

Columbus 2038 Comprehensive Plan



Community Planning
Institute

April 16, 2021

Implement that Comp Plan!





Six (6) public meetings in October 2017
Three (3) public meetings in May 2018



On-line survey (779 participants)



Citizen Stakeholders Committee



Technical Stakeholders Committee



Columbus 2025



Consolidated Plan (Housing/CDBG)



Metropolitan Transportation Plan

“Columbus Cash”

- Each participant was given a \$1,000 in “Columbus Cash”
- They were asked to “spend” the money on those issues they thought were important



they thought were important
the money on those issues

Mixed use, parks,
vacant property,
neighborhoods.



Land Use

Transportation



Walkable/bikeable,
congestion,
infrastructure, high
speed rail

Job opportunities,
crime, Ft. Benning,
tax freeze



Economic Development

Housing



Blight, cost, age of
housing, preserving
neighborhoods



Land Use

Sustainability

Infill Development

Promote Mixed-Use

Neighborhood
Identity

Repurposing
Brownfields

Eliminate sprawl



Transportation

Preserve/Enhance
Existing Facilities

Relieve Congestion

Multi-Modal
Transportation

High-Speed Rail



Economic Development

Brain Drain

Retain Best/Brightest

Entrepreneurship

Cohesive Economic
Image



Housing

Improve Access
to Quality Housing

Remove Slum
and Blight

Create/Expand
Housing/Services
to Homeless

2038 Comprehensive Plan

- Comp Plan is divided into 5 policy areas
 - Economic Development
 - Land Use
 - Transportation
 - Housing
 - Urban Services
- Short Term Work Program (STWP) is updated every 5 years
 - 2014-2018
 - 2018-2022



Economic Development



Mercer University Medical School

- Location: 1701 First Avenue
- Goals
 - Explore possibilities to leverage the Columbus campus of the Mercer University School of Medicine
 - Implement the City Village Master Plan as an alternative to the 2nd Avenue Redevelopment Plan
- Progression
 - 2012: Mercer University started offering clinical education to third- and fourth-year medical students in Columbus
 - 12 students in 2012 – 40 in 2021
 - March 2020: Columbus and its partners offered a riverfront site for the new school.
 - The planned 77,000-square-foot, two-story facility will enable the School of Medicine to increase its enrollment in Columbus to 240 Doctor of Medicine (M.D.) students over the next several years, eventually equaling the size of campuses in Macon and Savannah.
 - September 2020: Ground-breaking ceremony.
 - The school should be completed by late 2021 or early 2022.





CONSTRUCTION AREA
ÁREA DE CONSTRUCCIÓN
ADVERTENCIA
WARNING

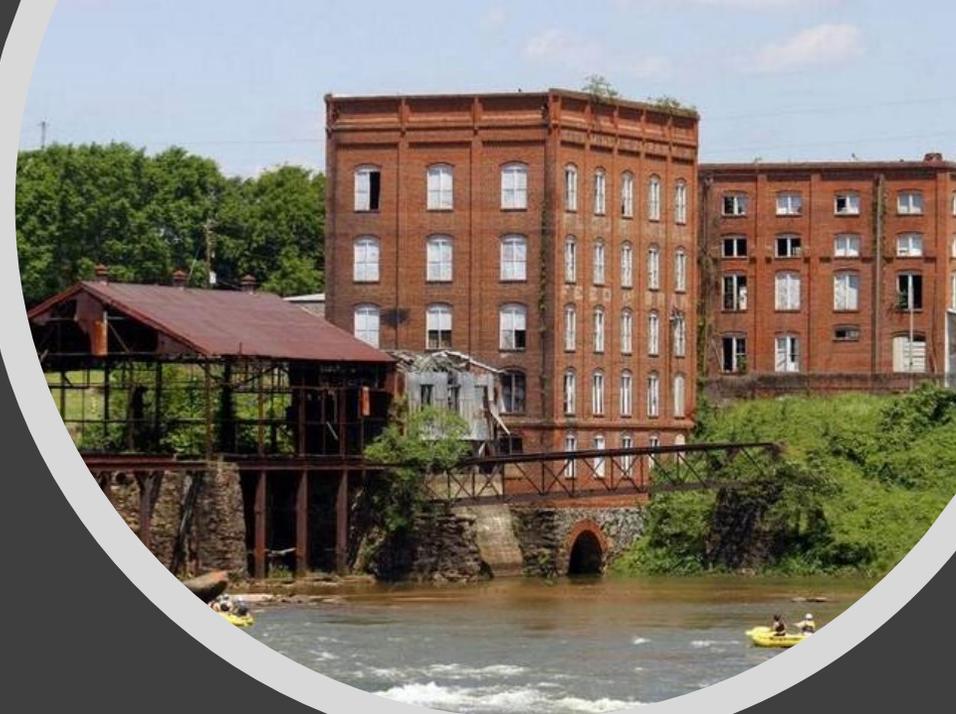
**BRASFIELD
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CITY MILLS COMPANY

