and multiple public parking lots (200+ spaces), do you believe the City should continue to own the 64 E. Walnut property?



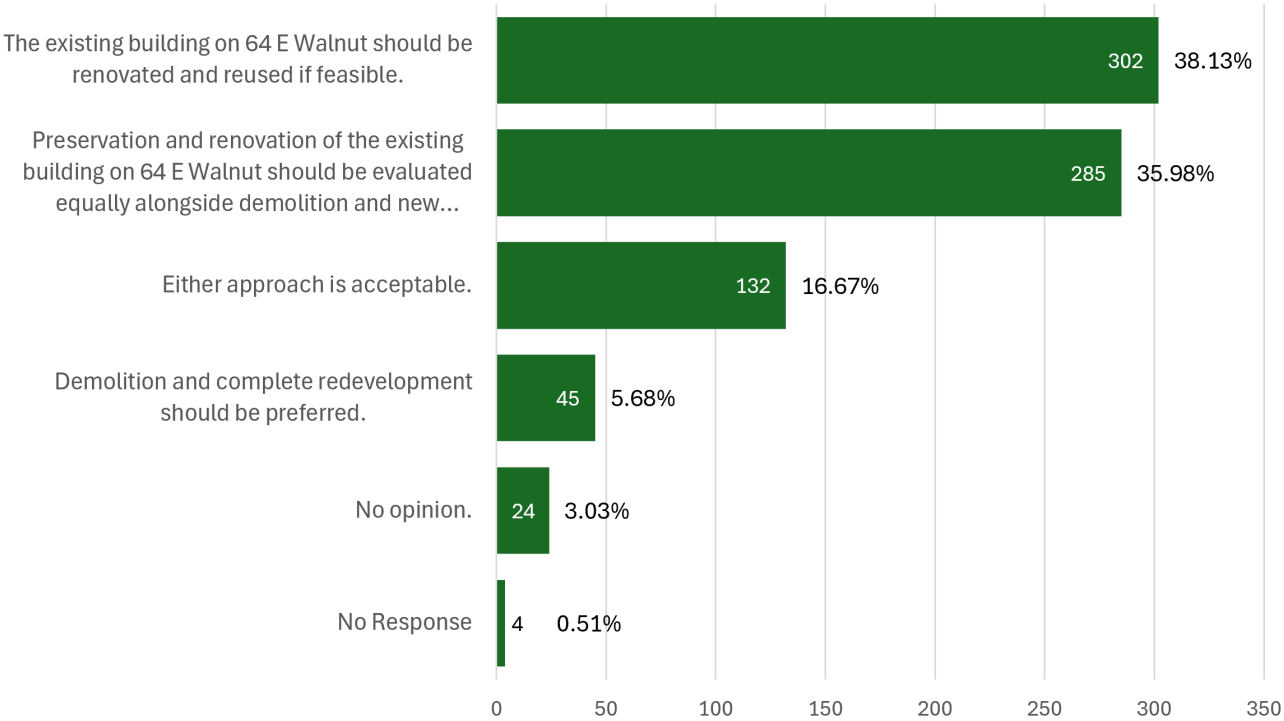
Question #7

How important do you believe it is for the City to retain ownership of strategically located public properties in Uptown Westerville?



