Columbus Rose Fellowship
Study Area Existing Conditions

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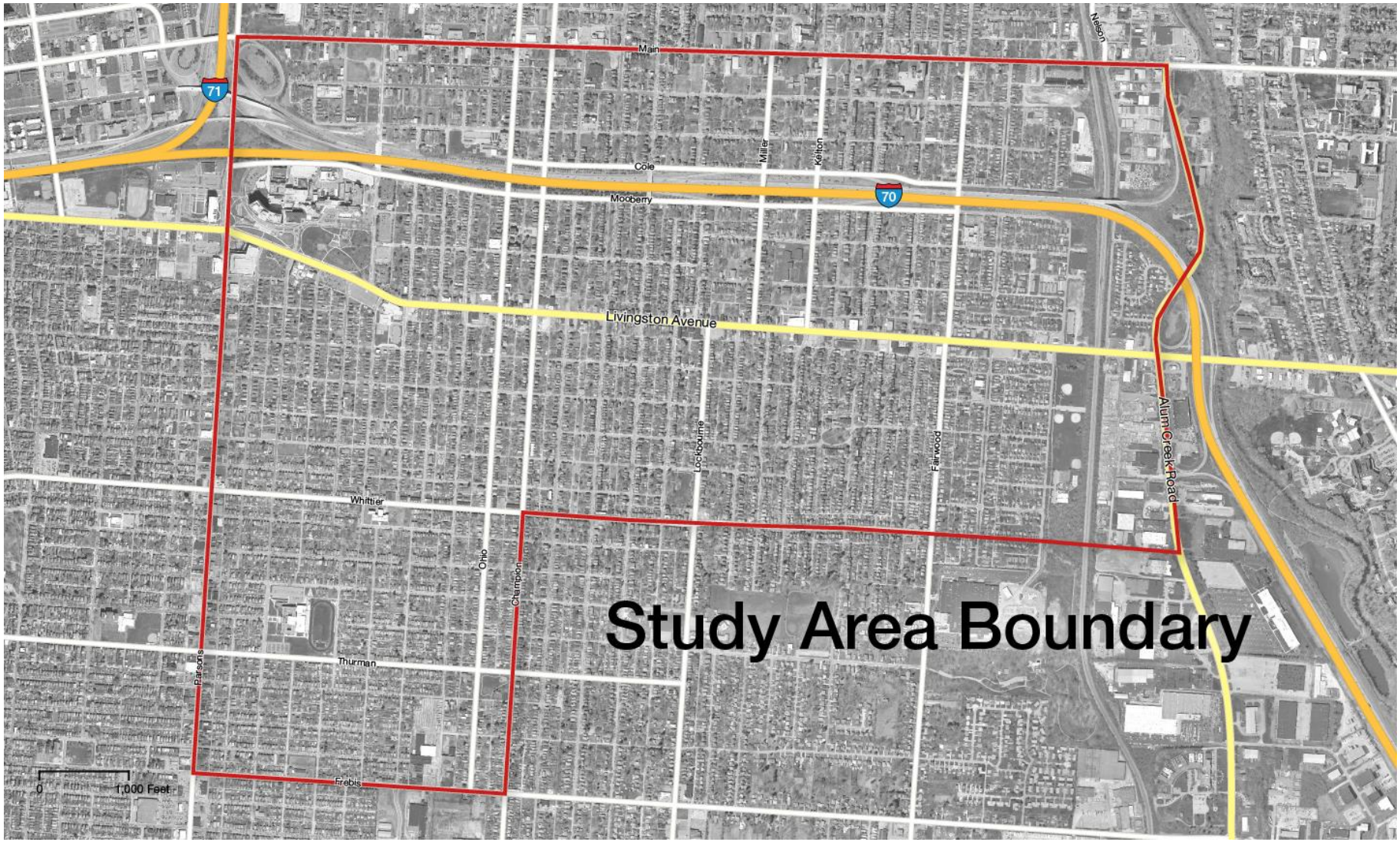
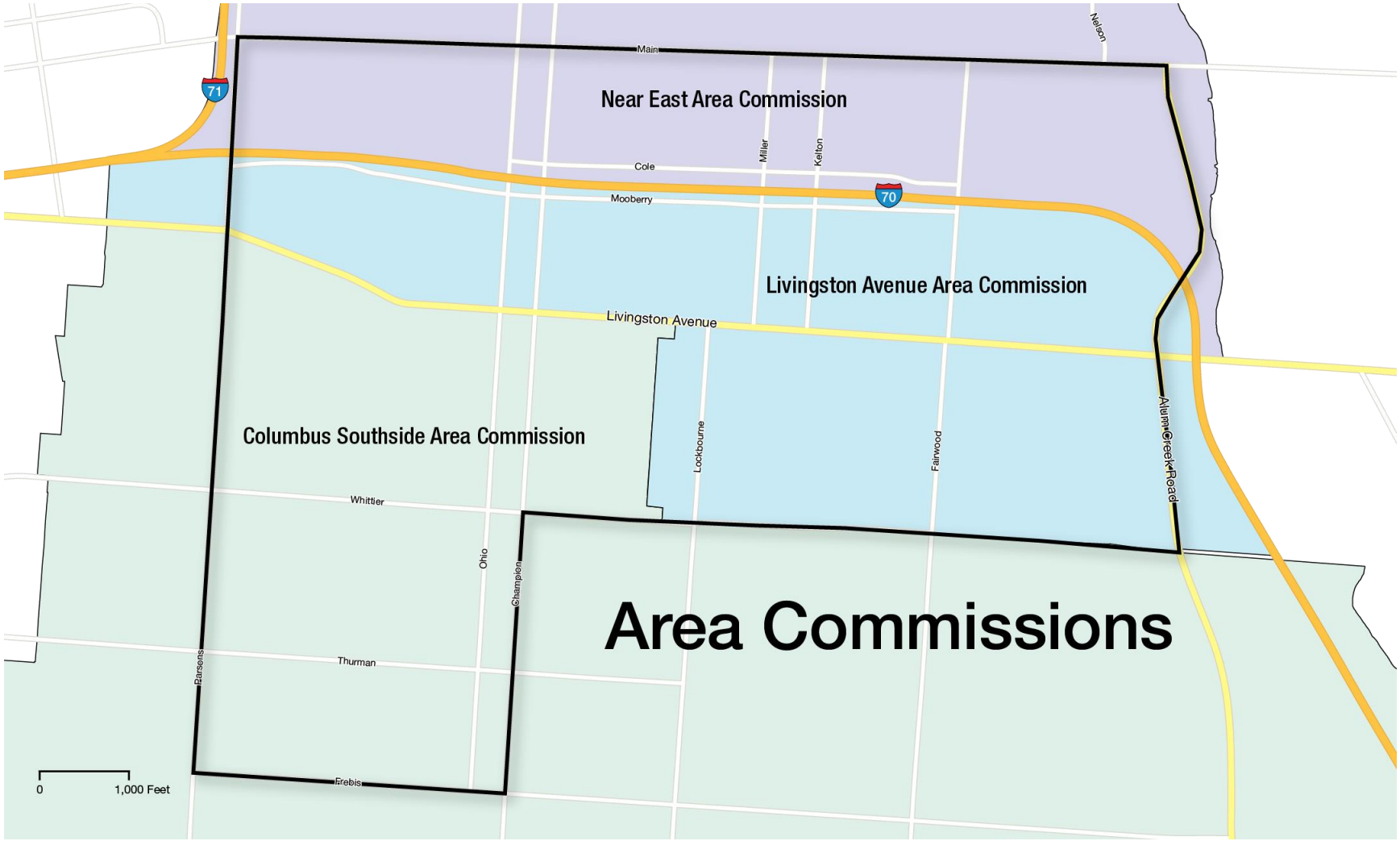
Study Area Boundary

