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Luann G. Welmer, Clerk-Treasurer

CITY COUNCIL MEETING
CITY HALL
TUESDAY, OCTOBER 16, 2012
6:00 O'CLOCK P.M.

I. Meeting Called to Order

A. Opening Prayer
B. Pledge of Allegiance
C. Roll Call
D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

A. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS4" (RESIDENTIAL: SINGLE- FAMILY TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH CONDITIONS)." (Curt & Michelle Aton Rezoning). Jeff Bergman.

B. Reading of a Resolution entitled "RESOLUTION NO._____, 2012, RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Browning Investments, Inc. Annexation). Jeff Bergman.

C. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Browning Investments, Inc. Annexation). Jeff Bergman.

D. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "13c" (INDUSTRIAL: HEAVY WITH CONDITIONS)." (Browning Investments, Inc. Rezoning). Jeff Bergman.

City Hall • 123 Washington Street • Columbus, Indiana 47201 • lwelmer@columbus.in.gov
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III. New Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO._____, 2012, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Nagakura Engineering Works Co., Inc.) Mary Ferdon.

B. Reading of a Resolution entitled "RESOLUTION NO._____, 2012, RESOLUTION ADOPTING THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY." Jeff Bergman.

C. Reading of a Resolution entitled "RESOLUTION NO._____, 2012, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE CERTAIN CAPITAL IMPROVEMENT PROJECTS FOR USE OF EDIT BOND PROCEEDS." Kelly Benjamin.

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Items: None

C. Next regular meeting is scheduled for Wednesday, **November 7, 2012 at 6:00 o'clock P.M. in City Hall.**

D. Adjournment.

RESOLUTION NO. , 2012

RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7

WHEREAS, the Common Council of the City of Columbus, Indiana, has previously designated, through various prior Resolutions, certain portions of the City of Columbus, Indiana, to be known as economic development target area as contemplated pursuant to **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, **INDIANA CODE 6-1.1-12.1-1, et seq.** provides that the Common Council of the City of Columbus, Indiana, approve the Statement of Benefits form associated with the application in conjunction with personal and real property tax abatement areas previously designated as an economic revitalization area; and

WHEREAS, **Nagakura Engineering Works Co., Inc.** desires and seeks tax abatement associated with the proposed purchase of personal property as contemplated by **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, the Common Council of the City of Columbus, Indiana, finds that:

a. The estimate of the value of the proposed purchase of new manufacturing equipment is reasonable for equipment of that nature;

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;

d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;

e. The deduction allowed for the proposed purchase and installation of new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;

f. The totality of benefits is sufficient to justify the deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such personal property tax abatement be granted; and

WHEREAS, **Nagakura Engineering Works Co., Inc.** has submitted for purposes of review by the Common Council of the City of Columbus, Indiana, a Statement of Benefits form, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, that:

1. The Common Council of the City of Columbus, Indiana, finds that:

a. The estimate of the cost of the proposed purchase and installation of new manufacturing equipment is reasonable for equipment of that nature; and

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of the new manufacturing equipment;

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;

d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;

e. The deduction allowed for the proposed purchase and installation of the new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;

f. The totality of benefits is sufficient to justify the deduction;

The Mayor of the City of Columbus, Indiana, and the Clerk-Treasurer of the City of Columbus, Indiana are hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the statement of benefit form attached hereto as Exhibit A for purposes of facilitating the personal property tax abatement of the applicant herein.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the ___ day of October, 2012, by a vote of _____ ayes and _____ nays.

_____
Kristen S. Brown
Presiding Officer of the
Common Council

ATTEST:

_____
Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this _____ day of October, 2012, at _____ o'clock _____.M.

_____
Luann Welmer
Clerk-Treasurer

Approved and signed by me this _____ day of October, 2012, at _____ o'clock ____.M.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit A

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R / 1-06)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body* ***BEFORE*** *a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1. 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment,* ***BEFORE*** *a deduction may be approved*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer
NAGAKURA ENGINEERING WORKS CO., INC.

Address of taxpayer *(number and street, city, state, and ZIP code)*
630 South Mapleton Street, Columbus, Indiana 47201

Name of contact person: Shigeo Misuda
Telephone number: (812) 375-1382

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: COMMON COUNCIL OF THE CITY OF COLUMBUS
Resolution number (s):

Location of property: 630 South Mapleton Street, Columbus, Indiana 47201
County: Bartholomew
DLGF taxing district number:

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(use additional sheets if necessary)*

See attached.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	09/30/2012	12/31/2012
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
154	$3,016,618	154	Same	0	0

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	14,607,774.92							
Plus estimated values of proposed project	198,418.00							
Less values of any property being replaced								
Net estimated values upon completion of project	14,806,192.92							

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____
Estimated hazardous waste converted (*pounds*) _____

Other benefits:
We recycle metal, cardboard, and plastic.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
	General Manager	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A . The designated area has been limited to a period of time not to exceed _____ calendar years * *(see below)*. The date this designation expires is _____ .

B . The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☐ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to $ _____ cost with an assessed value of $ _____.

D. The amount of deduction applicable to new research and development equipment is limited to $ _____ cost with an assessed value of $ _____.

E . The amount of deduction applicable to new logistical distribution equipment is limited to $ _____ cost with an assessed value of $ _____.

F. The amount of deduction applicable to new information technology equipment is limited to $ _____ cost with an assessed value of $ _____.

G. Other limitations or conditions *(specify)*_____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

☐ 1 year ☐ 6 years
☐ 2 years ☐ 7 years
☐ 3 years ☐ 8 years
☐ 4 years ☐ 9 years
☐ 5 years ** ☐ 10 years **

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: *(signature and title of authorized member)*	Telephone number	Date signed *(month, day, year)*
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP

DATE: October 9, 2012

RE: *Golden Casting Foundry Site Redevelopment Options Study*

Attached is a copy of the Golden Castings Foundry Site Redevelopment Options Study and a resolution for its adoption by the City Council. This study began as a 2006 project by a Planning Department intern. At that time the foundry was still in the process of being demolished and there was active speculation about the future use of the property given its industrial past and location at the intersection of industrial and residential uses in Columbus' central neighborhoods. The 2006 effort was intended to start a community discussion of the property's future and identify redevelopment issues and opportunities at this location.

More recently, the property has been the subject of interest by several developers of apartments for low-moderate income families. These developers have been interested in funding their projects in part through tax credits made available through the State of Indiana. The tax credits are highly completive and only very few of the dozens of applications are successful each year. The tax credits are awarded based on a scoring system that assigns a point value to various aspects of the proposed development projects. The presence of a city-adopted redevelopment plan for the project site can be an important source of "points" for an applicant.

In an effort to further the discussion of the future of this property and better position the property for redevelopment the Planning Department re-opened the 2006 Golden Casting Foundry Site Redevelopment Options Study. The document has been updated with current information, re-formatted, and was the subject of an October 4, 2012 pubic open house.

The adoption of this document does not change the zoning of the property. It does not inhibit or limit the property owner in any way. It does not commit any City resources or funding. It does establish a thoughtful, inclusive identification of options for the future use of the property. It can serve as a basis for continued discussion and for planning for the possible infrastructure needs and benefits of a redevelopment site. Its presence also can increase the likelihood of redevelopment by making the property more eligible for state and federal assistance and incentives.

The Planning Department will ask the City Council to pass a resolution adopting this Study as the redevelopment plan for the property at its October 16, 2012 meeting.

Please feel free to contact me with any questions you may have.

RESOLUTION NO.: _____, 2012

A RESOLUTION ADOPTING THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY

WHEREAS, the former location of the Golden Casting Foundry in Columbus provides a unique opportunity for redevelopment and new investment in an existing neighborhood; and

WHEREAS, this property is located in an area with a mixture of land uses (including single-family homes, community institutions and service providers, and light industrial operations) and other factors that could make appropriate redevelopment challenging; and

WHEREAS, the City of Columbus – Bartholomew County Planning Department has studied the property and the surrounding neighborhood in 2006 and again in 2012; and

WHEREAS, the Planning Department's study included research of physical conditions, public input, and an identification of likely re-development scenarios; and

WHEREAS, the resulting Golden Castings Foundry Site Redevelopment Options Study can be a valuable resource for future developers, neighbors, property owners, and elected and appointed officials in discussing and exploring redevelopment options; and

WHEREAS, the presence of this adopted study shows a thoughtful, inclusive approach to the redevelopment of this property and is both a benefit for the City of Columbus and an important part of attracting state and federal incentives and assistance for the potentially complex and costly redevelopment of this property.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, as follows:

Section 1. Golden Casting Foundry Site Redevelopment Options Study Adopted

The Golden Casting Foundry Site Redevelopment Options Study is adopted as an appropriate examination of the likely options for the redevelopment of the former Golden Casting Foundry site. It shall serve as the redevelopment plan for this property.

Section 2. Study Intent & Uses Recognized

The Golden Casting Foundry Site Redevelopment Options Study is recognized as an initial redevelopment plan for the subject property, a foundation to be built upon as future development proposal are made and market conditions shape the future uses of the property and its neighborhood. The Study identifies appropriate options for the future redevelopment of the property. It also documents the neighborhood's concerns and interests in the property, the redevelopment of which will have implications beyond its borders.

This Study is intended as a guide for future discussions and in no way is intended to directly result in restrictions on the use of the property, re-zoning of the property, or other government intervention in its redevelopment. The study is intended to provide an understanding of possible future redevelopment options so that the City can be prepared with complimentary infrastructure improvements and to serve as a catalyst for positive future communication between the City, the property owner, and the neighborhood.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2012 at _____ o'clock ____.m., by a vote of _____ ayes and _____nays.

_____
Presiding Officer

ATTEST:

_____
Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2012 at _____ o'clock ____.m.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

Golden Casting Foundry

Site Redevelopment Options Study

City of Columbus - Bartholomew County Planning Department

Draft 10.9.12

Project Summary

The Golden Casting Foundry Site Redevelopment Options Study originally began in May 2006 as the City of Columbus – Bartholomew County Planning Department's student planner (intern) project. Carmen Lethig, supervised by Senior Planner, Tiffany Strait, completed all research in the document by collecting data, hosting a public open house, conducting interviews of key stakeholders, and identifying redevelopment opportunities. In September 2012, the document was reopened, updated as needed, and prepared to present to the Columbus City Council for the purpose of further promoting and supporting the redevelopment of this area. The Planning Department hosted a follow-up open house and contacted the key stakeholders. The document was presented to the Columbus City Council in October 2012.

Acknowledgements

Mayor of Columbus:

Kristen Brown

Columbus City Council:

Dascal Bunch
Ryan Brand
Frank Jerome
Frank Miller
Tim Shuffett
Jim Lienhoop
Aaron Hankins

Final Document Prepared by:

Rae-Leigh Stark, Senior Planner
City of Columbus – Bartholomew County Planning Department

Reviewed as to Process & Form by:

Jeffrey R. Bergman, AICP #014602

Adoption History

This Golden Casting Foundry Site Redevelopment Options Study was adopted by the Columbus City Council through Resolution __, 2012 on _____.

