

Ulmer Avenue Neighborhood

Introduction

The Ulmer Avenue neighborhood developed mostly during the mid- to late-twentieth century, and is suburban in nature. The Ulmer Avenue name is derived from the central, north-south road in this community, which itself came from the surname of a farming family that settled this area in the 1870s. This mostly residential community lies to the extreme southeast of the Designated Revitalization Area.

General Condition

The Ulmer Avenue Neighborhood consists of only two land uses as shown in the Character Area Map: Established Residential, which is centrally located, and Neighborhood Activity Center, located to this community's outer edges. The Ulmer Avenue Neighborhood exhibits many residential structures needing repair. Some vacant lots also occur sporadically throughout this neighborhood.



The presence of Valdosta Fire Station #3, the McMullen Southside Public Library, and the South Georgia Medical Center's Clinic for Occupational and Industrial Medicine adds to the stability of this neighborhood.

Census Data

The Ulmer Avenue neighborhood is included in parts of one Census Tract and parts of two Block Groups:

- Census Tract 108, Block Group 4 (31.3%)
- Census Tract 108, Block Group 5 (0.9%)

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that the total population of the Ulmer Avenue neighborhood is 1075. This community contains approximately 362 households. The median income of Ulmer Avenue residents is \$14,511.50 per year and approximately 420 people are living below the poverty level. There are 307 residents enrolled in school; only 17% of the neighborhood's population has graduated from high school and 2% have a Bachelor's degree.

Table U-1 reflects the racial composition of the Ulmer Avenue community and Table U-2 shows the age distribution of the residents.

Table U-1	
Ulmer Avenue - Race Distribution	
Race	Number
White	7
Black or African American	1068
Hispanic	2
Asian	0
Other	0
*TOTAL:	1077
SOURCE: U.S. Census, 2000	
*Race alone or in combination with one or more other races.	

Table U-2	
Ulmer Avenue - Age Distribution	
Age	Number
0-9	221
10-19	207
20-49	397
50-64	135
65 and up	115
TOTAL:	1075
SOURCE: U.S. Census, 2000	

According to the Census 2000 figures, there are 195 owner-occupied housing units and 166 renter-occupied housing units in the Ulmer Avenue neighborhood. This data should not be confused with the data collected as part of the housing inventory as the purpose, and therefore the data collection and analysis, was very different.

Crime

Based on data obtained from the Valdosta Police Department and SGRC for 2010, the overall crime rate in the Ulmer Avenue Neighborhood made up 1.5% of all crimes committed in Valdosta. The largest percentage (33%) of crime activity was due to simple assault, and the second most frequent crime was larceny (21%). These crimes were sporadic throughout the neighborhood, with concentrations occurring on Old Statenville Road and Griffin Avenue, with two occurring on Smith Drive. Several drug violations, which made up the third most frequent crime, occurred on Old Statenville Road, Griffin Avenue, and Donald Avenue. The locations of crimes committed in the Ulmer Avenue neighborhood are detailed on the Community Crime Map.

Table U-3 provides information on the number of specific crimes committed in Ulmer Avenue and how these incidents compare to the percentage of crime committed citywide.

Table U-3			
Ulmer Avenue Community			
Crime	Number of Incidents	Percent of Total Community Crime	Percent of Total Crime Citywide
AGGRAVATED ASSAULT	2	3%	1%
ARSON	1	1%	10%
AUTO-THEFT	2	3%	1%
BURGLARY	10	13%	1%
DRUG VIOLATIONS	14	19%	2%
LARCENY	16	21%	1%
ROBBERY	2	3%	2%
SEX OFFENSES	3	4%	18%
SIMPLE ASSAULT	25	33%	3%
TOTAL:	75	100%	1%

SOURCE: SGRC and Valdosta Police Department

Parks, Recreation, and Community Facilities



Two community facilities exist within the Ulmer Avenue Neighborhood as shown on the Community Facilities Map: Valdosta Fire Department's Station #3, and the McMullen Southside Public Library. Valdosta Fire Department's Station #3 is located at 1611 Ulmer Avenue, and is centrally placed in the Ulmer Avenue

Neighborhood. Located on Griffin Avenue, the McMullen Southside Public Library originated as Lowndes County's first African-American library in 1935. According to the South Georgia Regional Library's web site (<http://www.sgri.org/pages/mcmullen.html>), "Opened May 31, 1992, the Mae Wisenbaker McMullen Memorial Southside Library was named in honor of the mother of J.C. McMullen, a Lake Park businessman who donated the land. This library was the fourth installment in a five-libraries building campaign begun in 1988. Built to accommodate people living in the southern part of Valdosta, the McMullen Southside Library is home to an impressive African-American book collection and state of the art technologies available."