The study area, illustrated below, is located due southeast of Downtown and approximately 2.4 square miles. It is bound by East Main Street on the north, Alum Creek Road on the east, Frebis Avenue/Whittier Streets on the south, and Parsons Avenue on the west. The study area consists of parts of the Near East, Near South, and South Sides.



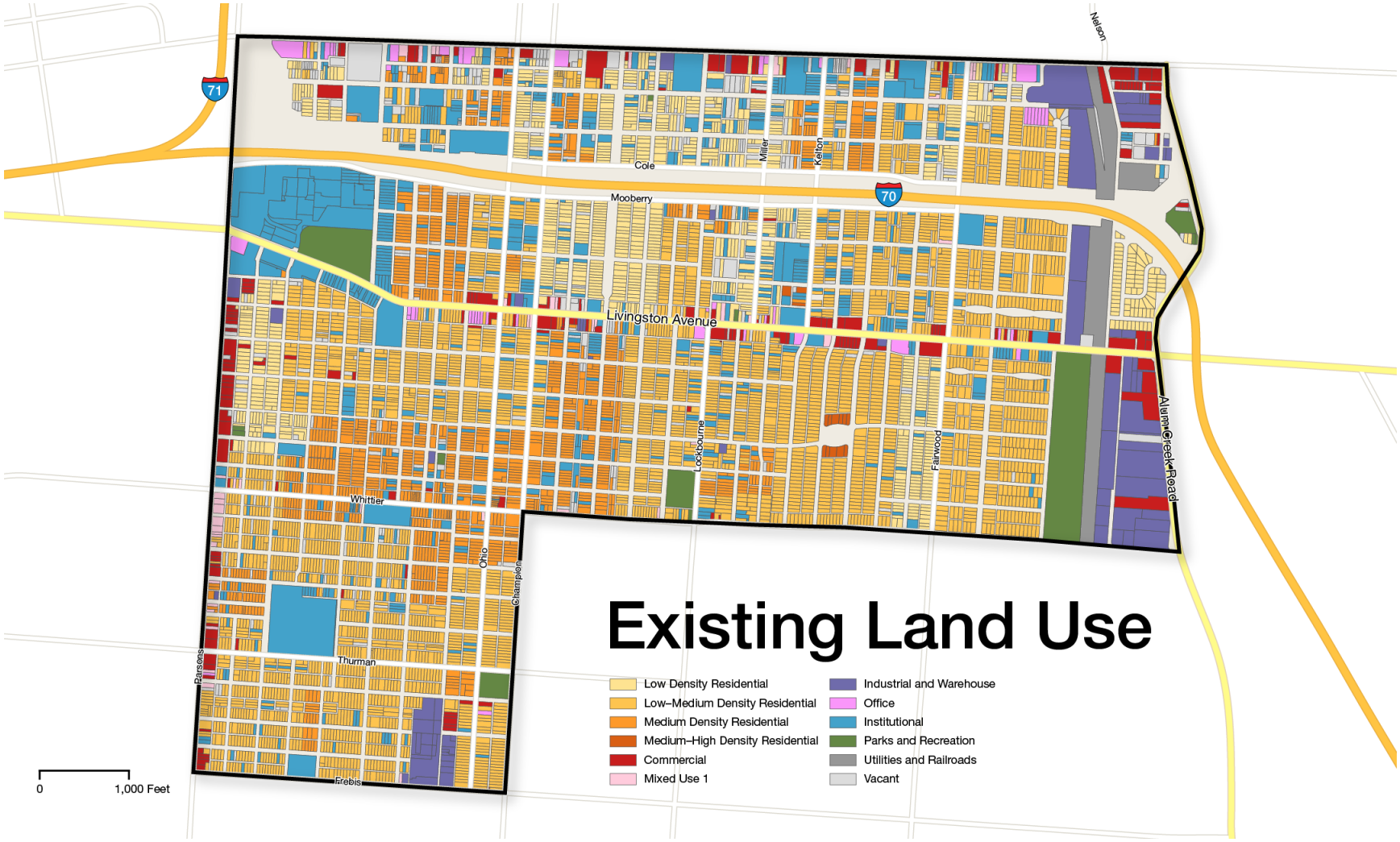
Area Commissions

Columbus area commissions are established by city code to afford additional voluntary citizen participation in decision-making in an advisory capacity and to facilitate communication, understanding and cooperation between neighborhood groups, city officials and developers. Three different area commissions exist with the study area boundary, including the Near East Area Commission, Livingston Avenue Area Commission, and the Columbus South Side Area Commission.