Golden Casting Foundry Site
Redevelopment Options Study

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Appendix B – Stakeholder Meeting Notes
Appendix C – 2006 Golden Casting Foundry Open House Summary and Survey Results
Appendix D – 2012 Golden Casting Foundry Open House Summary

Purpose & Goals

The purpose of this project is to provide a document that will give guidance and provide potential development ideas to parties interested in the future development of the Golden Casting Foundry Site and the surrounding area.

This project strives to achieve the following goals:

1. Establish an understanding of the present social and physical conditions of the area surrounding the Foundry site;

2. Initiate communication and facilitate the expression of public opinions; and

3. Provide guidance and development ideas for the future of the Foundry site and the surrounding area.

The Golden Casting Foundry Site in July 2006.

Methodology

The Golden Casting Foundry site was studied and the original document was created during the months of May through August of 2006. The process consisted of data collection, interviews, document production, and public input. In 2012 the document was updated, further public input was gathered, and the document was prepared to be adopted by City Council.

Data Collection / Research & Analysis

Study boundaries surrounding the Golden Castings Foundry site were determined and demographic data was collected. Demographic, social, and physical conditions were researched, profiled, and analyzed in accordance with the boundaries and the 2000 Census information. Analysis included population and other general statistics and housing conditions. Zoning, land use, and thoroughfare conditions within the identified study area boundaries were also researched and analyzed.

Interviews

Several interviews were conducted with identified stakeholders and with professionals in fields that would contribute to the data analysis portion of the project. The interviews contributed to the generation of realistic ideas for redevelopment options, including issues and opportunities associated with redeveloping the Foundry site.

Document Production

The production of this document is the culmination of the Foundry Site project. The document will help to provide guidance for the future development of the foundry site.

Public Input

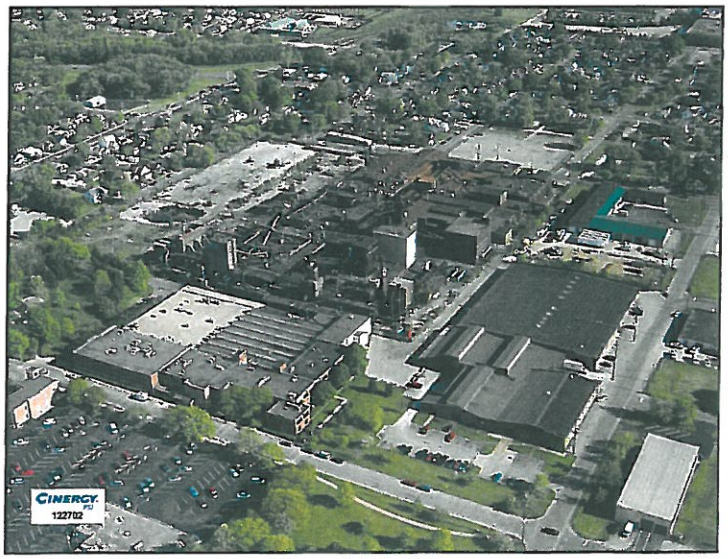
Community involvement is an integral element of any redevelopment project. The initial Golden Casting Foundry Site Open House was held at YES Cinema on July 20, 2006. From 11 a.m. to 1 p.m. and again from 5 p.m. to 7 p.m. the public was encouraged to visit the open house and share their feelings and ideas regarding the future of the Golden Castings Foundry site. Informational boards exhibited information about the site as well as redevelopment ideas and photographs. Participants were encouraged to look at the boards and answer questions on a corresponding survey. The intent of the survey was to gather information as to who attended the open house and to gauge the level of public interest and opinions on redevelopment options.

On October 4, 2012 a second Golden Casting Foundry Site Open House was held in the Terrace Room of the Bartholomew Consolidated School Corporation Administrative Building. At this time, the public was again invited to view the redevelopment options and provide any comments or concerns.

Current Conditions

The Golden Casting Foundry site is privately owned by KLM National - a local entity. By 2012, the site had been cleared, except for one building located on the northwest corner of the site. In addition to the 12.4 consecutive acres where the original Foundry was located (see location map on page 8), there is the former Foundry parking lot located directly across the street on Tenth Street between Maple and Hutchins Streets. There are also two smaller, vacant lots directly to the east of the parking lot on Hutchins Street. The first lot is located on the northwest corner of the block between Hutchins and Cottage on Tenth Street and the second lot is located just to the south of the first house on Hutchins Street.

The Golden Casting Foundry Site in May 2005.

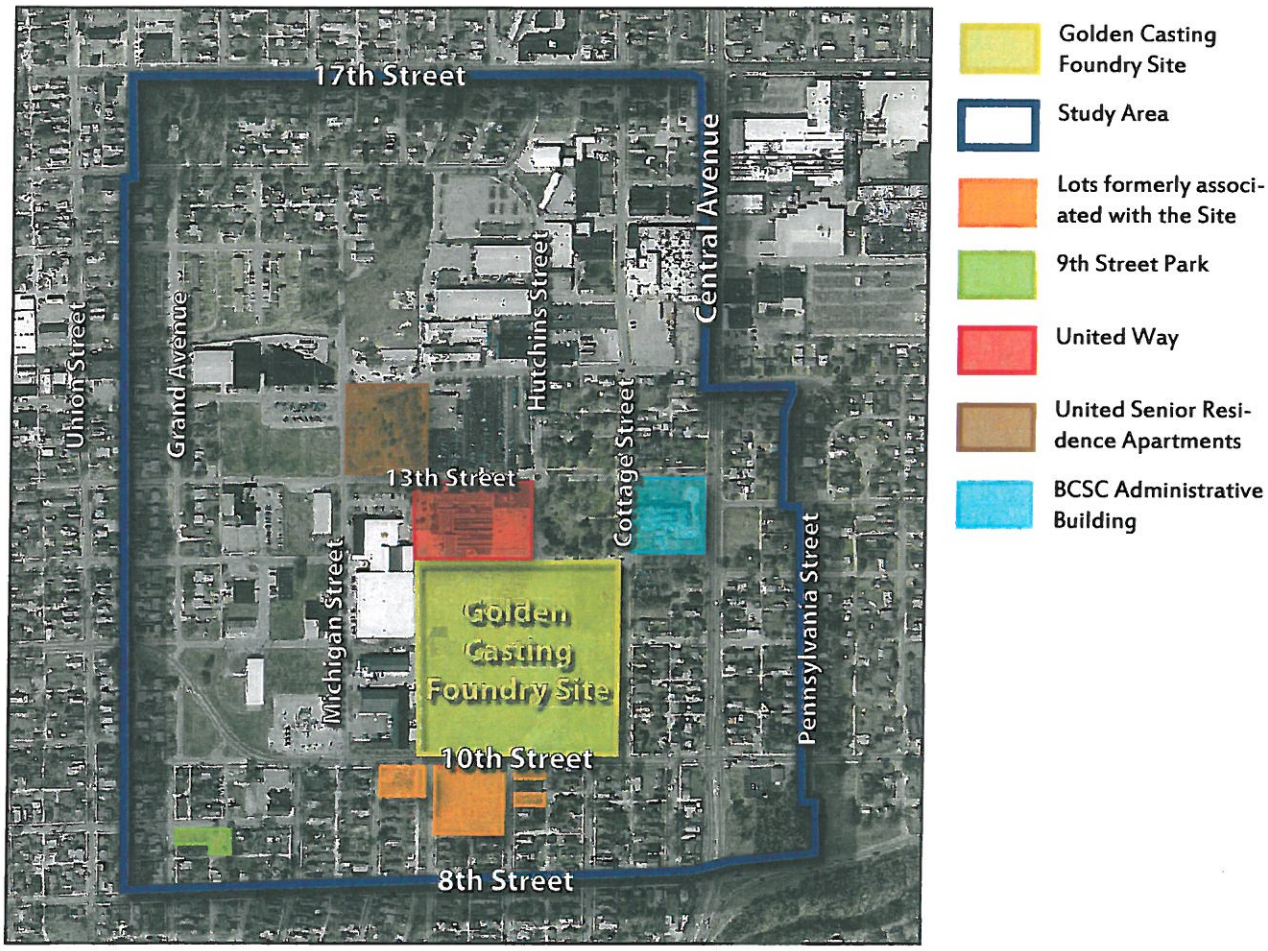


The Golden Casting Foundry Site in July 2006.

Study Area Defined

Location

The Golden Casting Foundry site is bounded by the businesses facing Michigan Street to the west and Cottage Street to the east. To the north the site is bounded by United Way and portions of 12th Street and to the south by Tenth Street. However, in order to better understand the impact of different types of development on the Foundry site, it is necessary to also consider the surrounding properties as part of the "Study Area." The Study Area's northern boundary is Seventeenth Street, the eastern boundary is Central Avenue and Pennsylvania Street, the southern boundary is Eighth Street, and the western boundary follows the alley between Grand Avenue and Union Street.



The above area map shows the Golden Casting Foundry site and the Study Area. These two items will be identified in the maps throughout the document.