Although not depicted on the Community Facilities Map, two additional resources exist in the Ulmer Avenue neighborhood that can be viewed as community, as well as city-wide, facilities: South Georgia Medical Center's Clinic for Occupational and Industrial Medicine, and the Coastal Plain Area EOA Head Start Center. Located at 520 Griffin Avenue, the Clinic for Occupational and Industrial Medicine serves employer-related health care needs, such as Worker's Compensation exams, pre-employment physicals, drug testing, and CDL licensure requirements.



Infrastructure Conditions

There are no paving, water/sewer construction, drainage, or traffic-related projects planned for this community at this time by the City of Valdosta's Engineering Department.

While the overall condition of infrastructure in the Ulmer Avenue Neighborhood is fair, sidewalks are not present on all roads within the Ulmer Avenue neighborhood, and should be constructed along Griffin Avenue, Old Statenville Road, and Ulmer Avenue. Curbing and gutters along all residential streets would improve the aesthetics of this neighborhood and would aid the flow of stormwater. Also, the repaving of several roads within this community, which are aging and cracked, would be beneficial. This neighborhood could also be improved by the burying of power lines underground.

Housing

According to the U.S. Census, the median year of construction of homes in Ulmer Avenue neighborhood is 1959. Though this housing stock is a bit older, it is very feasible to consider these site-built structures as candidates for rehabilitation when circumstances warrant.

Although the Ulmer Avenue neighborhood is not located within a Historic District, twenty houses within this neighborhood are considered historic resources, and may be eligible for listing in the National Register of Historic Places. This should be taken into consideration when rehabilitation, and especially demolition and reconstruction, is suggested.



The housing survey team inventoried 110 parcels in the Ulmer Avenue community. Seventy-five structures and thirty-five vacant lots were inventoried. The results of the inventory are summarized in Table U-4 and U-5 below, and are shown on the Housing Conditions map.

Table U-4 Ulmer Avenue - Neighborhood Survey Summary	
Business	17
Multi-Family	6
Manufactured Home	10
Single Family	42
Vacant Lots	35
TOTAL:	110

SOURCE: SGRC Housing Inventory 2006

Table U-5 Ulmer Avenue - Occupancy			
Use	Occupied	Vacant	Abandoned
Business	17	0	0
Multi-Family	6	0	0
Manufactured Home	10	0	0
Single Family	28	4	3
TOTAL:	61	4	3

SOURCE: SGRC Housing Inventory 2006



Of the seventy-five structures inventoried in the Ulmer Avenue community, thirty-nine were found to be in acceptable condition; this includes all of the businesses and multi-family dwellings, and seven single-family homes. Thirteen single-family residences are in need of minor repair, while twenty are in need of major repair. Three single-family houses and one manufactured home are dilapidated; the neighborhood's

structural condition is shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table U-6 on the following page.

Table U-6 Ulmer Avenue – Condition				
Use	Acceptable	Minor Repair	Major Repair	Dilapidated
Business	17	0	0	0
Multi-Family	6	0	0	0
Manufactured Home	9	0	0	1
Single Family	7	13	19	3
TOTAL:	39	13	19	4
SOURCE: SGRC Housing Inventory 2006				

Economic Development Opportunities

Redevelopment

Almost all of the commercial activity that serves the Ulmer Avenue community is on Griffin Avenue. It is recommended that vacant commercial structures be targeted for redevelopment and reuse to provide the community with necessary services. Redevelopment could provide accessible employment for residents in the community,



while providing convenient services for those in the area. Vacant lots should be targeted for infill development to aid in the economic revitalization of these areas and contribute positively to the tax base. Neighborhood or community commercial development should be encouraged in this community. Redevelopment opportunities can be found within the residential portion of this community, as there are many structures unoccupied and there exist several vacant lots. Vacant or dilapidated structures should be rehabilitated where feasible or demolished and replaced with new residential or neighborhood commercial developments.