City Mills

- Location: 1813 First Avenue
- Goals
 - Implement the City Village Master Plan as an alternative to the 2nd Avenue Redevelopment Plan
 - Inventory historic properties throughout the community to identify the need for adaptive reuse
- Progression
 - 2016: Historic Columbus Foundation and some partners purchased the dilapidated City Mills' buildings and property
 - 2017: Buildings stabilized and grounds cleared
 - 2018: City Mills is sold to Valley Hospitality for a hotel, restaurant, retail, etc.
 - River Flow Yoga is only current tenant
 - November 2020: \$10 million has been invested in City Mills
 - The new Mercer University Medical School will border City Mills to the south

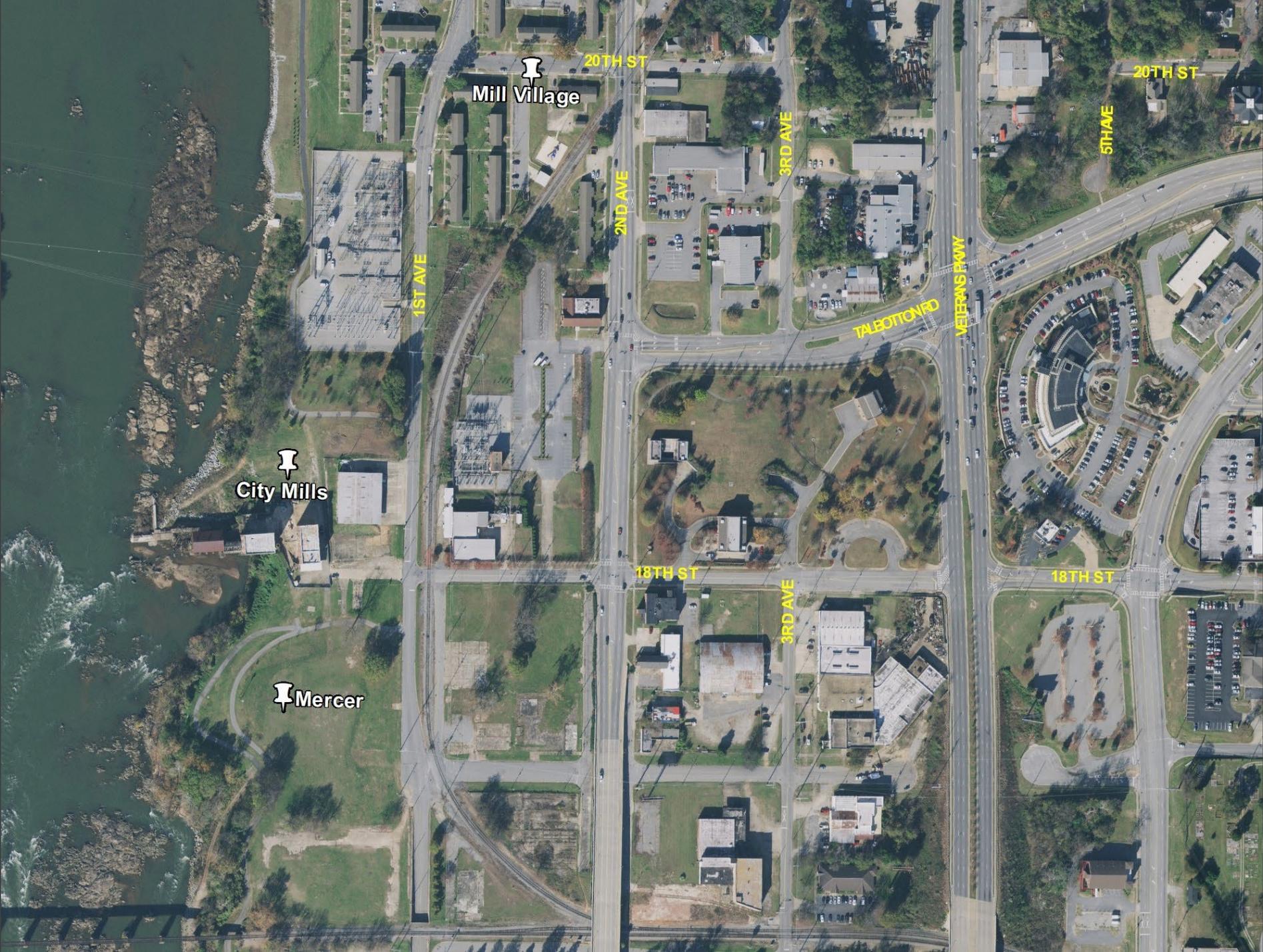


Chase Homes

- Location: 120 20th Street
- Goals
 - Implement the City Village Master Plan as an alternative to the 2nd Avenue Redevelopment Plan
 - Catalyze the development of new housing options and supportive neighborhood retail in the region's core neighborhoods
- Progression
 - Built in 1952 – typical post World War 2 public housing
 - 2018: HUD approves demolition
 - 2019: DCA approves low-income tax credits for the property
 - Early 2020: Demolition begins
 - 2021: Construction to begin on Mill Village



A View From 20th Street



📌
Mill Village

📌
City Mills

📌
Mercer

20TH ST

20TH ST

1ST AVE

2ND AVE

3RD AVE

5TH AVE

TALBOTTON RD

VETERANS PKWY

18TH ST

18TH ST

3RD AVE

Start-Up Columbus!



- Location: 1127 Boadway
- Goals
 - Develop a physical, flexible, and professionally staffed “center of gravity” for entrepreneurial activities in a highly visible location
 - Advance the Greater Columbus Chamber of Commerce’s in the “maker movement” through support for Columbus MakesIt
- Progression
 - Began as Columbus MakesIt via the Chamber – becomes Start-Up Columbus in 2018