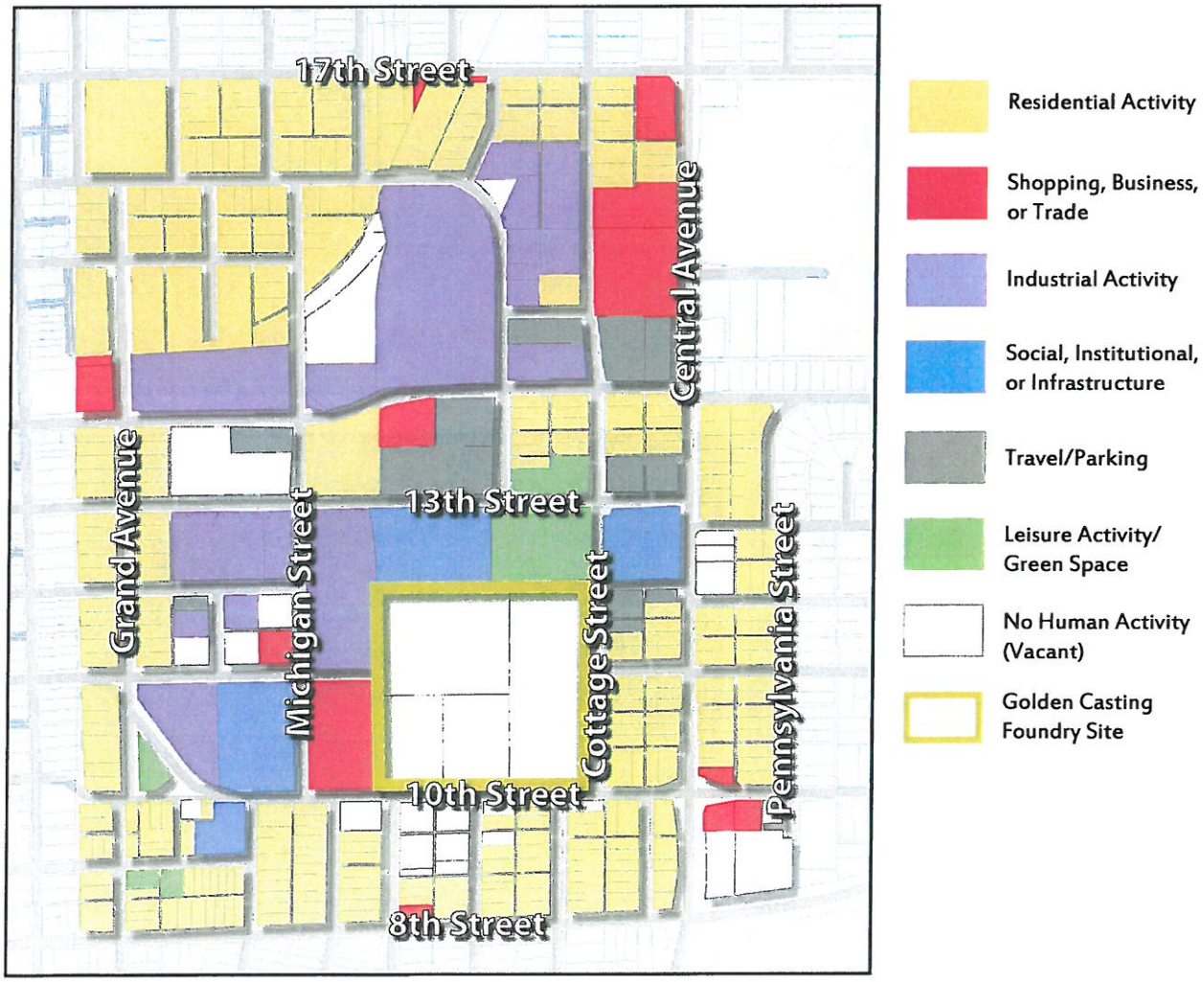
The pictures on this page are clockwise from the right: 1) the former Golden Casting Foundry site; and landmarks in the study area 2) the BCSC Administrative Building; 3) United Way; 4) 9th Street Park; 5) the United Senior Apartments; and 6) one of the 4 lots formerly associated with the site.

Physical Conditions

Study Area Land Use

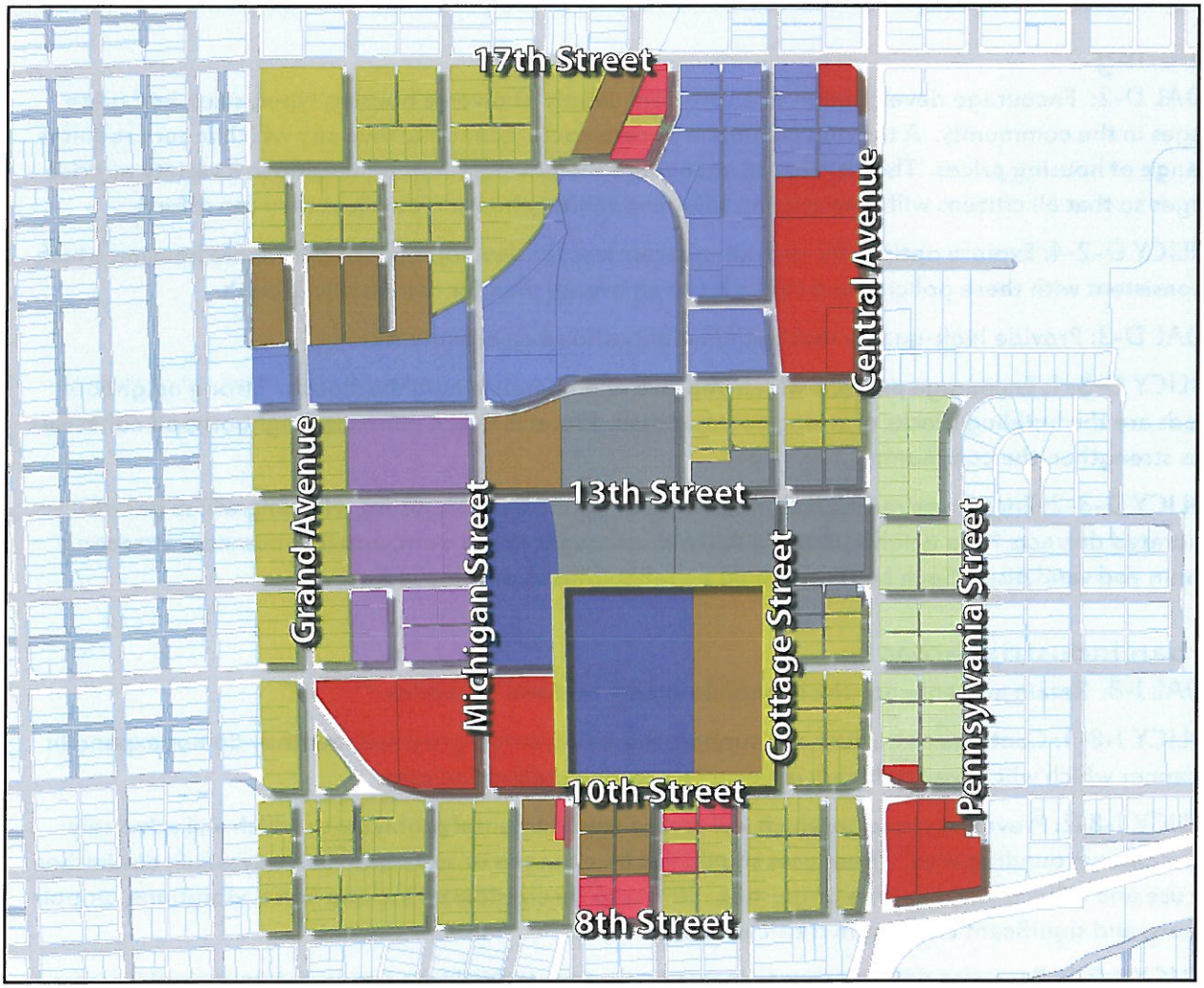
The map below shows the current land use patterns in the Study Area as of September 2012. This map is based on the Land-Based Classification Standards established by the American Planning Association. In this document, the land use patterns are classified according to human activity on the parcel of land.

The existing land use patterns are key factors in analyzing the current uses in the area and discussing the possible future options for the Foundry site. Currently the Study Area consists of industrial activity, shopping and/or business activities, residential activity, social and/or institutional activities, parking, green space, and vacant buildings. The site is immediately surrounded by mostly business, social, and light industrial uses. However, expanding outward, the surrounding uses are mostly residential and business. The existing mixture of uses surrounding the Foundry site means that there are several potential options for future development in terms of land use. It also suggests that the redevelopment may need to make thoughtful transitions between uses and be compatible with a neighborhood in transition.



Study Area Zoning

The map below shows the zoning in the Study Area as of September 2012. As the map indicates, the area is mostly a mixture of residential, business, and industrial zones. The former Golden Casting Foundry Site is currently zoned both I-3 (Heavy Industrial) on the west and RM (Multi-family Residential) on the east.



RS4 Single-family Residential	PUD Planned Unit Development	I-1 Light Industrial
RE Residential Established	CN Neighborhood Commercial	I-2 Moderate Industrial
RM Multi-family Residential	CC Community Commercial	I-3 Heavy Industrial
Golden Casting Foundry Site		

Comprehensive Plan Recommendations

Goals and Policies Element

The Goals and Policies were adopted as the first element of the Comprehensive Plan in 1999. The community determined it was important to manage the growth of the city so when new development takes place it is in areas which are best suited for such growth. This concept became the underlying foundation for the goals and policies element. Below are goals and policies that could be applied to the redevelopment of the former Golden Casting Foundry site.

Housing

GOAL D-2: Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community. A thriving community needs socio-economic diversity which in turn requires a range of housing prices. The city should encourage the development of housing in a variety of price ranges so that all citizens will have decent, safe, and sanitary housing at prices they can afford.

POLICY D-2-4: Explore options for providing incentives for development of affordable housing which is consistent with these policies and conforms to an overall plan for community growth.

GOAL D-3: Provide high-quality residential neighborhood environments.

POLICY D-3-1: Encourage projects which improve and revitalize neighborhoods. Strong neighborhoods are the building blocks of strong communities. Projects which enhance neighborhood cohesiveness strengthen the community.

POLICY D-3-2: Encourage renovation or removal of deteriorated housing. Housing which has deteriorated detracts from neighborhood quality, discourages investment, and is a nuisance, attracting vermin and vandalism. Such housing should be rehabilitated or removed.

Urban Industrial areas

GOAL J-8: Retain and enhance the economic vitality of these industries.

POLICY J-8-1: Continue to nurture and support these industries, provided that they do not expand in a manner which will have significant adverse effects on neighboring uses.

POLICY J-8-2: Prevent expansion which will create environmental problems or which will adversely affect the surrounding area. These uses should not be changed or expanded in a way which diminishes the use and value of surrounding properties. Effects to be considered include noise, vibrations, air pollutants, and significant changes in traffic patterns.

POLICY J-9-2: Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.

POLICY J-10-4: Protect existing small-to-medium-sized companies located in mixed-use urban areas, and allow these companies to expand, provided that there are no significant adverse effects on other properties in the area.There should be reasonable opportunities for these companies to expand, provided that this expansion does not significantly diminish the enjoyment of neighboring properties.

POLICY J-11-2: Evaluate the need to expand the availability of tax abatement within the city. Many businesses currently quality for incentives on new investments but aren't located in a previously declared economic revitalization area.

Land Use Plan Element

The Land Use Plan was adopted in 2002 as an element of the Comprehensive Plan to supplement the Goals and Policies. The Land Use plan divided the city into 13 "Character Areas." While the boundaries of each area are somewhat arbitrary, they provide a means of considering the characteristics of different areas of the community and the different planning principles that should be applied within the areas. The former Golden Casting Foundry site is located in the Columbus Central Neighborhoods Character Area. Below are planning principles that could be applied to the area.

1. Infill development that complements existing neighborhoods should be encouraged.
2. The city should develop a strategy for encouraging reuse or replacement of empty buildings.
3. Redevelopment for conversion of residential uses to other uses should be considered only for large tracts, such as entire blocks, rather than permitted on a piecemeal basis.
4. When conversion of single-family houses to multifamily is permitted, appropriate off-street parking should be required. Converting front yard areas to parking lots is not in the best interests of the area.
5. General commercial uses such as shopping centers and large retail establishments should be confined to locations on arterial streets and should be only in suburban business centers.
6. Neighborhood commercial uses should be allowed only in neighborhood business centers; spot commercial should not be permitted.
7. Neighborhood commercial uses should be of a scale and design compatible with the residential areas.
8. Expansion of existing industries should be permitted, provided that appropriate safeguards are provided to preclude odors and other pollutants that are detrimental to the area.
9. Parks should be retained, and the facilities within the parks should be reviewed periodically to ensure that they are consistent with current needs.
10. The traditional grid street pattern should be retained, along with the alley system that serves as secondary access to many properties.