Brownfields

The U.S. Environmental Protection Agency (EPA) defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant” (www.epa.gov). The Georgia Environmental Protection Division (GAEPD) has not identified any brownfields in the Ulmer Avenue community. Due to the prevalence of residential uses in this neighborhood, the potential for Brownfield sites is very low.

Planned Projects

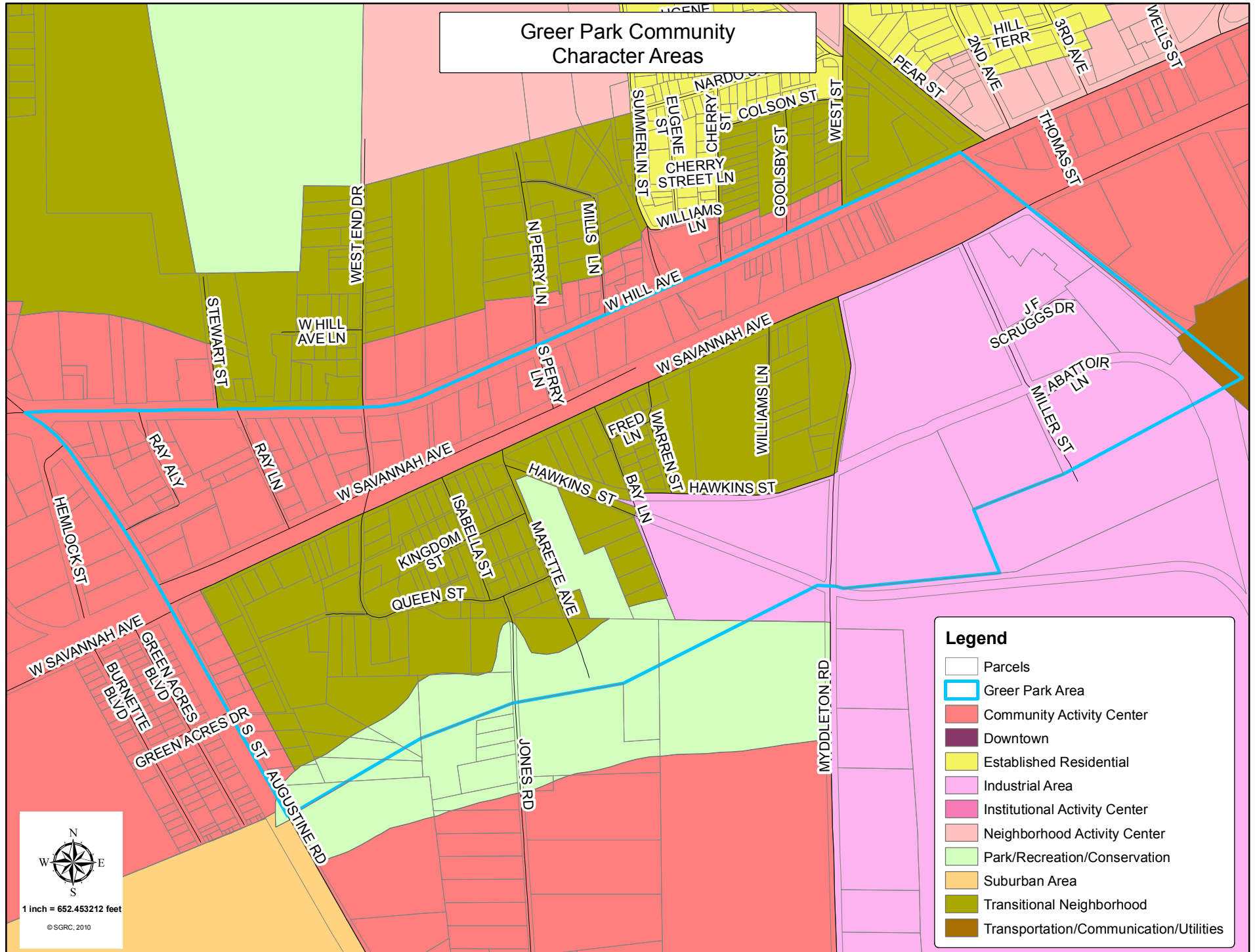
No major projects have been planned for the Ulmer Avenue neighborhood, but the City of Valdosta and Habitat for Humanity occasionally rehabilitates and builds new housing in this community.

