CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

REDEVELOPMENT

location:

Brown Street & 11th Street

# of parcels:

2

property size(s):

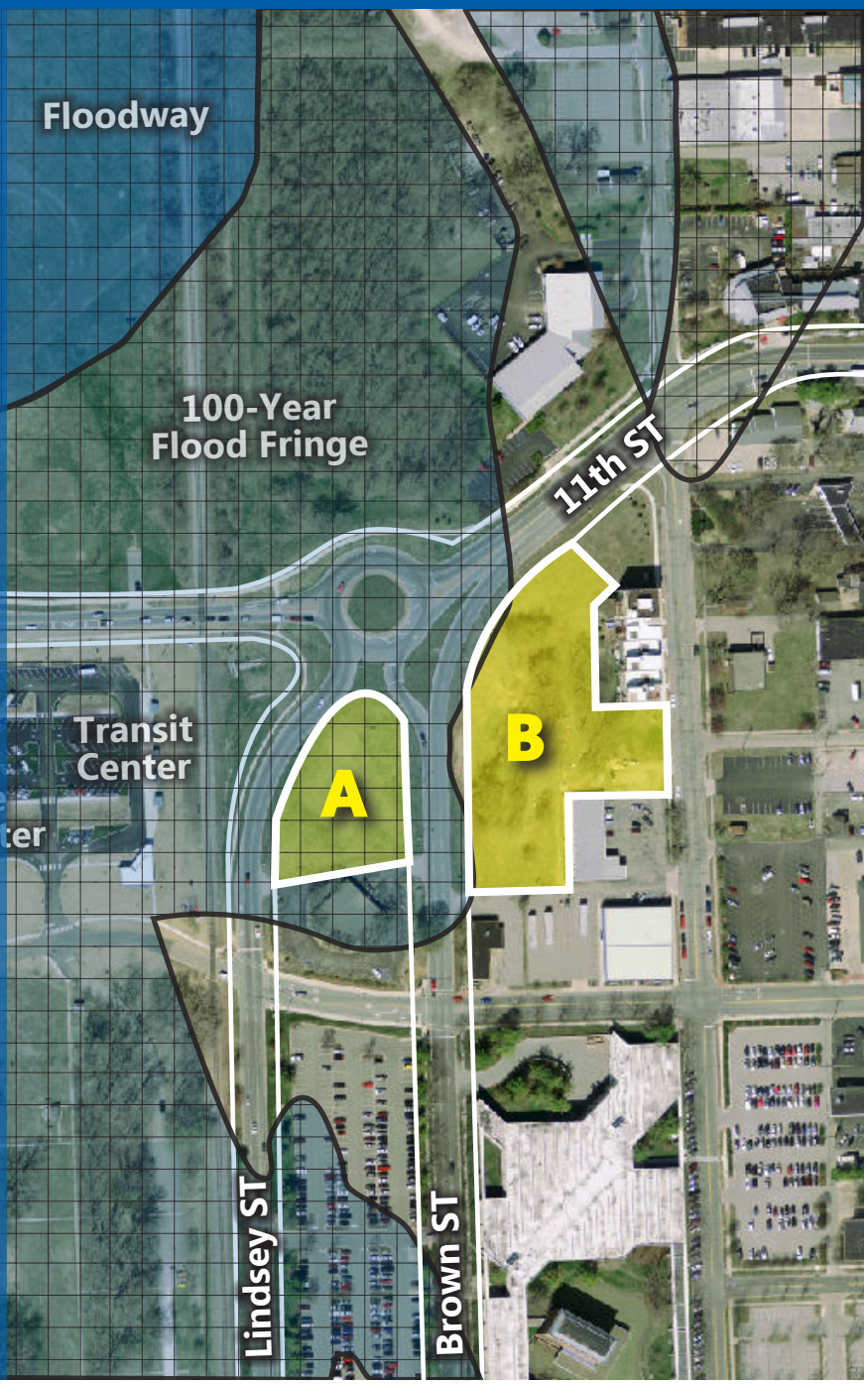
A:
1.02 Acres

B:
2.28 Acres

zoning:

A:
CN
Commercial: Neighborhood Center

B:
CD
Commercial: Downtown Center



additional details:

A

Property Owner:
Breeden Investment Group, Inc.
700 Washington Street
Columbus, Indiana 47201

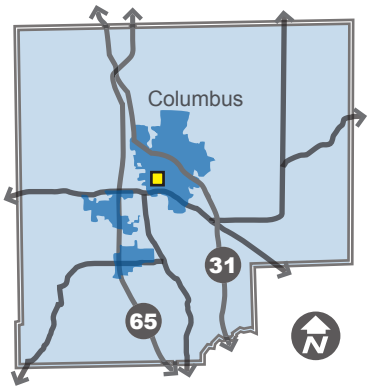
Floodplain:
Yes

B

Property Owner:
Jackson Place, LLC
1014 Jackson Street
Columbus, Indiana 47201

Floodplain:
Yes

vicinity map:



site analysis summary:

The subject properties which are located next to the intersection of Brown Street and 11th Street are within proximity of downtown Columbus. According to the Comprehensive Plan, in the downtown Columbus character area:

New development or redevelopment should enhance the positive qualities of downtown.

This site which runs along the northwestern edge of downtown Columbus is more suitable for urban development which features higher buildable densities and enhances pedestrian walking experiences. ***Property (A)***, is somewhat isolated due to its location between two minor arterials, which may limit pedestrian accessibility, however ***Property (B)*** should be able to provide multiple pedestrian connections to downtown Columbus.

Property (B) is the remaining property leftover after the initial phase of Jackson Place, a mixed-use (retail / townhouses) urban development. New development could seek to build off of this initial urban structure to further create a node on the northwest area of downtown Columbus.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Mixed Use**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Side Path** **Bike Route**
Surrounding Land Uses	**46% Commercial** **35% Public Facilities** **19% Residential**	**Road Access**	**Brown ST** Minor Arterial, Commercial, Urban **Jackson ST** Local, Commercial, Urban **Lindsey ST** Minor Arterial, Commercial, Urban
Access to Public Facilities	**Mill Race Center** **Transit Center** **Mill Race Park**	**Street Connectivity**	**465 Intersections** **HIGH Square Mile**

questions:

Want to know more about the analysis or find more site profiles? *Please refer to the full INFILL SITE PROFILES document or go to the official INFILL SITE PROFILES website at:*

www.columbus.in.gov/planning/infill

most suitable land uses:

Single-Family Residential | Multi-Family Residential | Neighborhood Commercial | General Commercial | Public Facilities