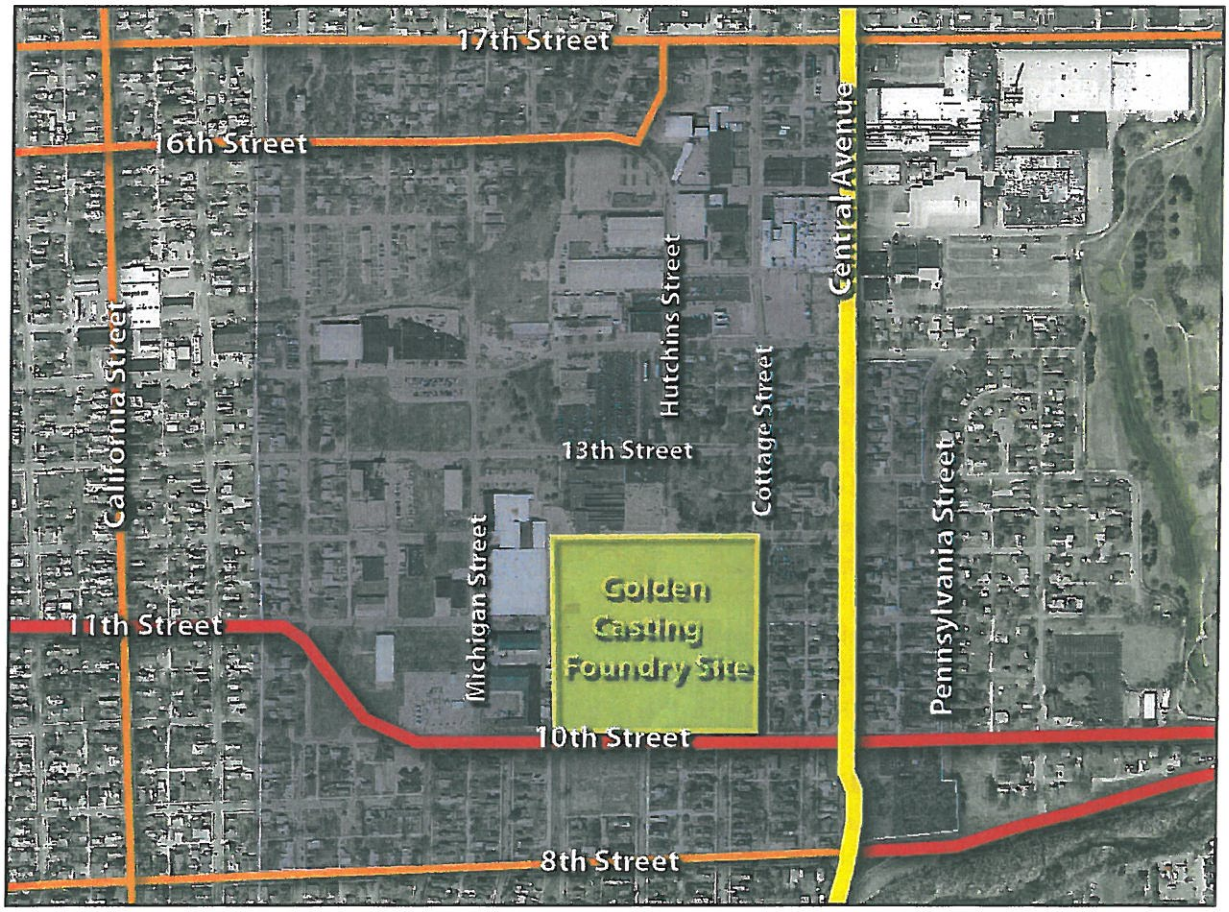
The Land Use Plan also identifies planning principles that should be applied to transitional areas. As the community grows and changes, some lands become better suited for uses other than those originally developed on the site. Over the long term, it is likely that these properties will be redeveloped for other purposes.

1. Redevelopment should take place on large parcels (at least one city block or approximately two acres), not on small individual lots.
2. The city should make reasonable accommodation for the expansion of existing uses that may no longer be the ideal uses in their current locations.
3. The city should require proper maintenance of buildings and grounds in transitional areas.
4. As neighborhoods change from one use category to another, the city should ensure that proper buffering is provided to reduce adverse effects on existing uses.

Thoroughfare Plan Element

The transportation features of the Study Area are dominated by east-west collectors and a minor arterial. The primary collector running north-south is California Street which is just outside the Study Area boundaries. There is one principle arterial, Central Avenue, and it runs north-south. Most of the east-west automobile traffic is found on 10th Street and 17th Street.

According to the City Engineer, opportunities exist to return to the existing grid system should development take place on the former Foundry site. More specifically, 11th Street could be a made a through street. In addition, returning Hutchins Street to a through street is also an option, although this may be less appealing or viable due to it's proximity to the United Way building.



Collector, Residential, Urban

Minor Arterial, Residential, Urban

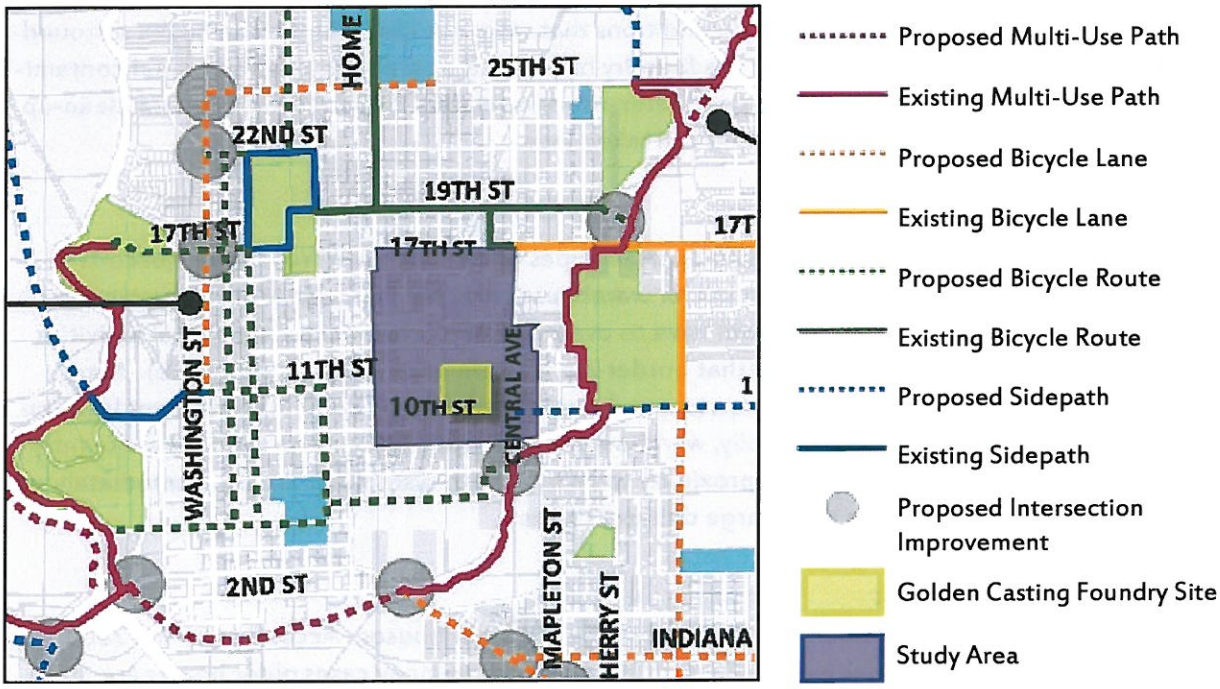
Principle Arterial, Residential, Urban

Golden Casting Foundry Site

Study Area

Bicycle & Pedestrian Plan Element

The larger neighborhood surrounding the Golden Casting Foundry and the Study Area is the most walkable and bikeable in Columbus. There are several existing bicycle and pedestrian facilities in the area including the Haw Creek Trail, 17th Street bike lanes, and 19th Street signed bicycle route. As proposed by the City of Columbus Bicycle and Pedestrian Plan adopted May 2010, other future projects include side paths along 10th Street from Central Avenue to Taylor Road, a signed bicycle route along Franklin Street and Lafayette Avenue as a north-south connection, a signed bicycle route along 11th, 7th, 6th, and 5th Streets as an east-west connection, and an intersection improvement at the intersection of 7th Street and Central Avenue.



The above map is an excerpt from the City of Columbus Bicycle and Pedestrian Plan Map showing all existing and proposed bicycle and pedestrian facilities.

Central Avenue Corridor Plan Element

Central Avenue is located 2 blocks east of the Golden Casting Foundry site and serves as the site's only Principle Arterial. In 2011 the Central Avenue Corridor Plan was adopted to provide recommendations for the land use and transportation system along the corridor. Even though the site isn't located along the corridor some of the recommendations still have some reference. The plan recommends that vacant industrial sites along the corridor should be redeveloped to include a mixture of residential, office, retail, and commercial service uses.

Issues & Opportunities

This document aims to present options based on the redevelopment potential of the Foundry site. As previously mentioned, current conditions and redevelopment potential of the surrounding area are important to take into consideration. The information gathered from the Study Area provides indicators of the types of development that can be supported on the Foundry site. The analyzed study area data resulted in some overarching conclusions. There are issues and opportunities for redeveloping the Foundry site.

Redevelopment Issues

Site Environmental Issues:

The site is a former foundry where high grade iron castings were made for decades. The production of the iron castings resulted in environmental conditions that were not ideal for the site or the surrounding residential neighborhoods. Now that the foundry has ceased operations, environmental contamination could still be a hindrance to any type of future development. If needed, subsequent clean-up of the site must occur before redevelopment can take place.

Site Location:

The location of the foundry site could prevent certain types of development from being successful. Specifically, an office park, commercial/retail, or warehouses may not fare well in the geographic location. Offices and commercial/retail will have to overcome the proximity to residential activities and the proximity to light industrial uses (that border the western edge of the foundry site). Many customers may not travel to this area for services and goods because it is not in a convenient location in relation to other businesses. Additionally, warehouse might prove difficult on the former Foundry site because it is neither located in close proximity to an interstate system nor are the immediately surrounding local roads equipped to serve large delivery trucks.

Neighborhood Homes:

The majority of homes in the Golden Casting Study Area are older houses. According to the 2000 Census, 62% (1,435) of the homes were built in 1939 or before. In many cases older homes are initially more affordable to purchase or rent but have higher overall maintenance costs. As a result older homes can become in need of repairs and run-down in appearance. Successful future development, especially of the building and selling of new homes, needs a surrounding area that will support property values and safety. Likewise any new development on the foundry site needs to be mindful of its residential neighbors.

Mixed Land Uses:

The former Golden Foundry site is located in the city's central neighborhood which is primarily single-family residential with mixed neighborhood uses. The Golden Foundry site and many properties surrounding are industrial or former industrial sites; uses typically not compatible with residential. The role of industrial facilities in the area is declining which has resulted in falling property values and a neighborhood in transition. It is important to the sustainability and quality of the neighborhood to create better transition areas between the residential and industrial uses.