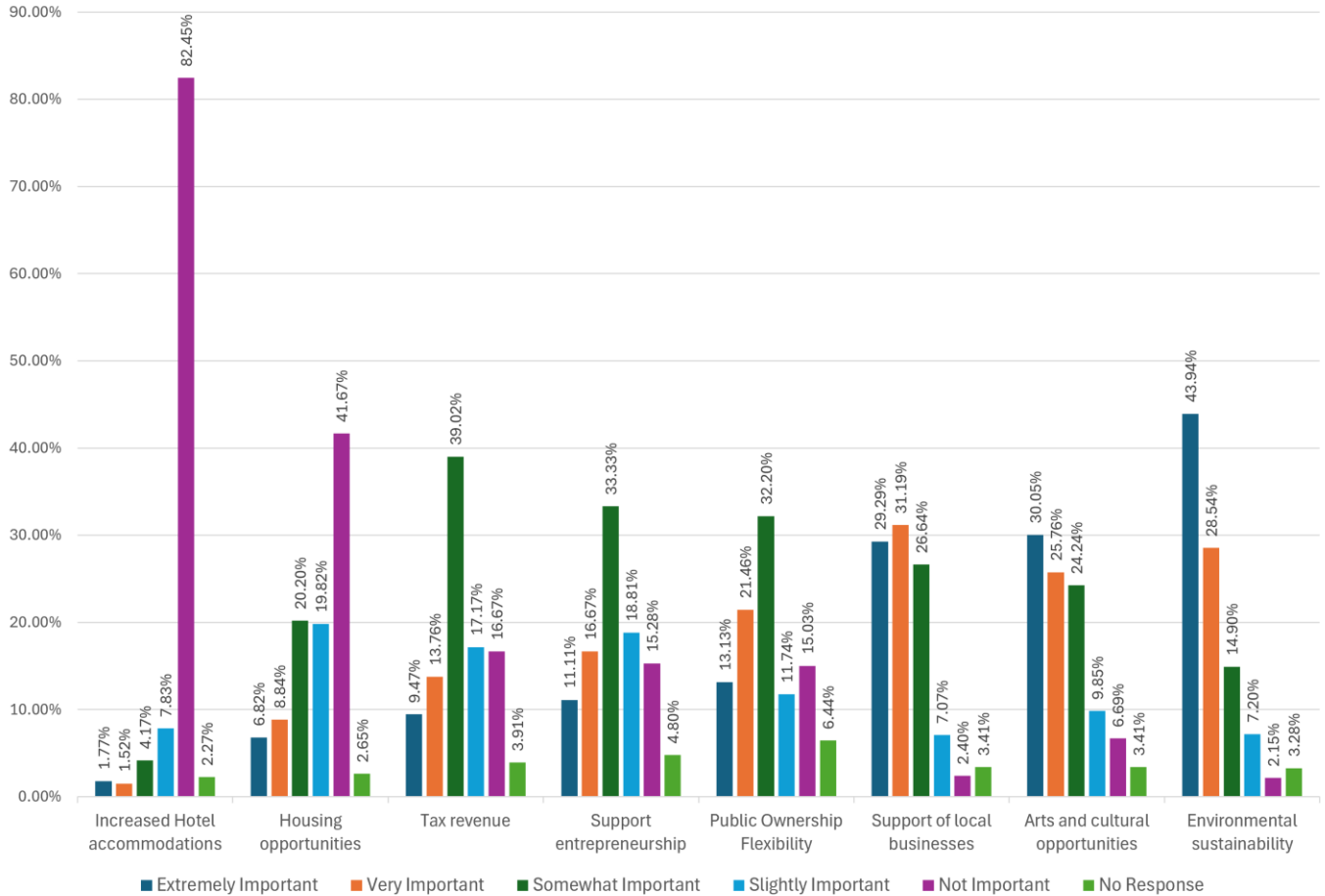
Question #8

Which statement best reflects your opinion?