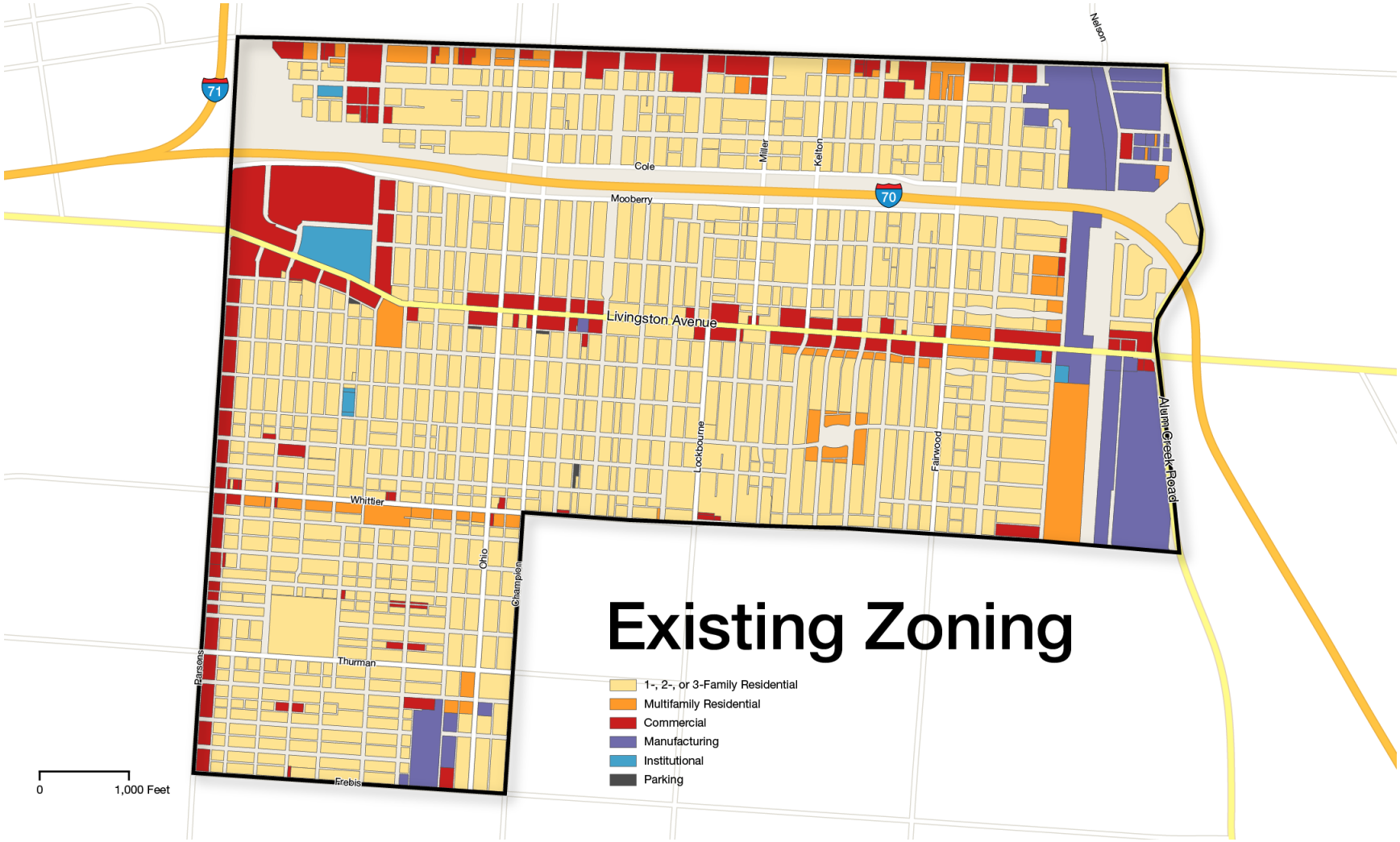
Existing Land Use

The existing land use for the study area is shown below. It is a central city mixed use area, generally consisting of a mix of pre-War World II residential and commercial development, interspersed with institutional uses and small amount of industrial development. The core of the study area consists of low and medium density residential development, generally in the range of 6-10 dwelling units per acre. Mixed commercial and residential development exists along the primary corridors, including Main Street, Livingston Avenue, and Parsons Avenue. Institutional uses include schools, parks, churches, and the Nationwide Children's Hospital, which is located at the northwest corner of the study area.