Neighborhood Home Ownership Status:

The number of houses rented versus owner-occupied is an issue in any neighborhood. According to the 2000 Census, the Golden Casting Study Area consisted of only 36% (748) of the homes being owner-occupied. The remaining 64% (1,330) of the homes were occupied by renters. It is desirable to have homes occupied by the owners as this can help alleviate issues such as absentee landlords, maintenance issues, and neighborhood stability as people who own are usually more likely to remain in their house for at least a few years.

Redevelopment Opportunities

Large Urban Site:

The size of the site is in itself unique. It is not often that a city has a "fresh" start with 16 acres of vacant land in the middle of an urban area. Although there are issues related to the site, it should be viewed as an opportunity for new development that may eventually spur home improvements, area improvements, and add to the economic vitality of Columbus.

Proximity to Fiber Optics:

Columbus is equipped with new fiber optic lines which run along the site down Central Avenue. The proximity to the fiber optic lines could prove invaluable depending on the type of development to take place in the area.

Proximity to United Way:

The United Way Center is adjacent to the Foundry site to the north. If new development on the site is residential with a portion offered at below market value, the proximity to the United Way services could be considered an asset by those utilizing those services and living in the new residential development.

Mixed Land Uses:

The former Foundry site is surrounded by varied land uses such as light industrial, vacant (for sale) commercial buildings, residential, business, social/institutional services, and pockets of green spaces. Although the varied land uses can also be considered an issue when considering one particular type of development, at this stage having varied land uses could also be considered a positive feature of the site. Various surrounding land uses mean that there are a number of potentially viable options for future development and various options should be considered.

Study Area General Recommendations

A goal of this project should be an improvement to the overall area. Improvements should include the area neighborhoods, infrastructure, and quality of life. Neighborhood improvements can range from improving housing conditions to implementing neighborhood clean-up days. Below is a list of some recommended strategies to improve the Golden Casting Study Area:

1. Encourage home maintenence improvements.
   Providing low-interest loans or other incentives for buying or improving a home. Continuing to enforce the city's Building Code and Zoning Ordinance to help maintain a safe, liveable neighborhood. The participants at the October 2012 public open house identified vacant, abandoned, and poorly maintained homes as a significant issue in the neighborhood.

2. Support existing park and future greenspace.
   9th Street Park is in close proximity to the site, located on the corner of 9th and Wilson Streets. It is utilized by the residents and considered an asset for the neighborhood. The park is owned and well maintained by the City of Columbus Parks and Recreation Department. There have been several incedents of vandelism and unruly behavior at the park. It is important to continue maintaining and surveillancing the park so it remains kept up and safe. Some additional greenspace may also be important to include as part of any future development on the site.

3. Continue beautification projects in the neighborhood.
   There are several neighborhood clean-up events sponsored by neighborhood churches and local organizations each year. The Lincoln Central Neighborhood Family Center has a Tool Lending Library where neighborhood residents can borrow tools and equiptment to maintain or beautify their property.

4. Invest in Infrastructure improvements.
   City initiated infrastructure improvements have begun in the form of sidewalk repair. There are several programs that will help homeowners restore the sidewalks located in front of their property. The Community Development Block Grant (CDBG) program managed by the City of Columbus Department of Community Development has helped the neighborhood by many sidewalk repair projects. Projects like this could potentially encourage other parties (such as developers, potential residents, or current residents) in further investing in the area. There is still a significant need of infrastructure improvements in the area which include:
   - New sidewalks or sidewalk improvements;
   - Improvements to roads and/or the street grid system;
   - Improvements (if needed) to utilities, sewers, or water systems;
   - Other improvements to the transportation system including bike facilities and bus stops.

The picture to the left and below are both of 9th Street park which has become an asset to the community surrounding the Golden Casting Foundry site. The park is maintained by the Parks and Recreation Department.

The pictures on the bottom of the page show areas where sidwalk improvements have been made and where repair is still needed. The picture directly below shows a covered ColumBUS stop in the neighborhood.

Redevelopment Options

The primary goal of this document is to provide future interested parties guidelines and ideas for redevelopment options of the former Golden Casting Foundry Site. This section offers and explores some possible options for redevelopment. Each option is described and is followed by a discussion of the option's opportunities and issues as they pertain to the site area. (In this document it is assumed that all environmental assessments will be conducted and contaminants, if any, will be cleared before any redevelopment takes place).

Option A: Residential

New residential on the Foundry Site can consist of a mixture of income levels, designs, and densities. A mixed-density development that offers single-family homes alongside duplexes and multi-family units could be an option in order to get the maximum value out of the development. According to area stakeholders, there is an identified need for affordable housing in the City of Columbus. The design of the new homes should also be greatly considered. There should be an emphasis on scale, size, and design of the new homes in order for the development to blend with the existing homes in the area but also be distinct in character.

Opportunities:

- According to Columbus' Comprehensive Plan there is support for the redevelopment of large tracts of land instead of redevelopment on a piecemiel basis.
- There is an identified need for more affordable housing in Columbus;
- This site, in particular, is ideally suited for affordable housing because of the proximity to the United Way;
- There is an opportunity for Columbus to showcase an attractive residential development with homes at various densities and price points;
- There is currently residential located adjacent to the Foundry site so a residential development would fit into the existing land use pattern.

Issues:

- Even if cleared from environmental contaminants, it may be a challenge to attract potential residents to the area due to the negative perception of the former Foundry;
- Residential and affordable housing may not yield the highest monetary return for the property;
- The light industrial and commercial land uses adjoining the site immediately to the west may present a challenge when incorporating a residential development onto the site.

Shown on this page are examples of single-family, duplexes, and multi-family housing complexes.

Option B: Mixed-Use Development

Mixed-use is a development concept where different uses are combined together in close proximity to each other. Uses such as residential, office, and retail are mixed into one project. Mixed-use can be limited to one building or can be an entire neighborhood and can be found in both large and small cities. A typical example of mixed-use is retail on the ground floor with either housing or office space on the upper floor. Main streets in small towns are usually examples of mixed-use.

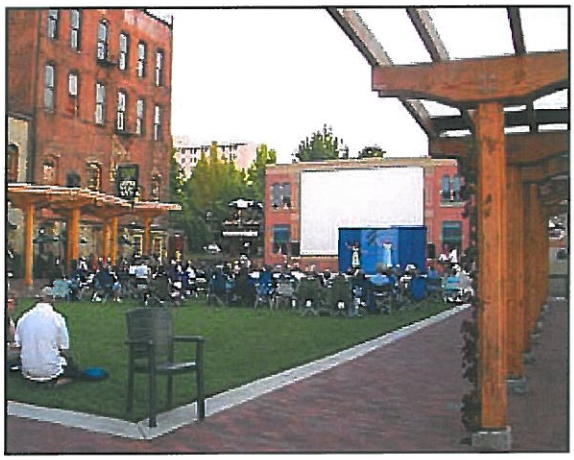
The former Foundry site could be an ideal location for a mixed-use development. As in the residential only option, the development could offer a percentage of homes available at a rate lower than market value in order to serve the need for affordable housing in Columbus. The development can have a small neighborhood commercial area such as a laundry facility, pharmacy, cafe/deli, or small convenience/grocery store. In addition, a mixed-use development can have a small park, a gathering place such as a square, or some other amenity available for public enjoyment.

Opportunities:

- A mixed-use development would fit in well with the surrounding land uses as the existing land uses are already a mixture of businesses, residential, and open space. A mixture of uses on-site may also provide a transition from the residential neighbors to the east to the business and industrial properties to the west.
- The size of the site is conducive to a new mixed-use development.
- A mixed-use development has the potential to serve not only residents of the development but those from outside.
- Economically, a mixed-use development may be a more feasible new development.

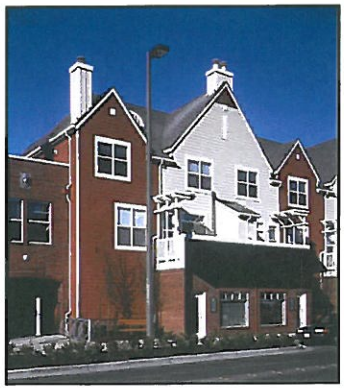
Issues:

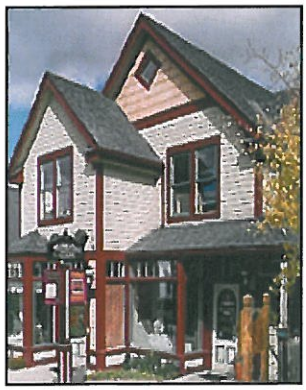
- The surrounding area may not support any additional neighborhood commercial businesses.
- In some areas there is a negative perception of mixed-use development out of concern that the uses are conflicting or of too high in density.
- The site's location may hinder a successful, mixed-use development. If the site were closer to downtown Columbus where mixed-use is already in place or on a major transportation route, then there would be more likelihood that the mixed-use development would be successful.



This page shows examples of various types of mixed-use developments.

The picture on the bottom right is an aerial view of a new mixed-use development built on six acres. The development is a mixture of restaurants and stores that face the streets with a total of 200 townhomes and flats as residential options. Also shown, is an example of park space in a mixed-use development. The space can be used for different public activities such as this outdoor movie theatre.





Option C: Office Development/Business Incubator

Office space may be considered on the former Golden Casting Foundry site because of the close proximity to other office uses in the area. Office space can be occupied by professional services and other types of business related services. The design of the office development can relate to the surrounding area or it can become a unique architectural statement either with the building or with neighborhood friendly features such as green space.

Opportunities:

- According to area stakeholders, there is an identified need for affordable office/warehouse space in Columbus.
- The former Foundry site could be considered a good space for offices and/or warehouse space because the commercial and light industrial uses adjacent to the site could be complimentary uses. The site area is already surrounded by several different uses.
- The proximity to the United Way Center and to Central Avenue may be advantageous for specific office-type uses such as professional and/or government services related to the United Way.

Issues:

- The location may preclude office space in need of high visibility from being successful. The site is somewhat secluded from other office areas and may not be a convenient location for potential customers.

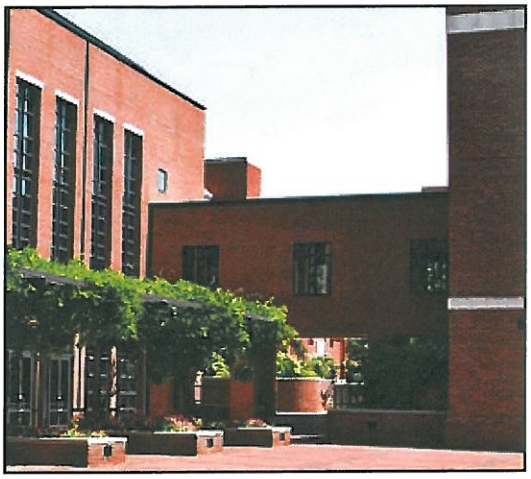
Examples of office buildings that could fit in with the existing area.