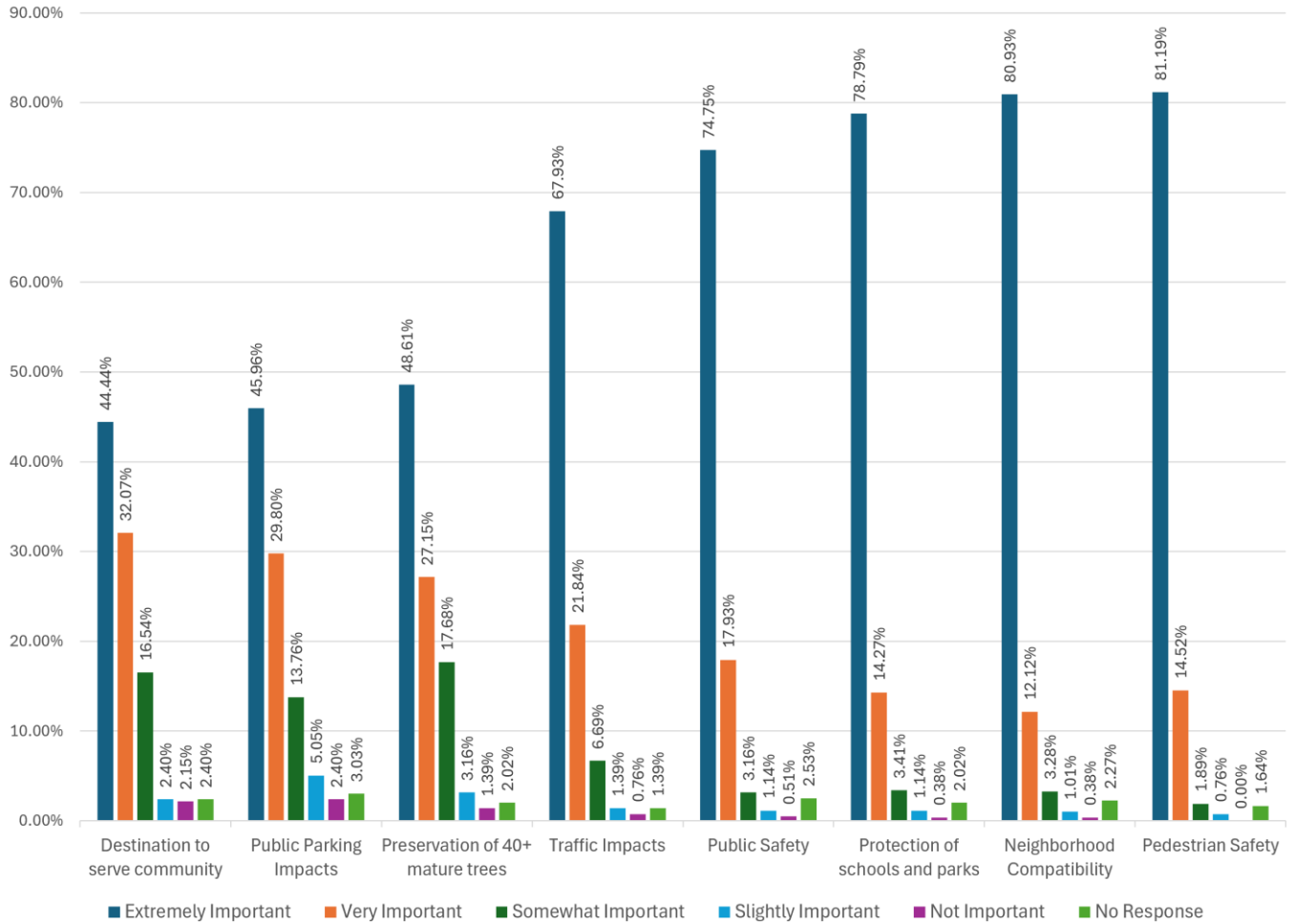
Question #9

As the City considers the future of 64 E. Walnut, how important should each of the following priorities be in guiding future decisions?



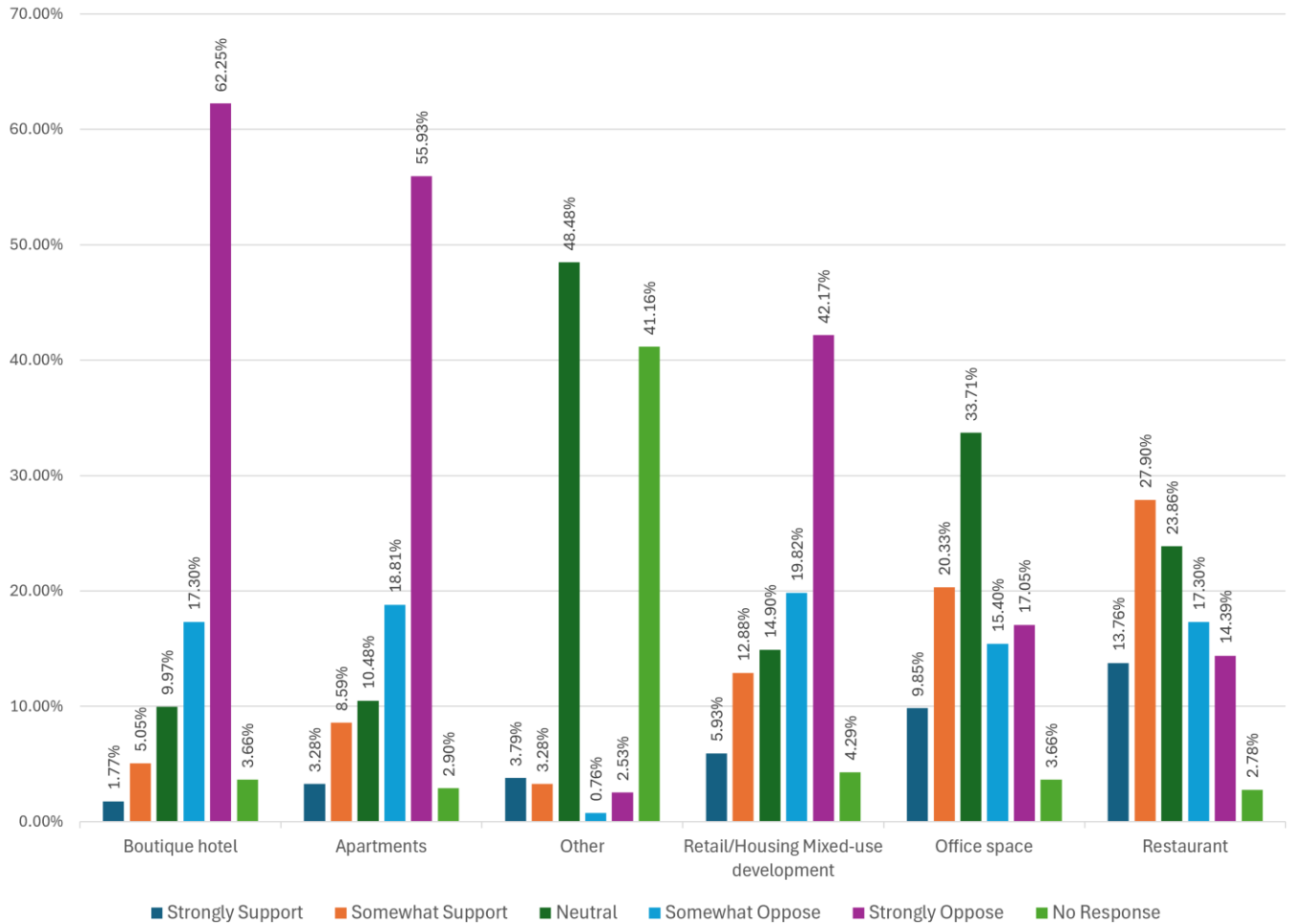
Question #9 (continued)

As the City considers the future of 64 E. Walnut, how important should each of the following priorities be in guiding future decisions?