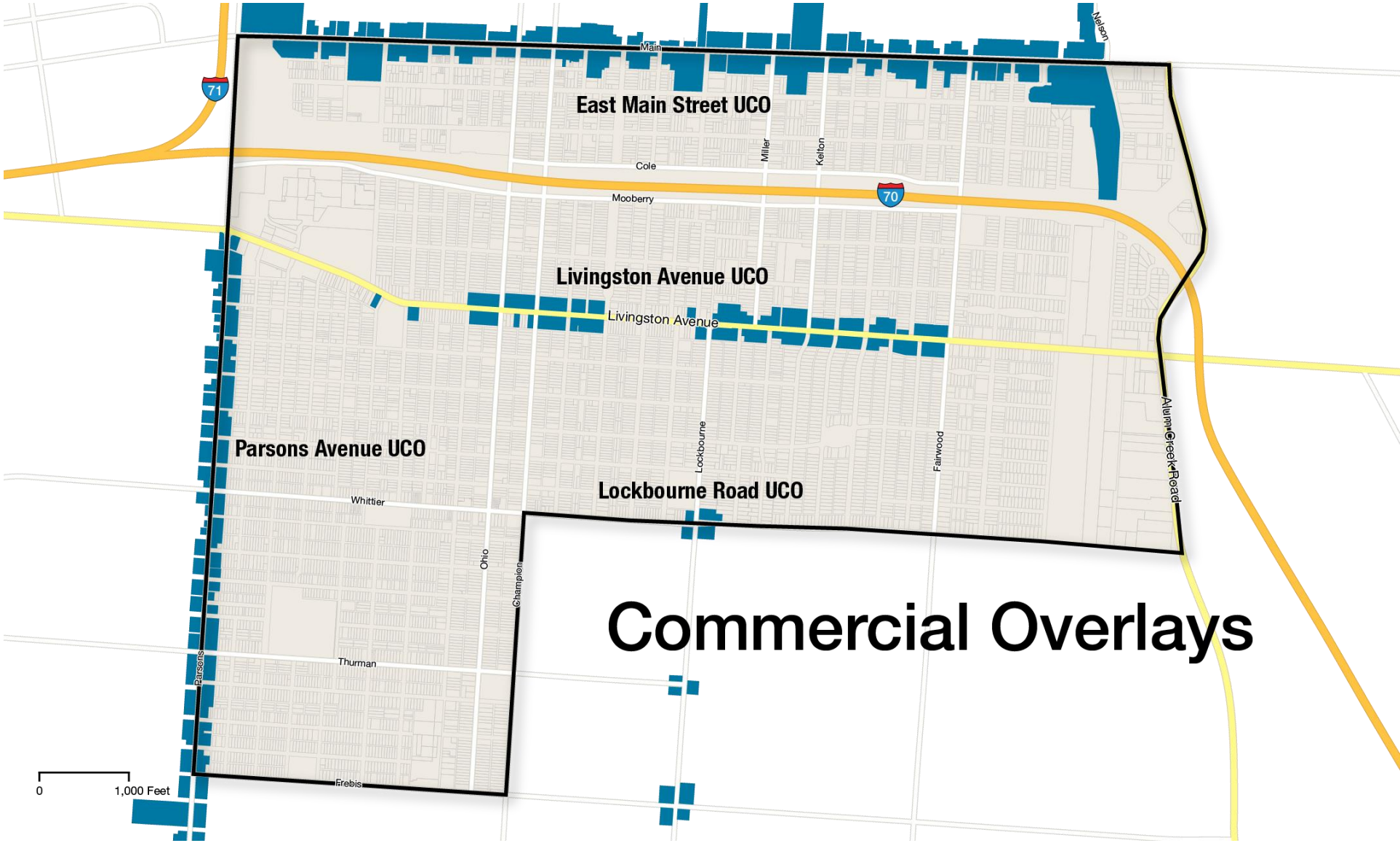
Existing Zoning

Existing zoning consists primarily of lower density residential zoning classifications, with general commercial zoning along the primary corridors, and lesser amounts of institutional, multifamily and industrial zoning classifications.



Existing Commercial Zoning Overlays

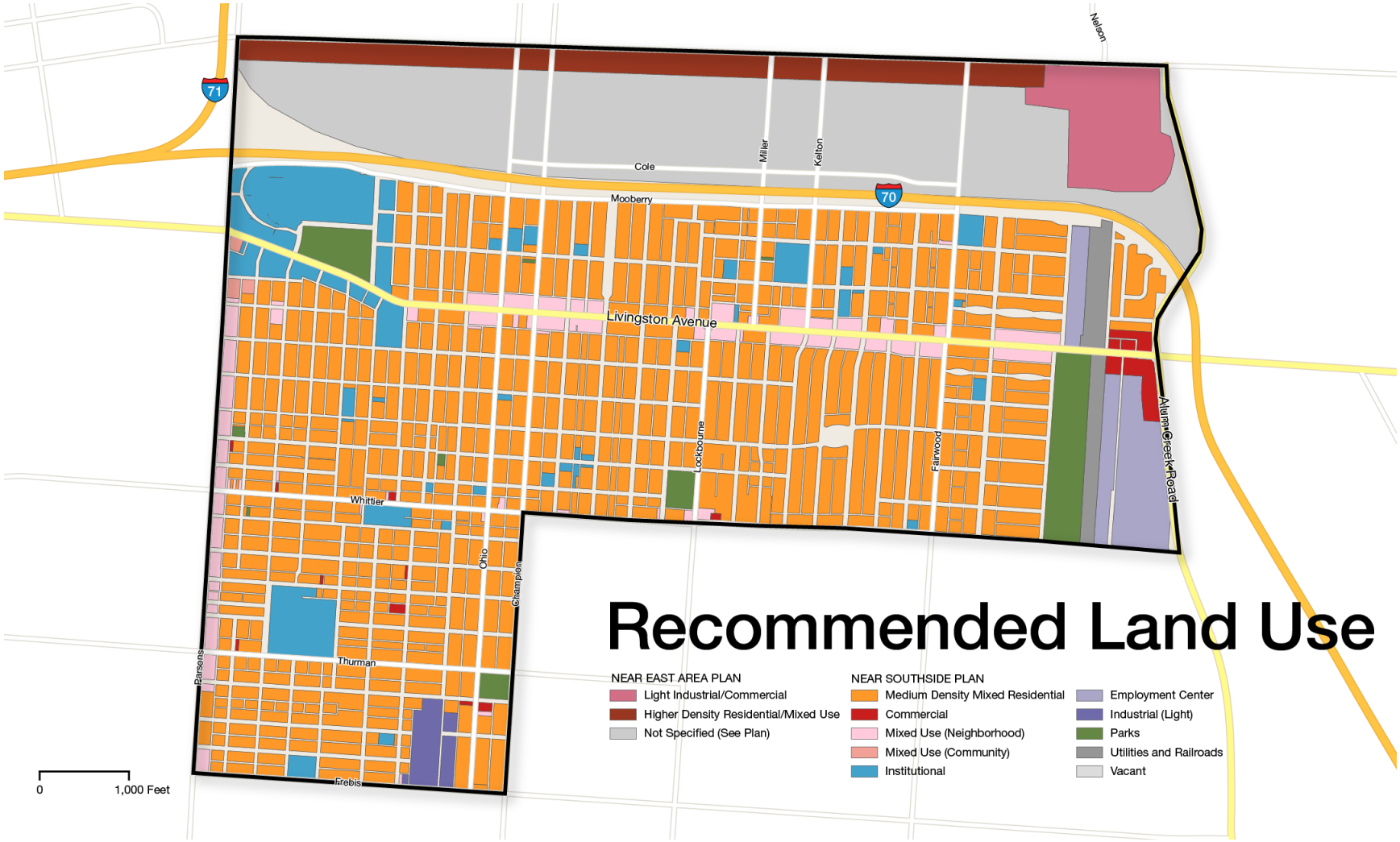
Commercial zoning overlays (Urban Commercial Overlay, or UCO) exist on Main Street, Livingston Avenue, Parsons Avenue, and at the intersection of Lockbourne and Whittier. The UCO is a zoning tool (overlay) which includes development standards intended to encourage a walkable built environment reflecting the development pattern of late 19th and early 20th century commercial corridors (Columbus City Code Section 3372). In general, the standards require a zero to ten foot front building setback, with parking located to the rear of the primary building, front elevation transparency requirements, and automatic parking reductions for some uses.