 - Small business incubator
 - CO.STARTERS start-up course
 - Free workspaces
 - Networking
 - Free business development programs



Land Use



Old Town



- Location: 8201 Veterans Parkway

- Goals

- Provide for more mixed-use opportunities to create more density, reduce impacts on city services, and provide retail, jobs, and other amenities for residents

- Progression

- 2005: Concept becomes reality as first zoning effort is pursued
 - 3 more will follow between 2006 and 2011 to get the desired development
 - 300+ acres
- First Southern Living Inspired Community
- Traditional downtown; single-family; multi-family; senior living; parks; community pools; & greenspace
- Has its own by-laws, covenants, & residential guidelines



Redevelopment Toolbox

- Goal
 - Reduce barriers to redevelopment
 - Pursue policies and develop incentives to activate underutilized commercial, industrial, and neighborhood properties
- Tools
 - Tax Allocation Districts (8)
 - Enterprise Zone
 - State Military Zone
 - State Opportunity Zone
 - Federal Opportunity Zone
 - CDBG
 - HOME
 - State Programs (housing tax credits, historic tax credits, etc.)



Transportation



Dragonfly Trail Network



- Goals
 - Advance ongoing and develop future efforts to improve walking and biking connectivity
 - Integrate projects from the 2014 Alternative Transportation Plan into the Long-Range Transportation Program
 - Implement bicycle safety improvements throughout the community
- Progressions
 - Began with the Riverwalk in 1990s; expanded to Fall Line Trace in 2000s; Follow Me Trail in 2018; & Martin Luther King Jr. Outdoor Learning Trail in 2020
 - Dragonfly Trails non-profit organization begins in late 2019



- Master Plan Legend**
- Trailhead
 - Existing Trail
 - Future Trail
 - Park
 - School / Public Area Facility
 - Creek / River