Other Options & Alternatives

The former Foundry site should be seen as an opportunity. As mentioned, the site can be used for more practical developments such as office space, housing, or mixed-use development. However, the Golden Casting Foundry public open house sessions allowed for the community to use their imaginations in presenting some other less traditional options for the Foundry site. Listed below are some of the other suggested options that could be developed on the site or incorporated with the main development options.

- Interactive Fountain / Small Community Park
- Sustainable, Environmentally Friendly Community with Green Architecture
- Park with Unicycle Training Center
- Company Headquarters (Corporate campus for large corporation.)
- Athletic Complex / Sports Fields with Unique Features such as Rock Climbing Walls
- Trails
- Park with Unique Picnic Areas
- Vocational School
- Unique, Varied, Centerpiece area with Shops, Book Stores, Art/Craft Stores, and Cafes

Athletic Fields and Trails



Vocational School

Rock Climbing Wall

Park with Unique Features

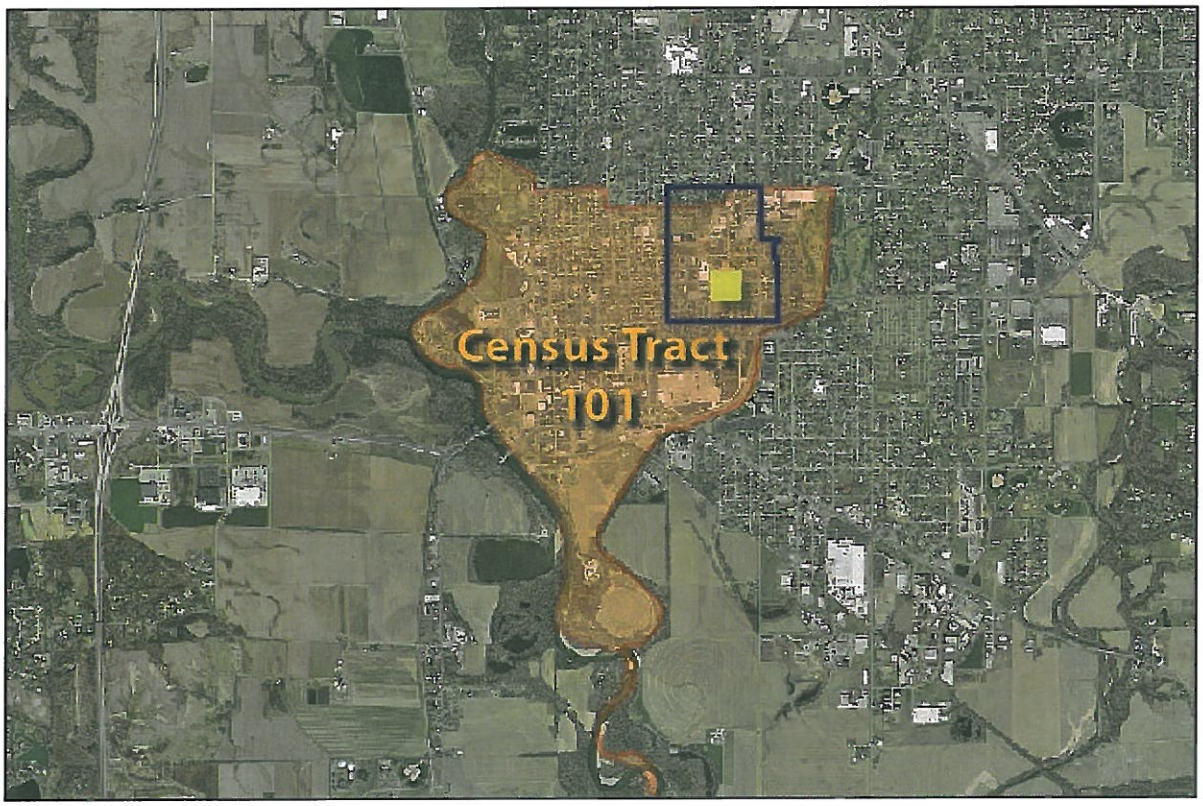
Environmental Friendly Community

Unicycle Training Center

Appendix A: Demographics

Census Tract

It should be noted that the demographic data presented in this document was obtained from 1999 and 2000 Census. Specifically, demographic data collected for the City of Columbus was obtained from Columbus census data. Data collected for the the Golden Casting Foundry Study Area was collected from Census Tract 101. Census Tract 101 covers a majority of the Study Area. In addition, Census Tract 101 covers an area larger than our Study Area.



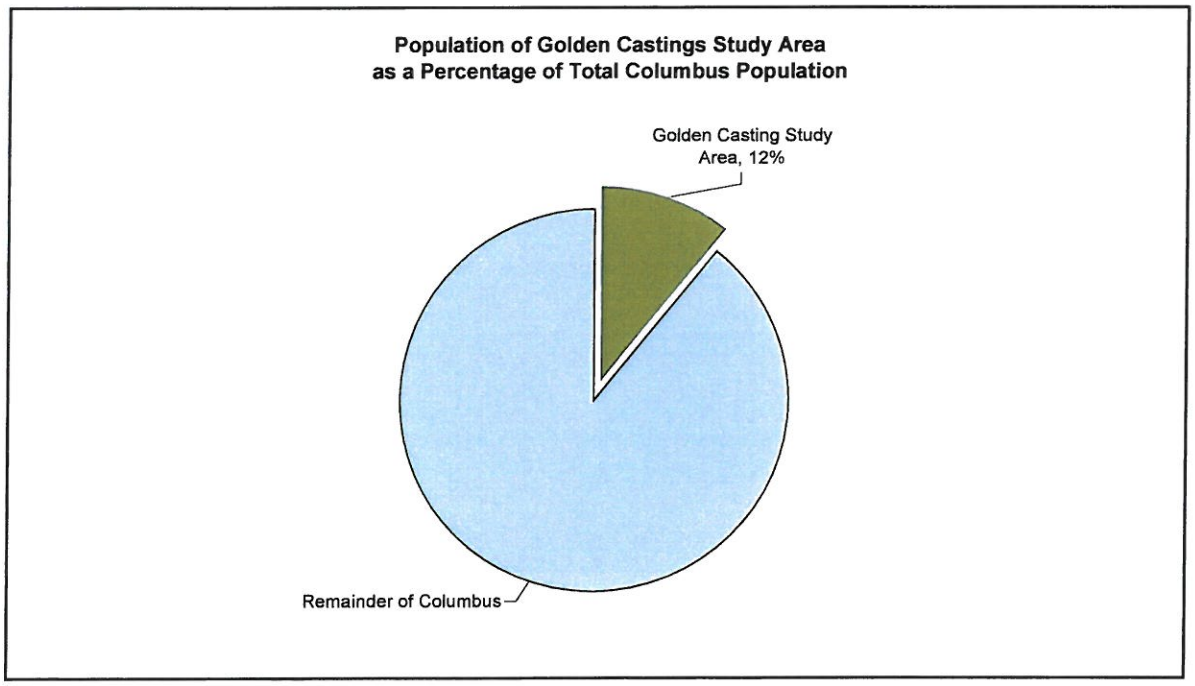
The above map shows Census Tract 101. As you can see, a majority of the Study Area is located within Census Tract 101.

Study Area Population

As previously mentioned, it is necessary to consider the area surrounding the Foundry site in order to better understand the impact of different types of future development. It is important to discuss demographical data and to examine the current and past social conditions of the Study Area to understand the manner in which potential development will effect the current businesses and residents. In addition, the Study Area demographics and conditions will most likely influence future development on the Foundry site.

This chapter describes the general context of the Study Area and the City of Columbus. It uses the terms Study Area when referring to the demographical information for Census Tract 101. The term Columbus is used when referring to the demographical information for the City of Columbus.

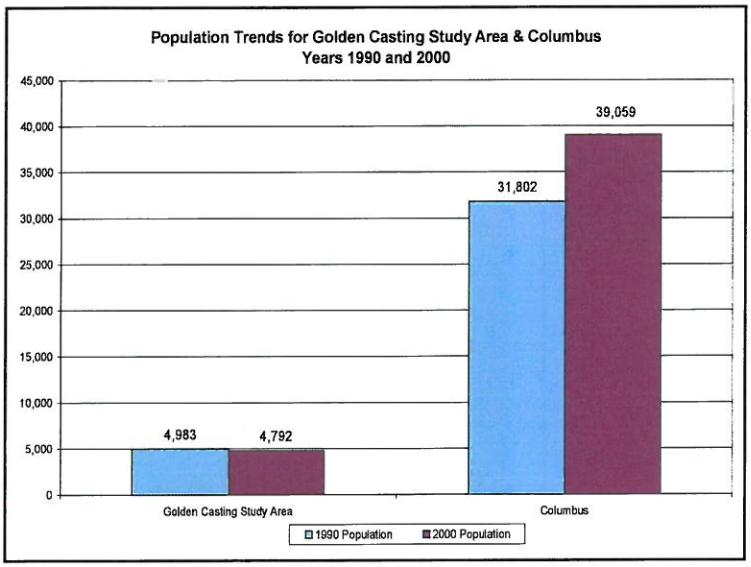
The 2000 census indicated the total population of Columbus was 39,059 persons. The 2000 total population of the Golden Casting Study Area was 4,792 persons. The Study Area population is 12% of the total Columbus population.



The 2000 census indicated that the Study Area population is 12% of the total Columbus population.

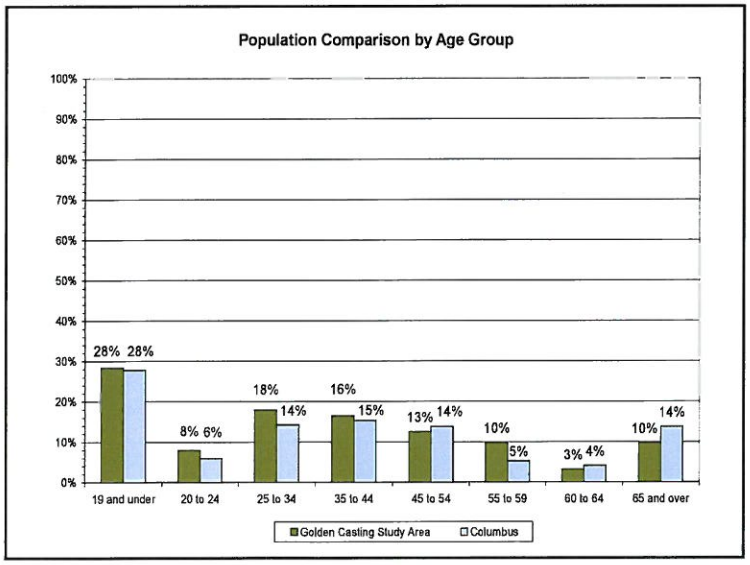
Population Trends

Population in the Golden Casting Study Area has remained mostly stable between the years of 1990 and 2000 with only a slight decline in population. However, this is in contrast to a growing population over the same ten year period in Columbus's population as a whole.