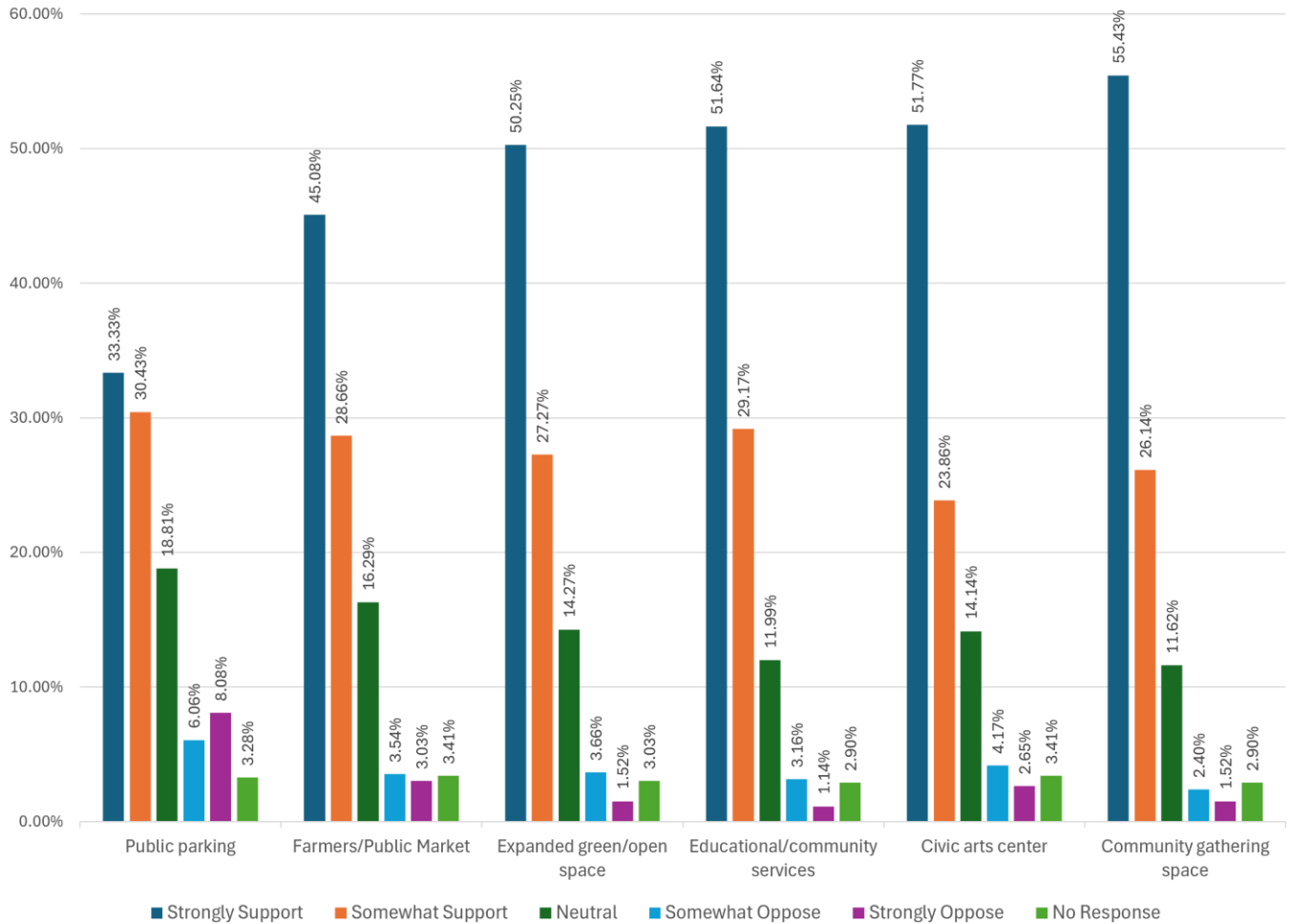
Question #10

Regardless of who owns the property, how supportive would you be of each potential use?