Recommended Land Use

Area and Neighborhood Plans adopted by Columbus City Council provide land use recommendations for most of the study area. These recommended land uses are policy recommendations and used to inform neighborhood and city review of development proposals that require a rezoning or variance. The recommended land use for the study area is illustrated below and is summarized as:

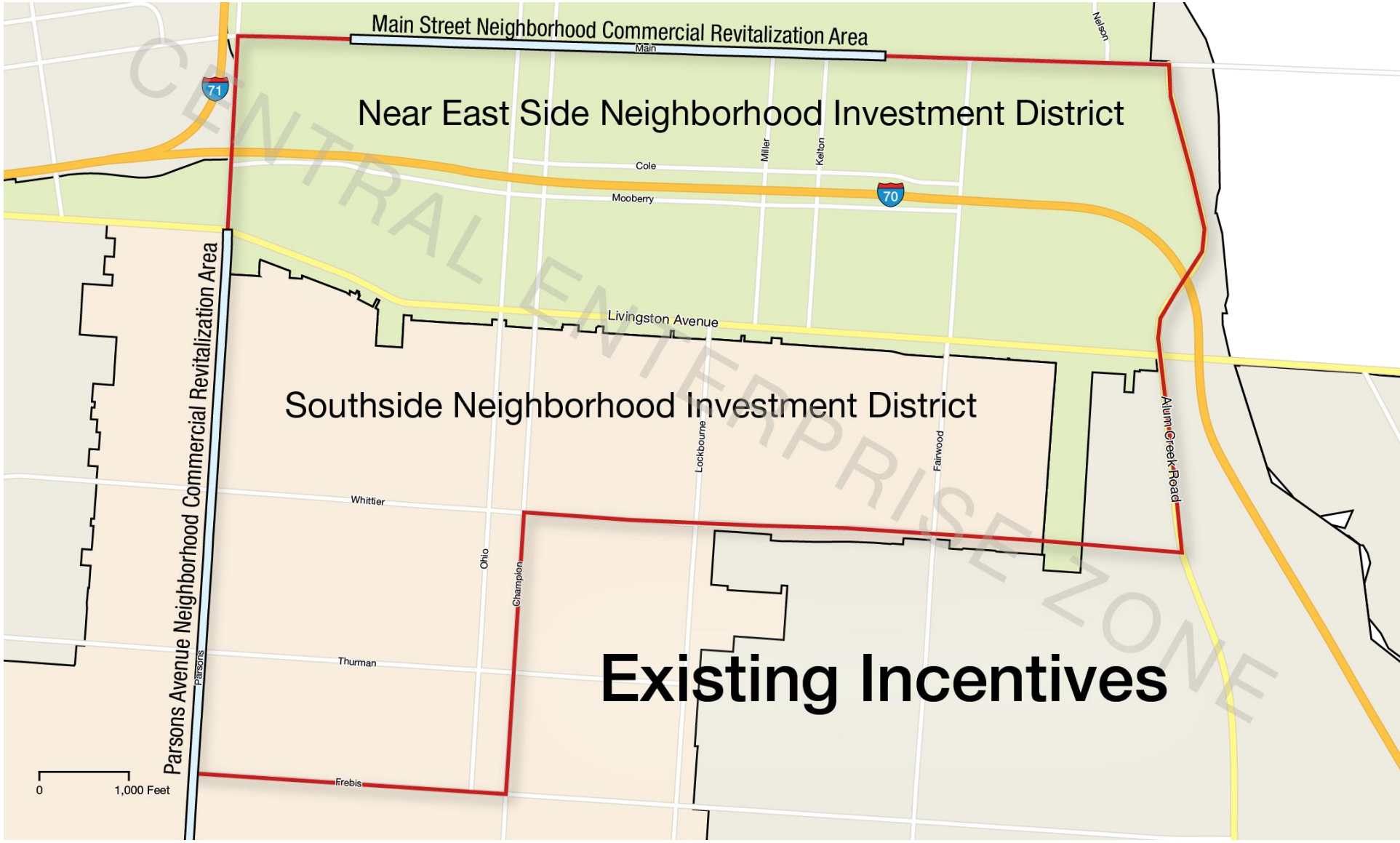
- Mixed use, including higher density residential uses, are recommended for the study areas primary corridors, including Main Street, Livingston Avenue, and Parsons Avenue.
- Medium Density Mixed Residential is recommended for the existing residential portions of the study area. This designation recognizes and supports the existing mixed urban development pattern and recommends similar form and density for new infill development.
- Institutional uses are recommended for existing institutional locations. While the adopted plans do not account for the potential redevelopment of these locations, current draft city-wide planning policies include accommodations for potential redevelopment with compatible infill development. This draft policy language could potentially serve to guide any redevelopment proposals for institutional sites within the study area.
- Light industrial and employment center uses are recommended for sites located along or near Alum Creek Road on the east edge of the study area and is intended to preserve such locations for uses that would provide non-retail employment opportunities.
- More information is available in the adopted plan documents for the study area, including the Near East Area Plan, Near Southside Area Plan, and South Side Plan, all located here: https://www.columbus.gov/planning/documentlibrary/.