Trail Master Plan

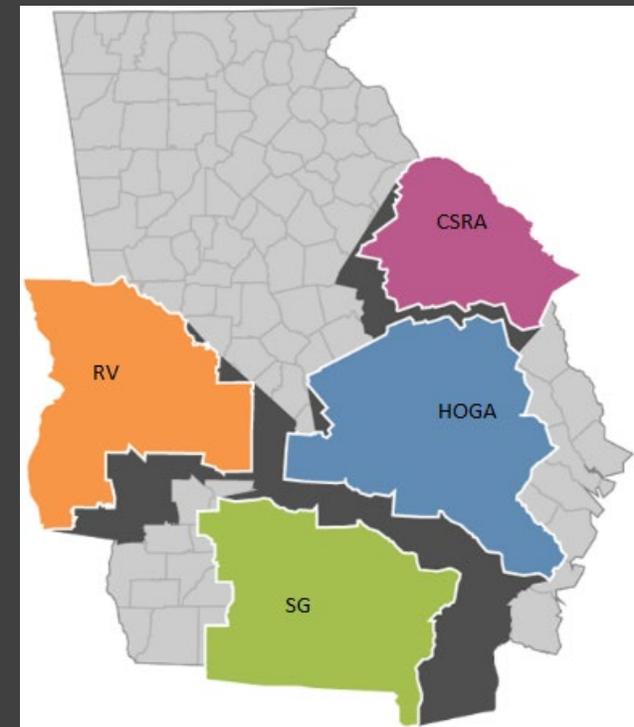
Transportation Improvement Act (TIA) of 2010

- Goals

- Buena Vista Road – I-185 Interchange
- Spiderweb Reconfiguration
- Old Cusseta Road – I-185 Interchange

- Progressions

- The River Valley Region approved the 2012 TSPLOST to fund transportation projects
- TIA funding began in 2013
- Completed projects: Follow Me Trail; US 27 – Custer Road Interchange; METRA service improvements; & completion of the Riverwalk
- Under Construction: Buena Vista Road – I-185 Diverging Diamond Interchange
- ROW Acquisition: Spiderweb Reconfiguration & Old Cusseta Road – I-185 Interchange
- Total for Columbus: \$129,529,850





Housing



NeighborWorks Columbus



- Location: 4th Avenue & 35th Street / 38th Street
- Goals
 - Establish funds and procedures to acquire, demolish, and redevelop vacant housing units that are so under-maintained that they have become neighborhood nuisances and safety hazards
 - Work with private entities to identify appropriate locations for income-based housing
- Progressions
 - The aforementioned area is considered the southern end of a blighted neighborhood called North Highlands
 - In 2019, NeighborWorks Columbus worked vigorously to acquire properties, remove blight, and rebuilt new low-income housing