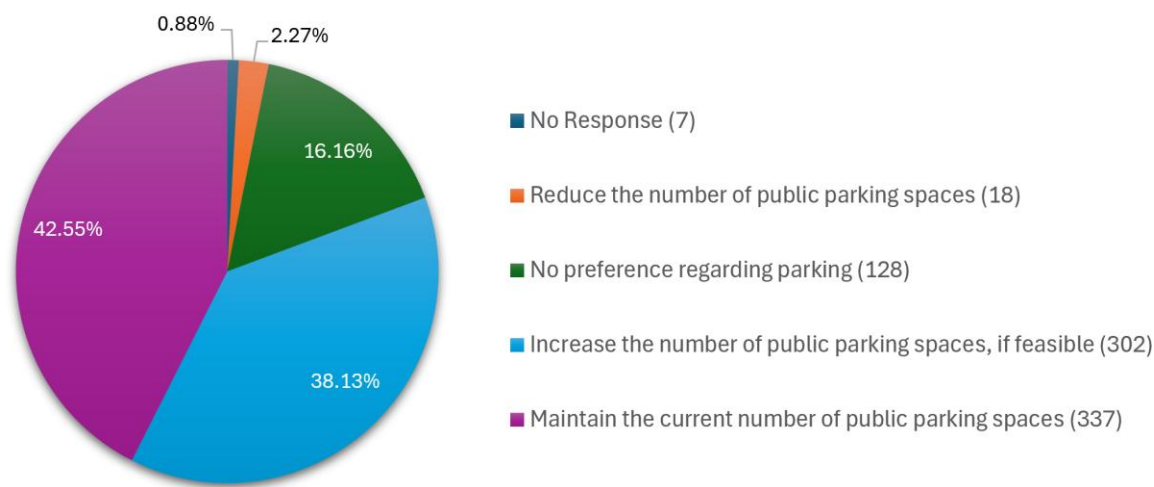
Question #10 (continued)

Regardless of who owns the property, how supportive would you be of each potential use?