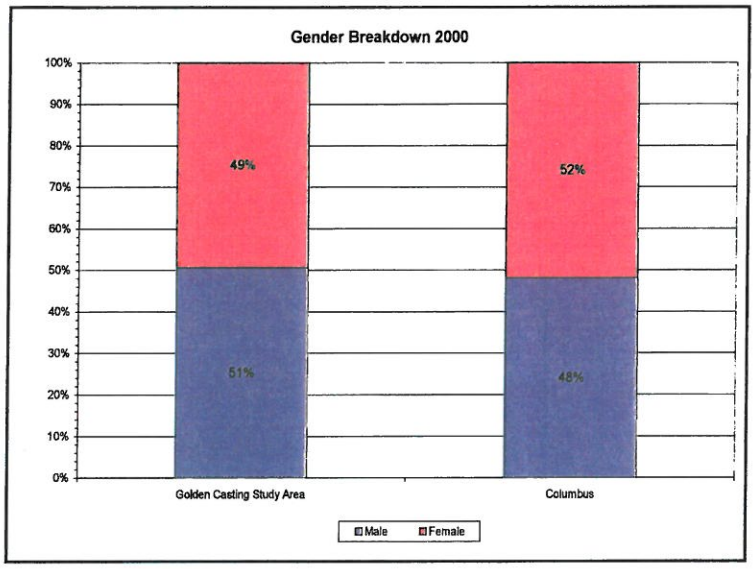
The Study Area population decreased by approximately 200 persons over the ten year period between 1990 and 2000. However, the Columbus population increased by about 7,000 persons.

In both the Study Area and Columbus the predominant age group is children ages 19 years and younger. However, the Study Area has a generally younger population when compared to Columbus as a whole.



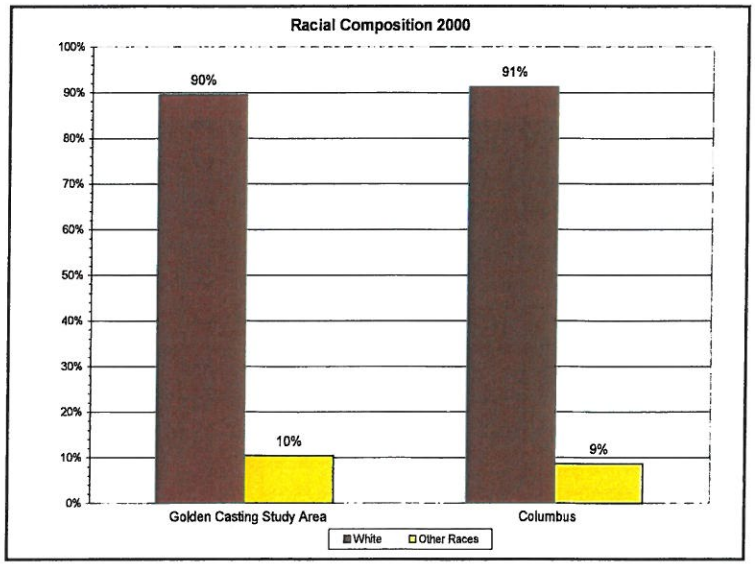
Gender and Racial Composition

In 2000, the ratio of males to females was fairly equal for both the Columbus and the Study Area populations. Additionally, the racial composition of Columbus and the Study Area was mostly homogenous. In both areas the majority of the population was white. Only about 10% of the population was made up of other races.



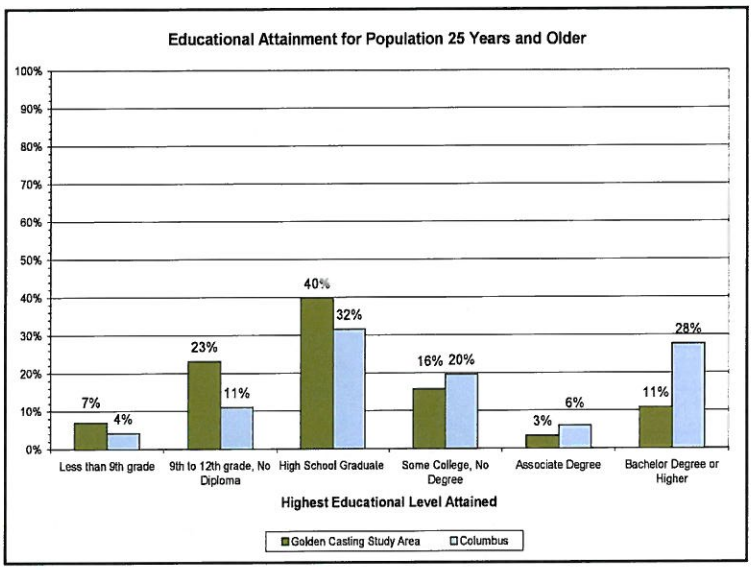
The gender breakdown for both the Golden Casting Study Area and Columbus represents a fairly equal male to female ratio. The Study Area is 49% female and 51% male. Columbus' population is 52% female and 48% male.

In 2000 the racial composition of both the Golden Casting Study Area and Columbus was about 90% white and about 10% other races. The other races included African American, American Indian and Alaska Native, Asian, Native Hawaiian, other race alone, and two or more races together.



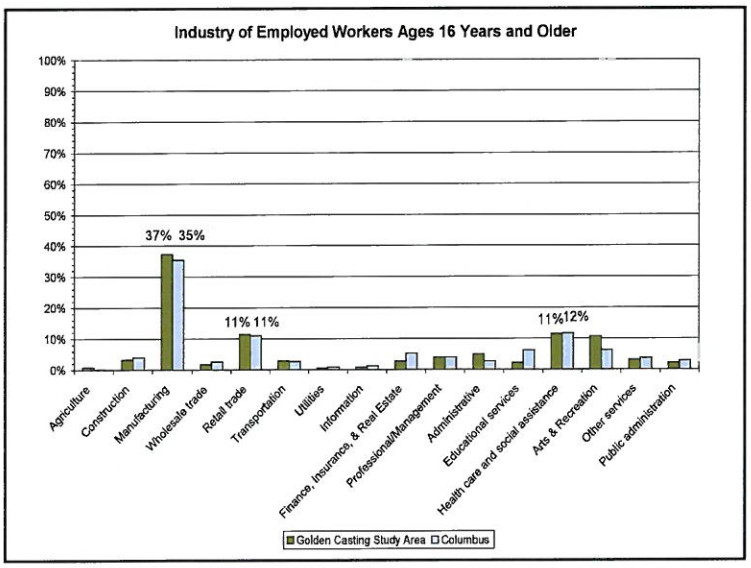
Education and Employment

As of 2000, Columbus' population had more people who had graduated high school and more people who had earned at least a Bachelor Degree. For both areas, generally the highest level of education obtained was a high school graduate. Interestingly, the top three industries for employment were the same for both the City of Columbus and the Golden Casting Study Area in 2000.



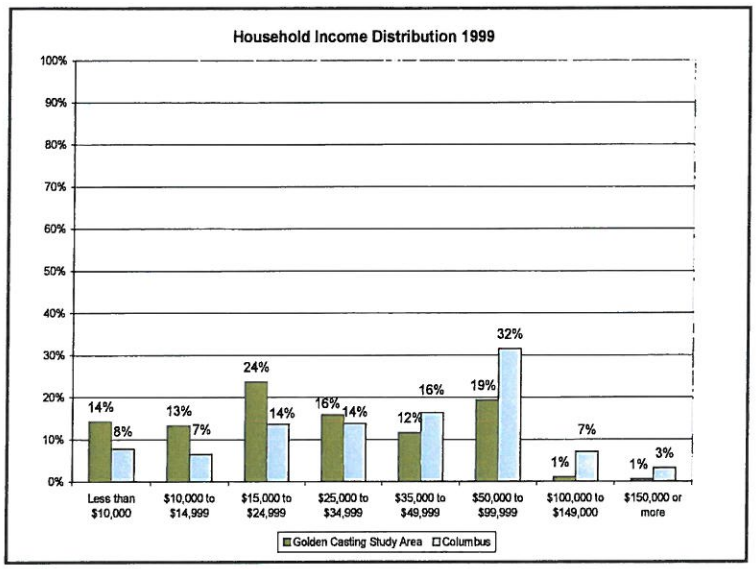
High school graduate was generally the highest level of educational attainment for persons in both the Study Area and Columbus, with 40% and 32%, respectively, having obtained a high school degree. However, 28% of Columbus' population and only 11% of the Study Area had earned at least a Bachelor Degree.

In 2000, the top three industries for employment were the same for both Columbus and the Study Area. The industries were manufacturing, retail, and health care and social assistance.



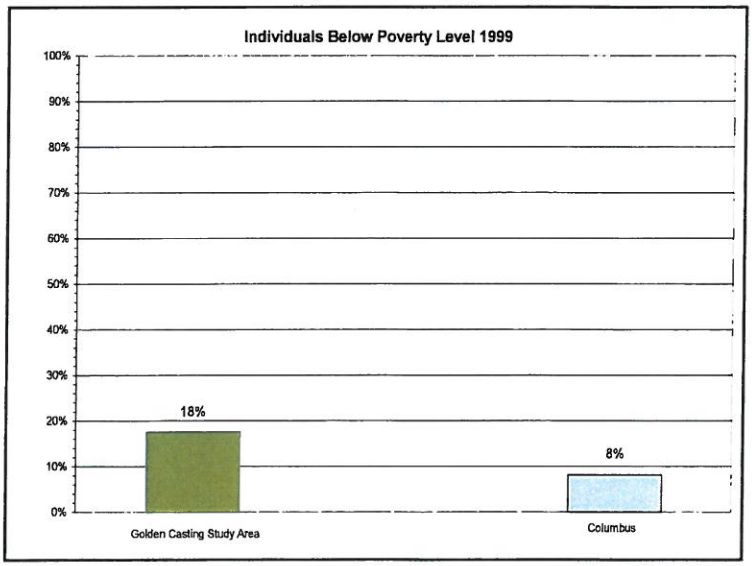
Income

Overall, persons living outside the Study Area had a higher median household income in 1999 than persons living outside the Study Area. In addition, there are over twice as many people living in poverty in the Study Area as compared to the City of Columbus.



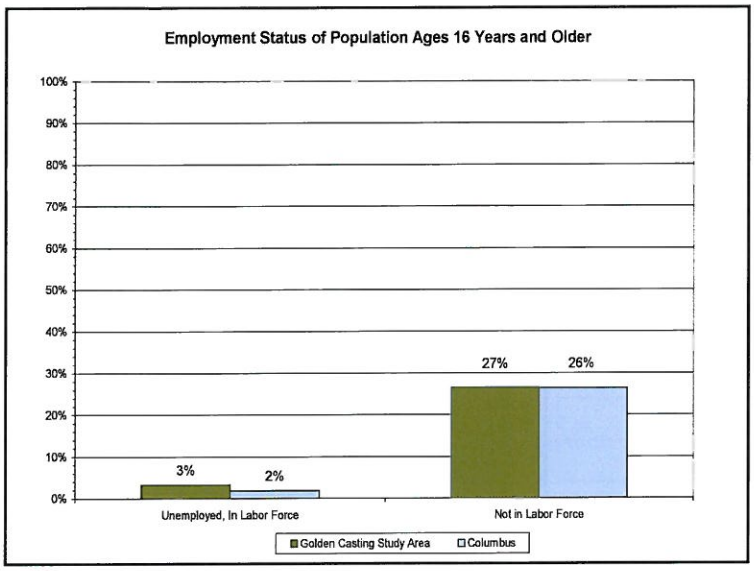
The 1999 median household income in Columbus was nearly double that of the Study Area's. The median household income in Columbus was almost $42,000 while it was approximately $24,000 for the Study Area.