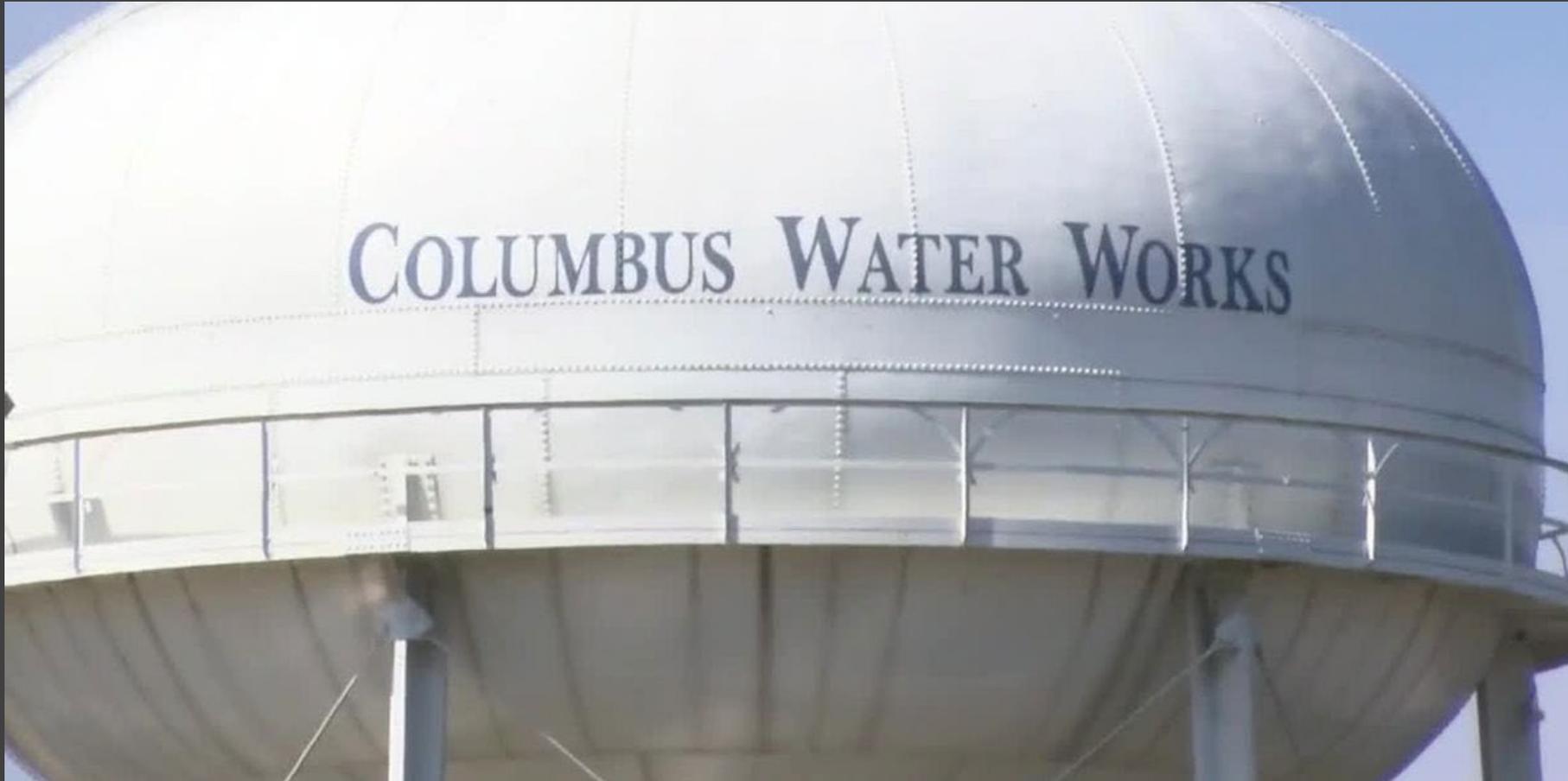
Land Bank Authority

- Goals
 - Utilize the Land Bank to purchase property for redevelopment purposes, particularly in blighted communities
- Progressions
 - Created in 1992 but mostly dormant
 - Comes to life in 2018
 - Acquires CDBG funds
 - Grant funding attains technical assistance from the Center for Community Progress
 - Hires first staff director
 - 2019: establishes bylaws, policies and procedures, & programs and pricing
 - 2021: numerous partners have joined the Land Bank Authority to make it a viable tool of redevelopment





Urban Services



Chattahoochee River Conservancy

- Goals
 - Columbus will have to step up its efforts to monitor and protect its clean water in the Chattahoochee River and other significant water bodies as new growth takes place.
- Progression
 - Began in 2009
 - Based in Columbus
 - Created the Chattahoochee Riverwarden in 2010 as a nonprofit organization
 - Focuses:
 - Habitat Construction & Restoration
 - Water quality monitoring
 - Native aquatic species
 - Community education



Theo McGee Park

- Goal
 - Replace the Theo McGee playground
- Progression
 - Theo McGee Park is a neighborhood park built in 1953 in a Midtown neighborhood
 - Over the years, the park fell into disrepair
 - In 2017, funding was attained from grants to build a new playground
 - The playground was completed in early 2018 but was burned down by May
 - Through private donations, the playground was rebuilt and reopened in 2020