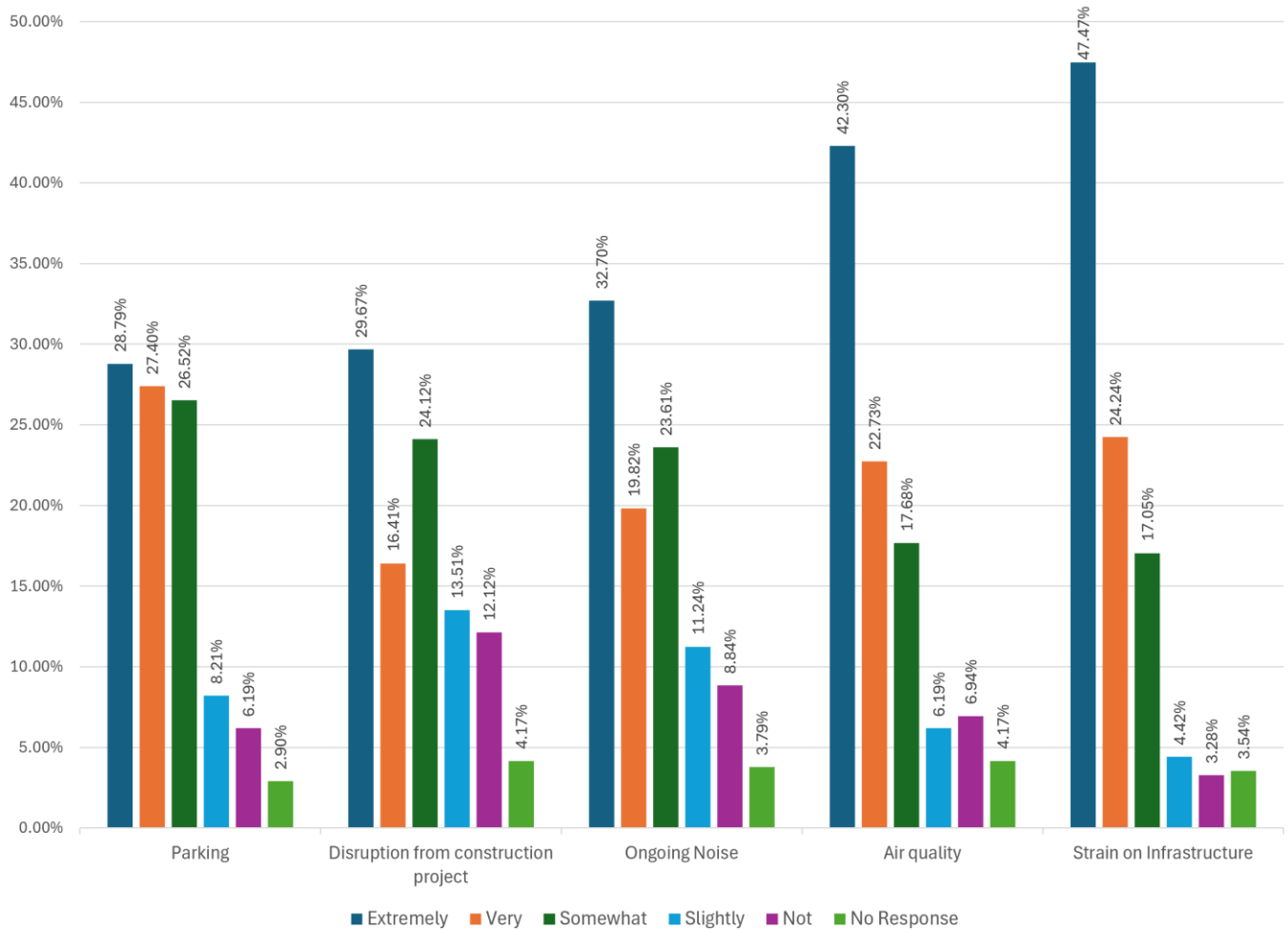
Question #11

If changes are made to the public parking at 64 E. Walnut, which approach would you most support?



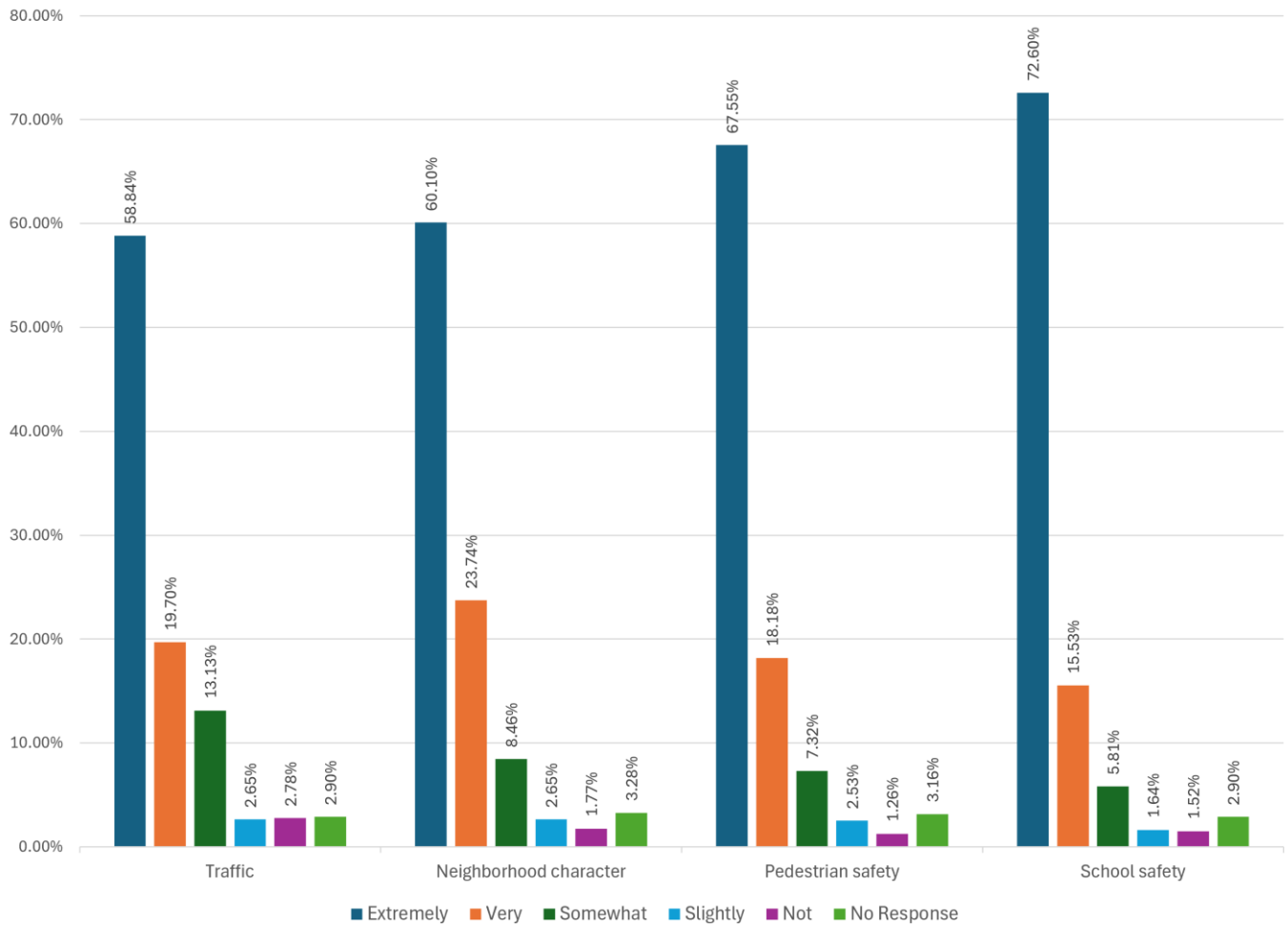
Question #12

How concerned are you about each of the following?