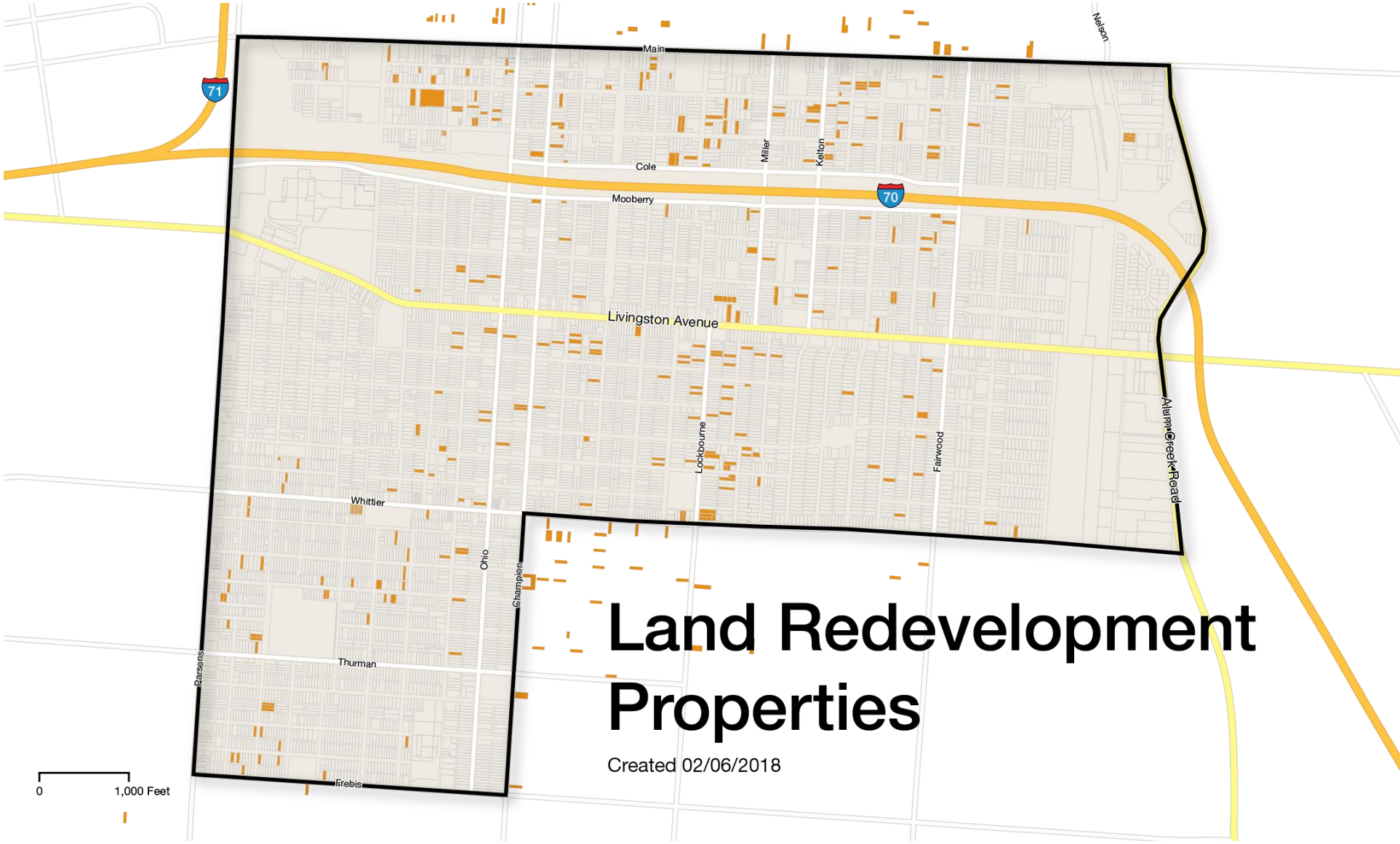

Recommended Land Use
NEAR EAST AREA PLAN
Light Industrial/Commercial
Higher Density Residential/Mixed Use
Not Specified (See Plan)
NEAR SOUTHSIDE PLAN
Medium Density Mixed Residential
Commercial
Mixed Use (Neighborhood)
Mixed Use (Community)
Institutional
Employment Center
Industrial (Light)
Parks
Utilities and Railroads
Vacant
Livingston Avenue
Mooberry
Cole
Miller
Kelton
Nelson
Lockbourne
Fairwood
Alum Creek Road
Whittier
Ohio
Champion
Thurman
Parsons
Frebis
71
70
0
1,000 Feet

Housing and Economic Development Existing Incentives

Housing: The Columbus Housing Division offers programs available to for-profit and non-profit developers to help create affordable housing through new construction and rehabilitation of current housing stock. Their programs are described here: https://www.columbus.gov/development/housing-division/Housing-Developer/. As part of the Residential Tax Incentives (RTI) program, the Neighborhood Investment Districts (NID) and the Community Reinvestment Areas (CRA) programs are designed to stabilize neighborhoods and stimulate revitalization by retaining residents and attracting new homeowners in specific areas of the City of Columbus. The NID and CRA areas also have public and private investment occurring; creating new housing and updating existing homes that will complement, stabilize, and boost existing investments in designated neighborhoods. Two "NID" area exist within the study area and are shown below. The Rental Housing Production and Preservation Program (RHPP) provides financial assistance to affordable multi-family housing projects that serve low and extremely low income households. The RHPP assistance is a vital component in ensuring successful projects that otherwise could not go forward or serve the extremely low-income population. More information is available here: https://www.columbus.gov/housingdivision/rhpp/.

Economic Development: The primary economic development incentive programs in the study area include 1) the Central Enterprise Zone, which provides a 75% for 10 year tax abatement for commercial office and covers the entire study area, 2) potential job incentives for employers creating new jobs to the region, and 3) Neighborhood Commercial Revitalization (NCR) grant dollars for interior and exterior improvements for businesses along Main Street and Parsons Avenue. The below map shows the areas covered by the NCR program.


Main Street Neighborhood Commercial Revitalization Area
Main
Nelson
71
Near East Side Neighborhood Investment District
Cole
Miller
Kelton
Mooberry
70
Livingston Avenue
Southside Neighborhood Investment District
Lockbourne
Fairwood
Alum Creek Road
Whittier
Ohio
Champion
Thurman
Parsons Avenue Neighborhood Commercial Revitalization Area
Parsons
Frebis
0
1,000 Feet
Existing Incentives
CENTRAL ENTERPRISE ZONE

Land Redevelopment Properties

The City of Columbus Land Redevelopment Office owns a number of properties within the study area. The below map shows their properties as of February 6, 2018. More information on the Land Redevelopment Office, including their current holdings, is found here: https://www.columbus.gov/development/Land-Redevelopment-Division/.