29th Street Park Playground

- Goals

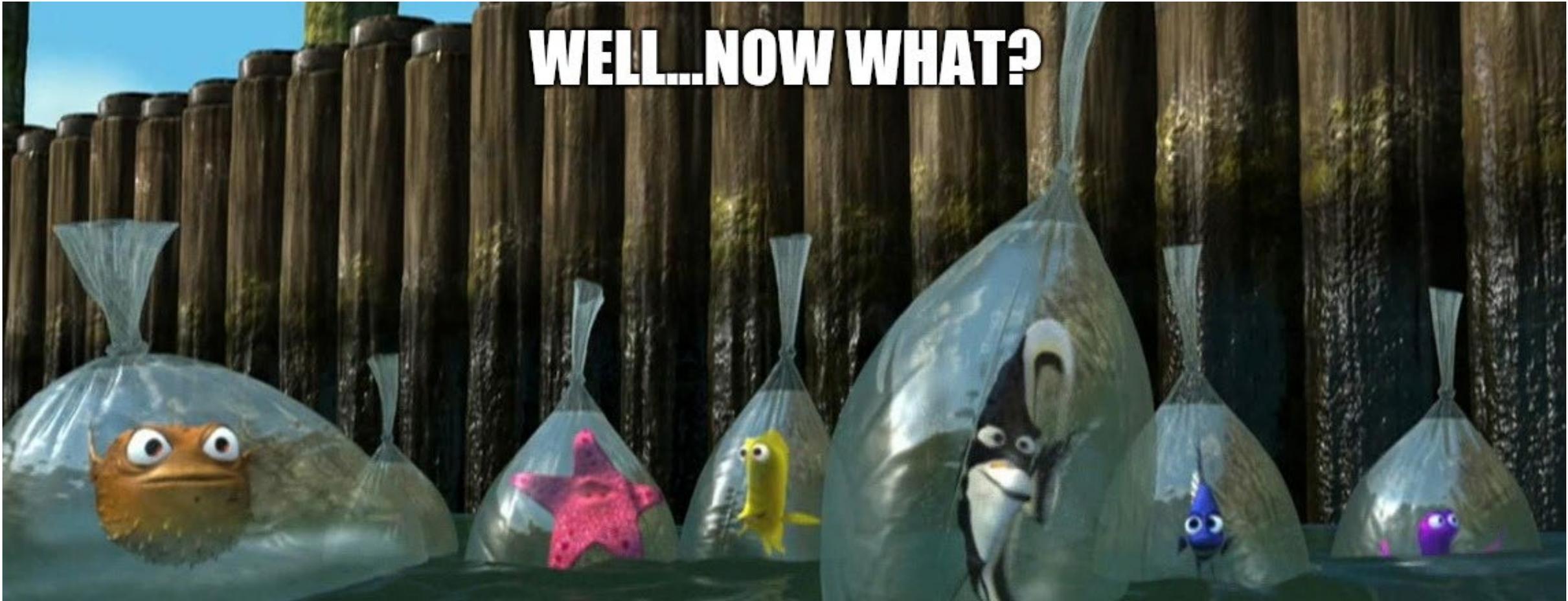
- Replace the 29th Street Park playground

- Progression

- The park was built adjacent to Wilson Homes in the 1950s
- The park is a popular neighborhood gathering area but the playground had aged out of usefulness
- In 2019, the playground was replaced with a new modern playground using CDBG funding. A huge celebration ensued.



WELL...NOW WHAT?