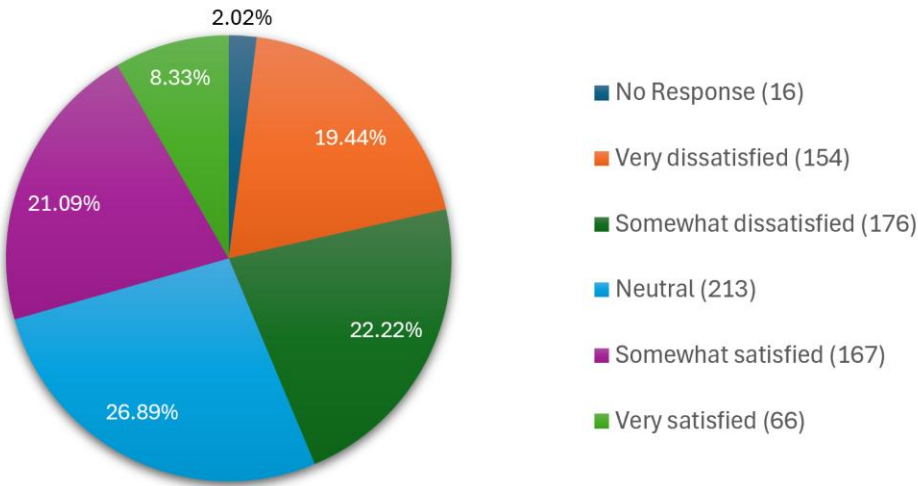
Question #12 (continued)

How concerned are you about each of the following?



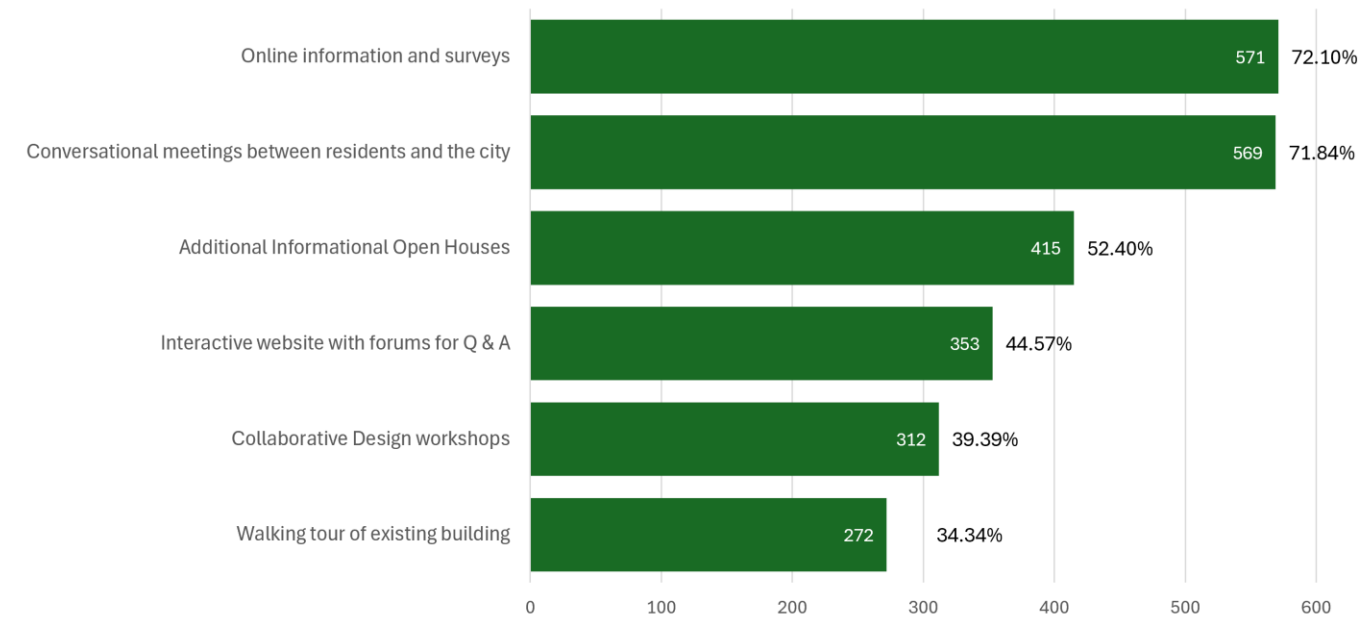
Question #13

How satisfied are you with the City's public engagement process regarding 64 E. Walnut?



Question #14

Which engagement methods would you most like to see? (Check all that apply.)



3. Survey Respondents & Data Validity

All submissions were assigned a fingerprint based on their IP address and user-agent string.

An IP address is a unique number given to all devices connected to the Internet so they can communicate with each other.