Conclusion

Ulmer Avenue's future development maps call for this community to continue to be residentially developed. Overall, this neighborhood is in fair condition. There are ample opportunities for existing housing to be rehabilitated, as well as new houses built on vacant parcels. Numerous vacant parcels within this neighborhood provide an excellent opportunity for new development with the potential to benefit the residents of Ulmer Avenue and surrounding neighborhoods. Housing stock in the Ulmer Avenue community is aging and many houses need significant repairs. Housing rehabilitation projects and infill development projects, coupled with a focus on economic development, will help make the this community thrive.

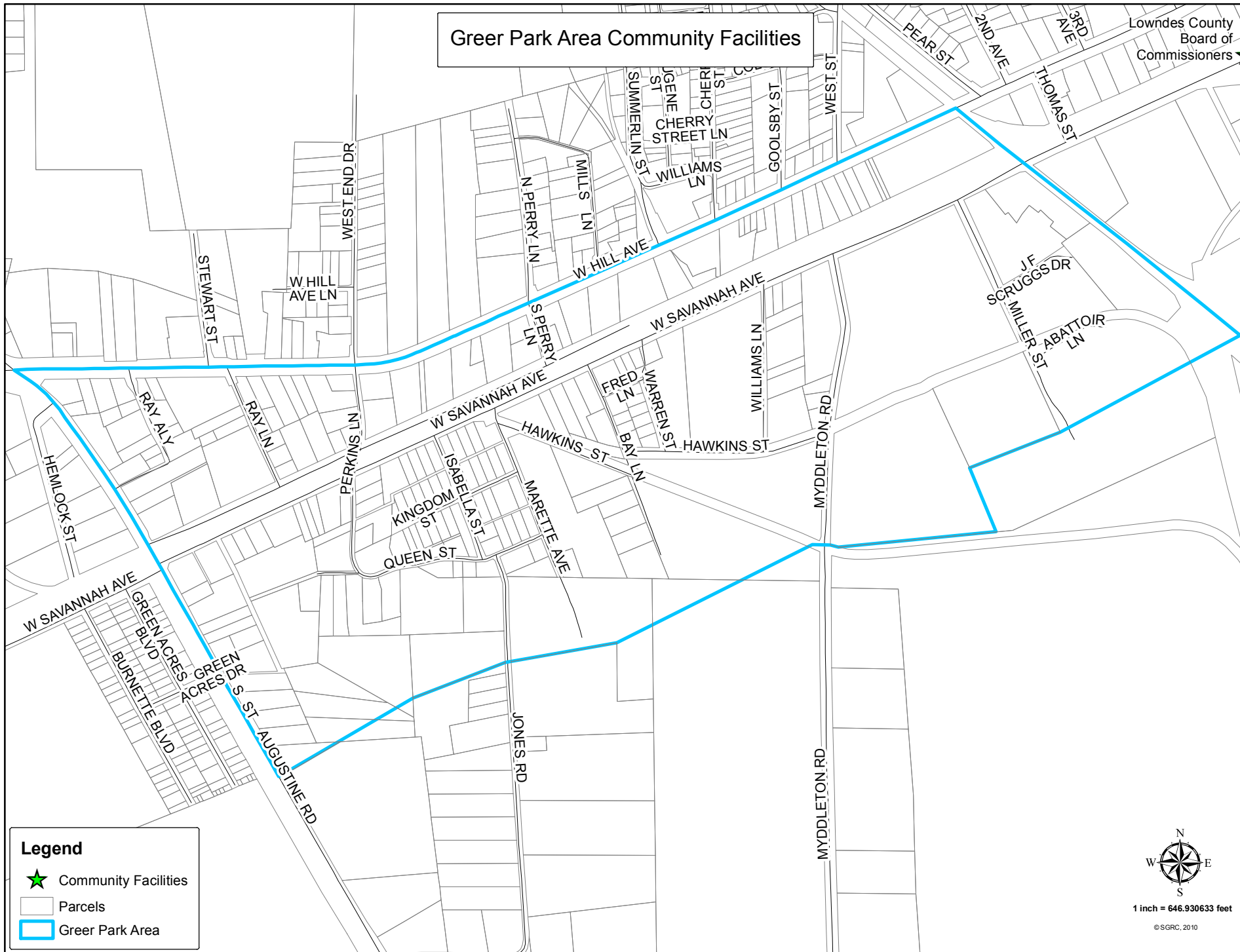


Greer Park Community Character Areas



Greer Park Area Community Facilities

Lowndes County
Board of
Commissioners



Legend



Community Facilities



Parcels



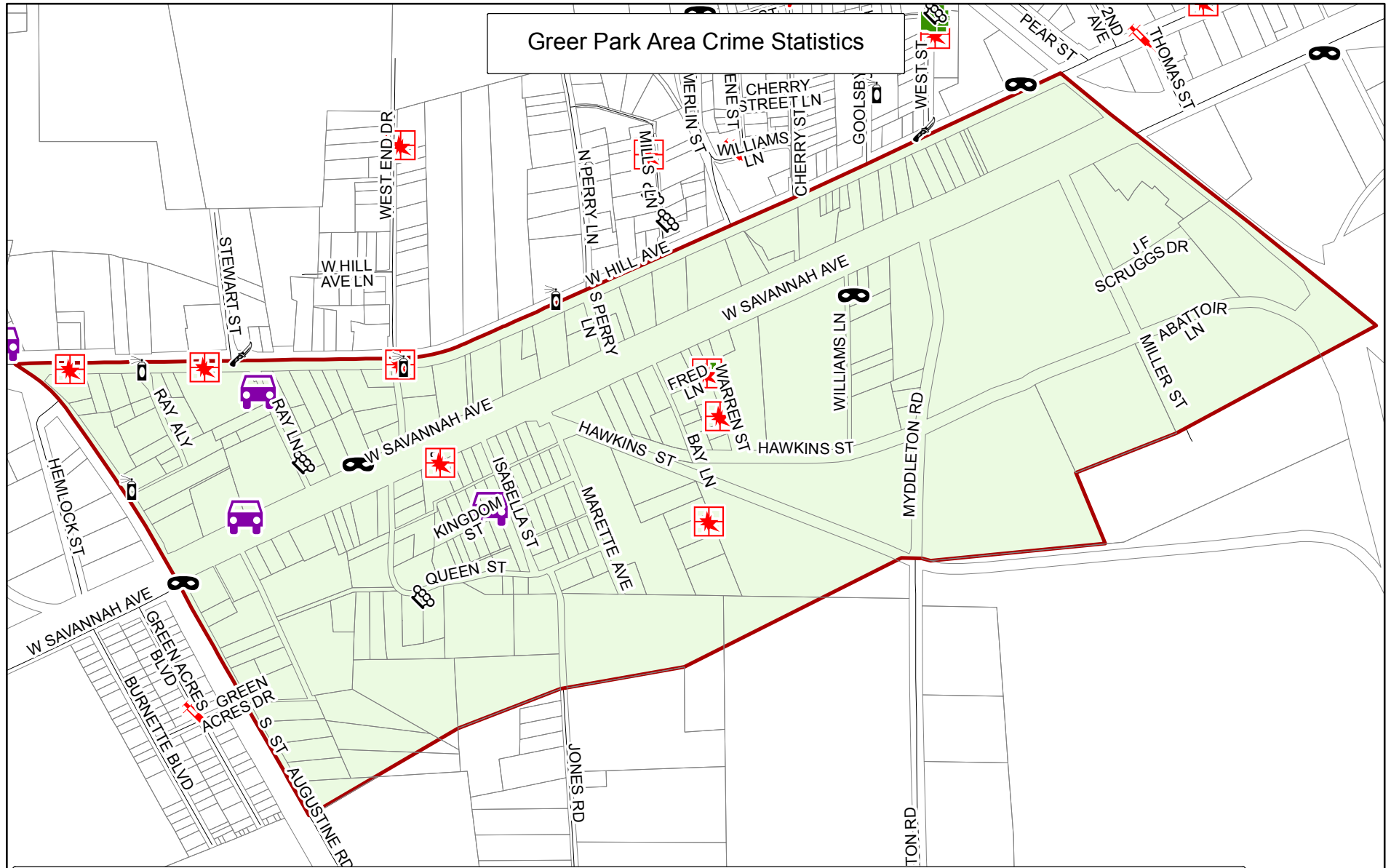
Greer Park Area



1 inch = 646.930633 feet

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Greer Park Area Crime Statistics