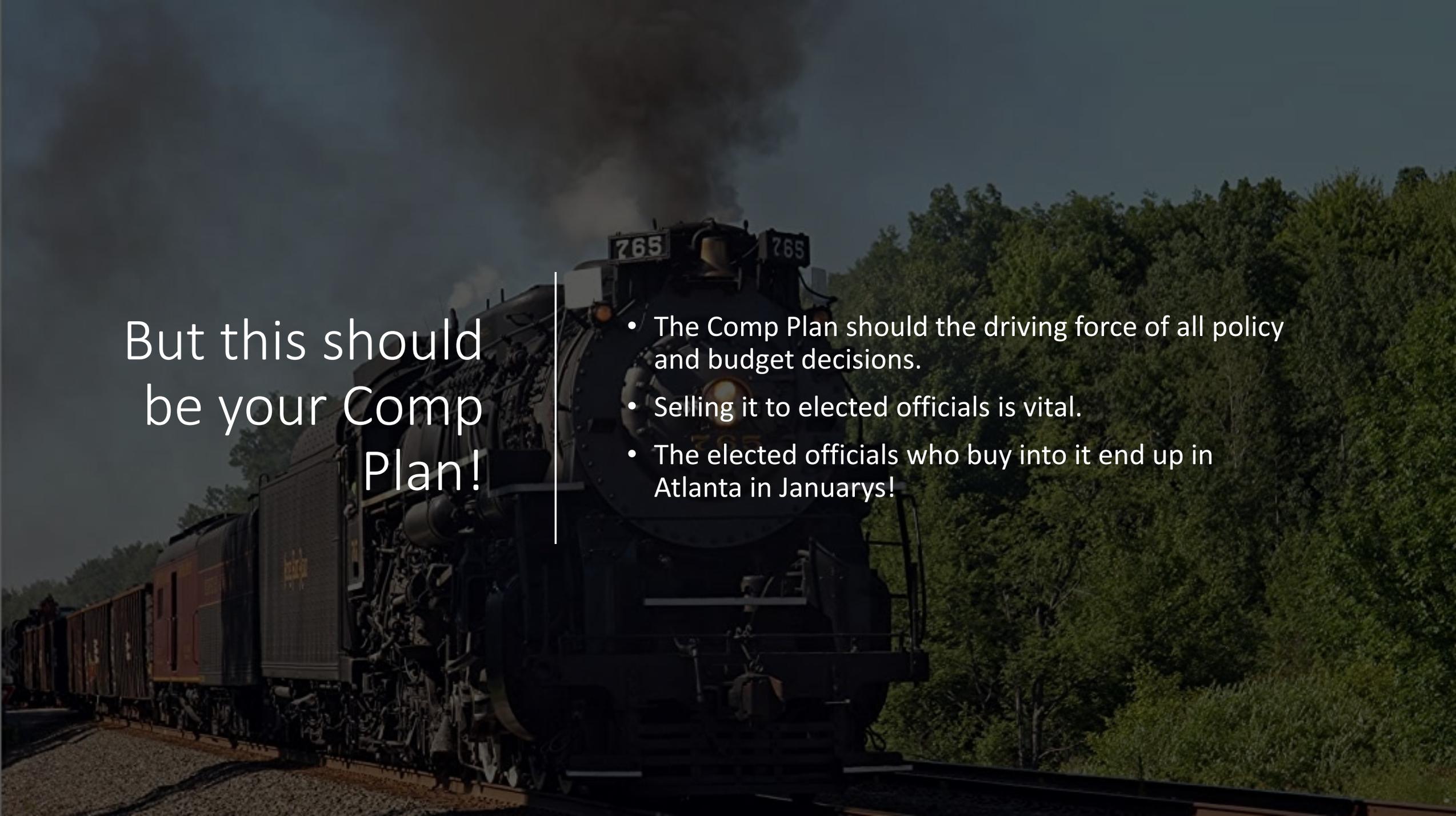


Now What?

You have a shiny, new Comp Plan, huh? Great. What are you going to do with it?



You would be surprised how common this is...

A steam locomotive, numbered 765 on its front, is pulling a freight train through a dense forest. The locomotive is emitting a plume of dark smoke from its smokestack. The train consists of several freight cars, including a flatcar and a hopper car. The scene is set in a wooded area with tall trees and a clear sky.

But this should
be your Comp
Plan!

- The Comp Plan should be the driving force of all policy and budget decisions.
- Selling it to elected officials is vital.
- The elected officials who buy into it end up in Atlanta in Januarys!

PlanFirst Communities

- Columbus became a PlanFirst Community in 2016 and was redesignated in 2019.
- For Columbus, it's more about the designation than the benefits as we don't qualify for most of them
- But for small cities, towns, and counties, the benefits offered are HUGE!
 - Vidalia, Cook County, Douglas, Jesup, Dublin, Thomasville, and so on have strong backing of their Plan which has earned them PlanFirst honors.
 - The programs offered via PlanFirst have been boons to these communities.



COLUMBUS
2038
OUR FUTURE MATTERS



OUR CITY | OUR VOICE | OUR PLAN