Example: 66.213.126.172

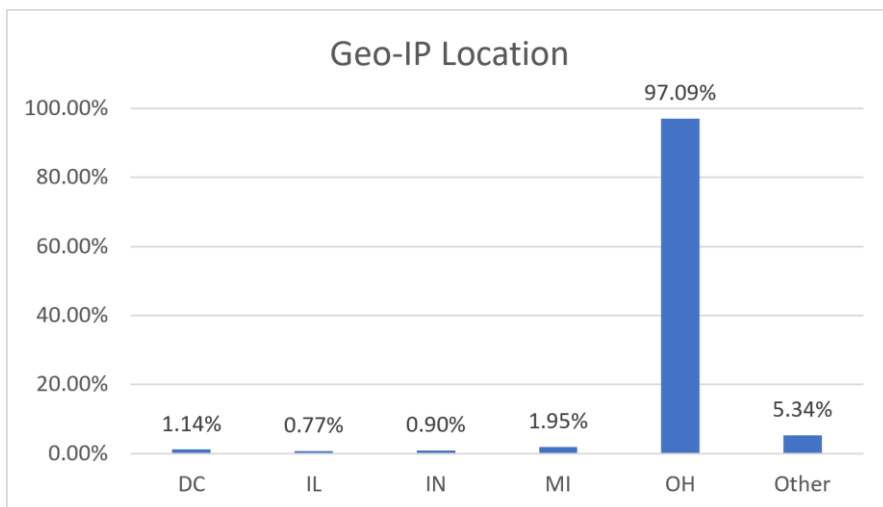
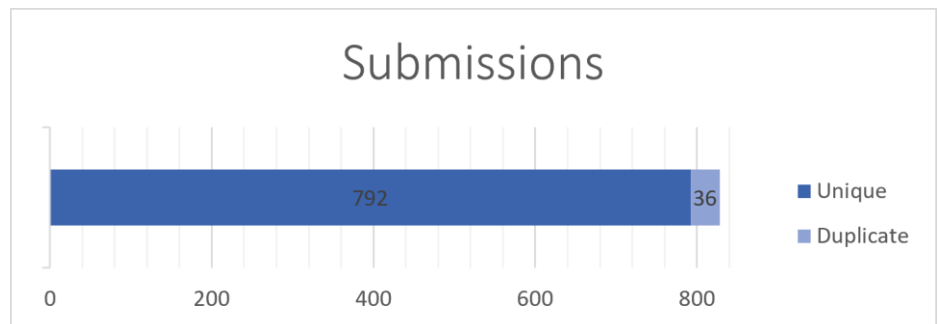
A user-agent string is provided by the web browser when accessing a website. The user-agent string consists of details including application name, software version, and underlying operating system.

Example: *Mozilla/5.0 (iPhone; CPU iPhone OS 18_7 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/26.5.2 Mobile/15E148 Safari/604.1*

These two values were combined and a hashing algorithm was used to create a unique fingerprint.

Example: 412fd3c9c7974a70db3bc3ac22fb93d75e79965685473181c69eb21def5b7b0c

Only the first submission from a unique fingerprint was retained for the results of this data analysis.



Geo-IP location data represents the submissions source on the Internet and not a verified residence.

Over 97% of submissions sourced from IP addresses in Ohio and over 79% sourced specifically from the Westerville/Columbus area.

4. Conclusions

Taken together, the results show greater agreement about the principles that should guide decisions about 64 E. Walnut than about a single prescribed outcome for the property.

1. Respondents view 64 E. Walnut as a strategically important public asset.

Strong support for continued property ownership is reinforced by the importance respondents place on retaining strategically located public property in Uptown.

2. Preservation deserves meaningful consideration.

The results indicate that a large majority support seriously evaluating reuse rather than assuming demolition as the starting point.

3. Safety and compatibility are foundational priorities.

School and pedestrian safety, neighborhood character and traffic repeatedly emerged near the top across differently worded questions. Their consistency suggests these are criteria respondents expect to guide whatever happens next.

4. Respondents favor community benefit without prescribing one solution.

Support is spread across several civic and community-oriented uses rather than concentrated around one preferred project. This leaves room for different concepts while providing useful direction about the characteristics respondents value.

5. Revenue is part of the equation, but not the overriding objective.

A majority consider tax revenue at least somewhat important, while placing greater importance on safety, compatibility and other community priorities. The results suggest respondents want solutions that balance financial considerations with community priorities rather than requiring a choice between them.

6. These perspectives extend beyond the immediate neighborhood.

Most respondents do not live in Uptown/Old Westerville, yet the overwhelming majority regularly visit Uptown and many frequently use the immediate area surrounding the property. The results therefore reflect perspectives from a broader group of people who regularly experience the area.

7. Public parking is viewed as part of the site's public value.

The strong preference to maintain or increase the existing spaces suggests respondents see parking as infrastructure supporting not only 64 E. Walnut, but also the library, Hanby Park, bike trail, the schools and Uptown.

8. Respondents want meaningful engagement to continue.

The results indicate more than dissatisfaction with the process to date. Respondents want to remain involved and particularly favor direct conversation and open houses with the City, supplemented by accessible online info and surveys.