Legend

2010 CRIME



AGGRAVATED ASSAULT



AUTO-THEFT



DRUG VIOLATIONS



LARCENY



ROBBERY



VANDALISM



SIMPLE ASSAULT



WEAPONS VIOLATIONS



ARSON



BURGLARY



HOMICIDE



RAPES

Parcels

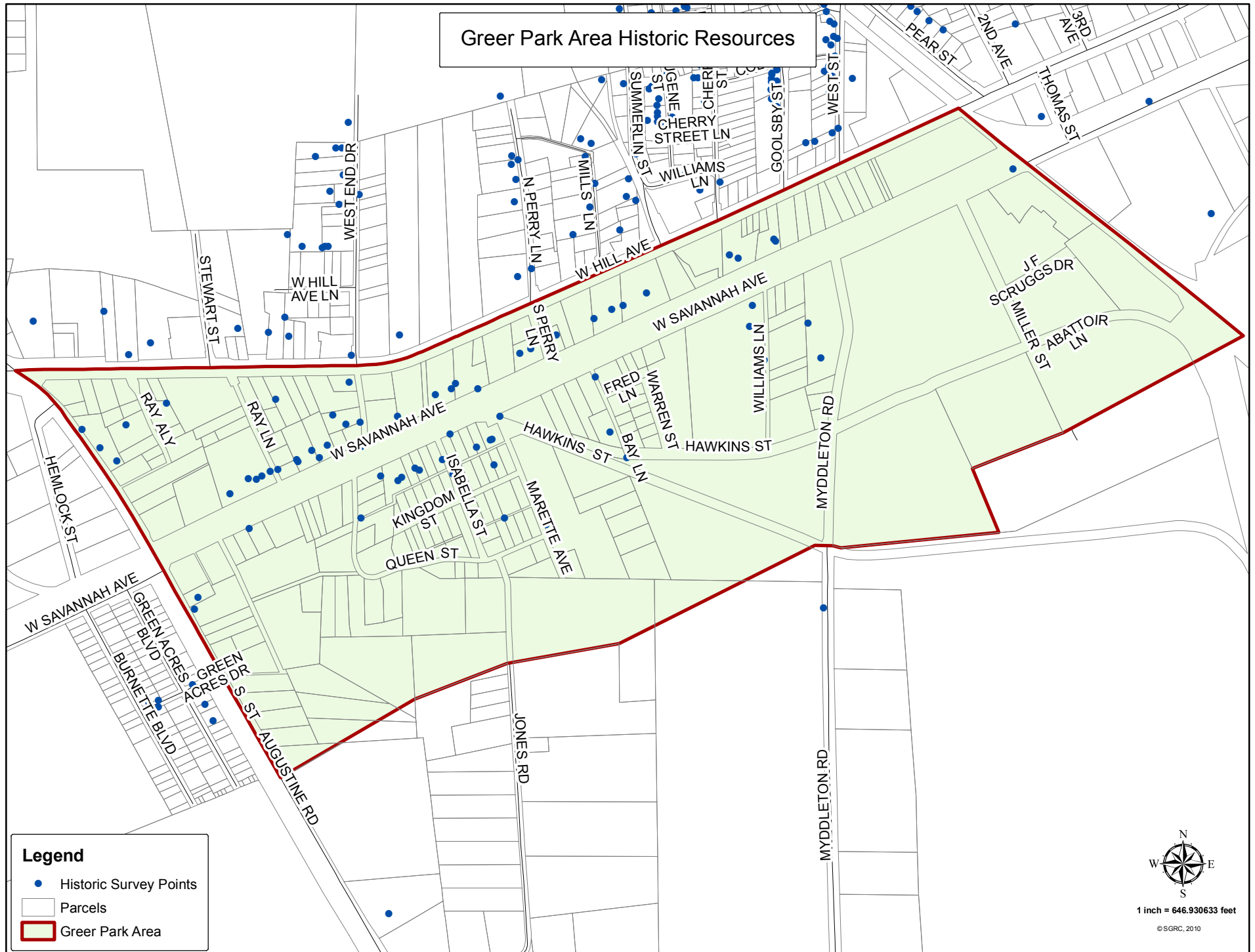
Greer Park Area



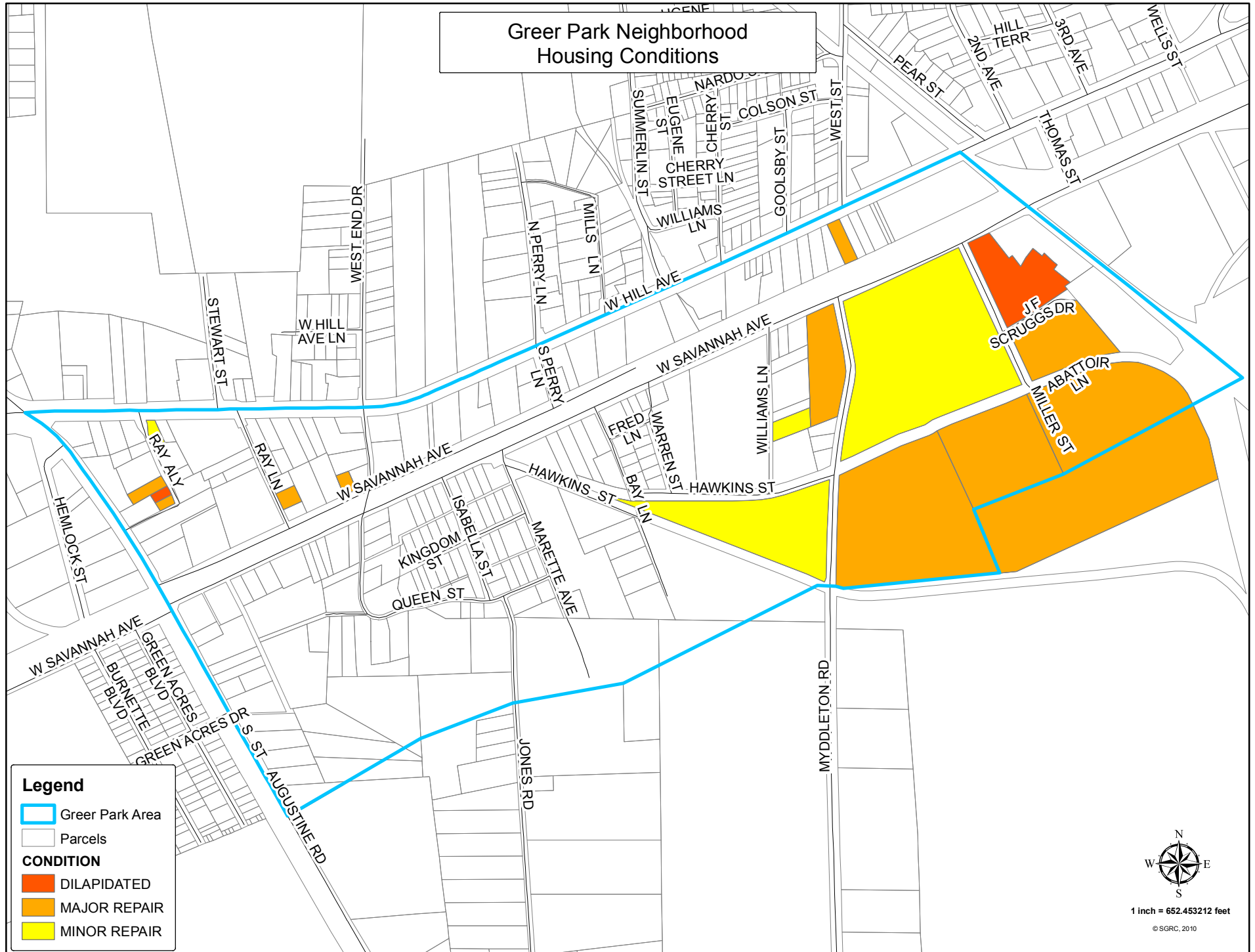
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Greer Park Area Historic Resources



Greer Park Neighborhood Housing Conditions



Greer Park Community Zoning