In 1999, 18% of the Study Area population was living in poverty. Only 8% of the population of Columbus was living at or below the 1999 poverty level.



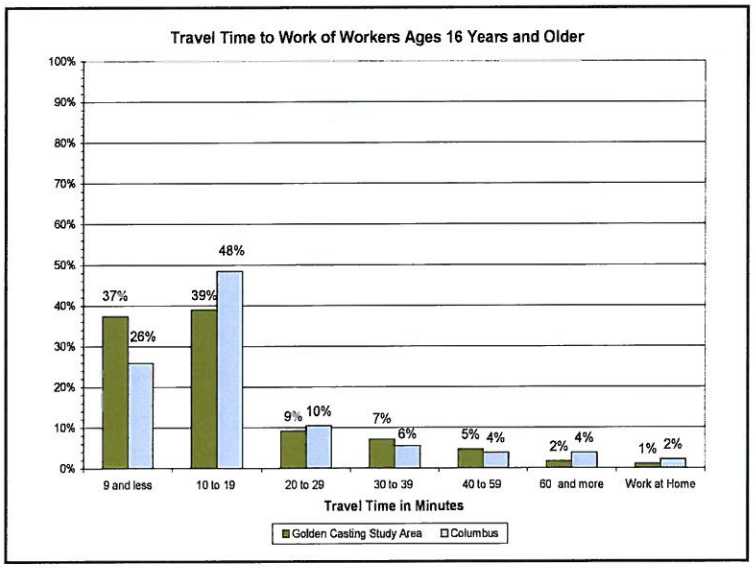
Employment Rates

Columbus and the Study Area had about equal rates of unemployment in 2000. In Columbus about 730 people were unemployed but actively seeking employment. In the Study Area 157 people were unemployed but seeking employment. Both areas also had about the same percentage of their populations unemployed and not seeking employment. However, persons holding jobs in both areas were enjoying relatively short commutes to work.



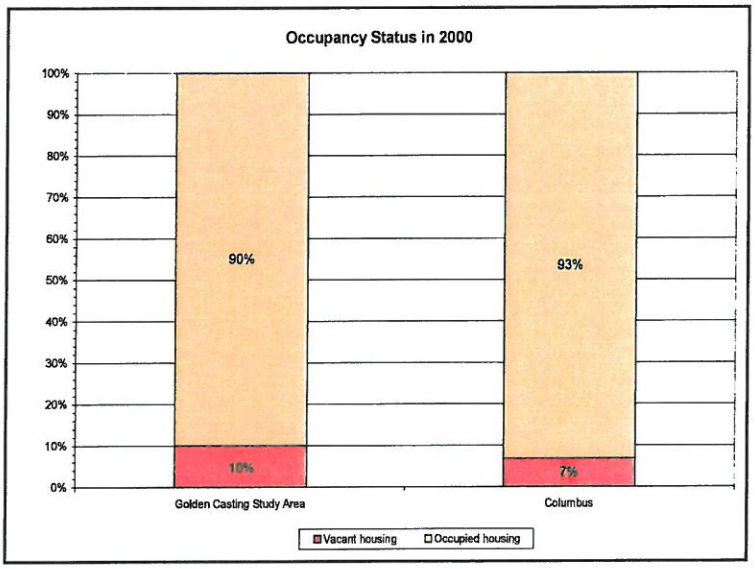
Columbus and the Study Area fared about the same when it came to unemployment rates in 2000. The Study Area population had 3% of the population that was unemployed but seeking employment while 2% of the Columbus population was in the same situation. However, each area at about 26% of the population unemployed and not seeking employment.

The time it takes to travel to work from a location is often a consideration when moving to an area. In 2000, the majority of the population in both Columbus and the Study Area had a short commute of less than 20 minutes.



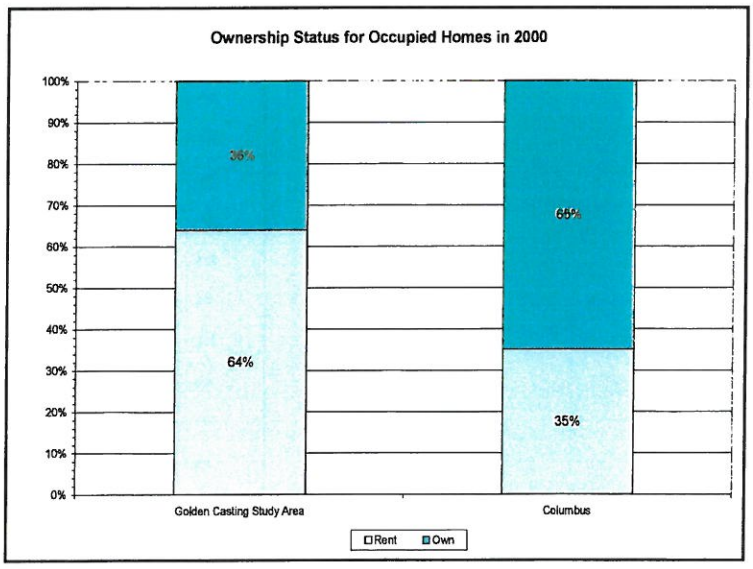
Housing Trends: Occupancy and Ownership

For an area looking for reinvestment housing occupancy and ownership rates can be important conditions to consider because they can indicate the stability level of a neighborhood. Columbus and the Study Area had similar housing occupancy rates with the majority of homes being occupied. However, in 2000 the majority of homes in the Study Area were occupied by renters while the opposite was true for Columbus.



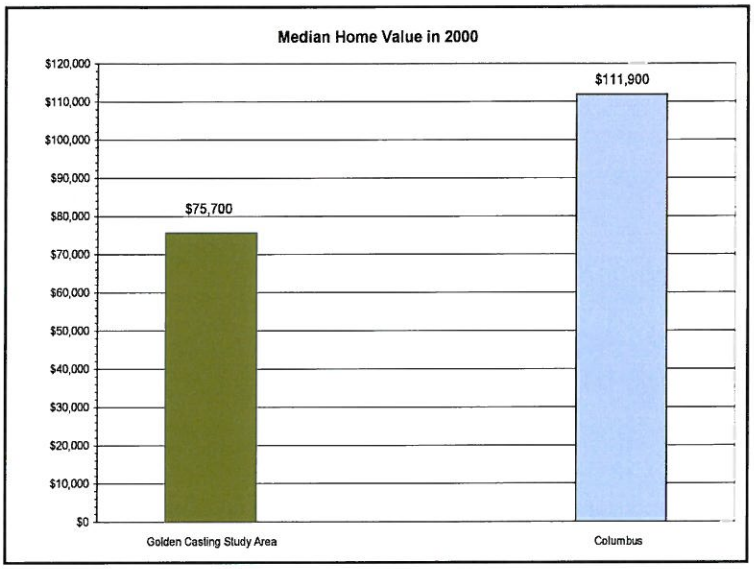
In 2000, Columbus and the Study Area had similar housing occupancy rates. In the Study Area 90% of homes were occupied while a slightly higher percentage, 93%, of homes were occupied in the City of Columbus. This means that there were about 230 vacant homes in the Study Area and about 1,170 vacant homes in Columbus as a whole.

The ownership rates for Columbus and the Study Area greatly differed in 2000. In the Study Area 36% of the homes were owner- occupied while 64% were occupied by renters. Columbus had a much higher owner-occupied rate at 65% while only 35% of the homes were occupied by renters.



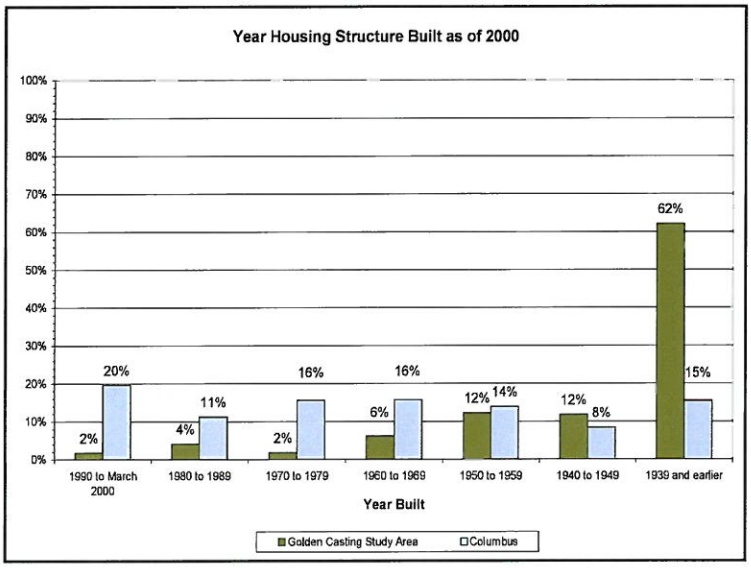
Housing Trends: Home Value and Home Age

Home value and age of homes can also be important factors when areas are considering redevelopment. In many cases older homes are initially more affordable but have higher overall maintenance costs. A potential result of high maintenance costs is the deterioration of the homes and eventually the neighborhood. Therefor, neighborhoods with olders homes may need redevelopment while newer neighborhoods may not need the same attention.



In 2000, the median home value in the Study Area was about $76,000. In Columbus, the median home value was about $112,000.

The Study Area mostly has an older housing stock with 62% of the homes built in 1939 or before. In Columbus there does not appear to be a concentrated age of homes, however, the highest percentage (20%) of homes in Columbus were built between 1990 and March of 2000.



Appendix B: Stakeholder Meeting Notes

Stakeholder interviews were conducted during the summer of 2006. Identification of the stakeholders as well as summaries of the interviews are contained in this Appendix B.

Who: Randy Allman (Director), Diane Doup (Community Outreach)
Where: Lincoln-Central Neighborhood Family Center, 1039 Sycamore Street 47201
When: Thursday, May 18, 2006 2:00 p.m.

- Randy discussed the history of the site and the site's impact on the surrounding neighborhood – mostly in relation to environmental impacts.
- Randy noted the uses to be most likely supported by the neighborhood would be green space and/or mixed-income housing.
- Randy also noted the possibility of a gateway to the site across Central
- There is a small, community park already located on 9th Street.
- Desire to help out with the community meeting/input aspect of the project and offered to have the public meeting at YES Cinema.
- Randy gave the following names as possible contacts for more information:
    - Keith Guthry, attorney, re: environmental matters w/the site
    - Mike Mullett, attorney, re: environmental matters w/the site
    - Charles Mitch, chemist, re: environmental research w/the site
    - Art Kroot, opinions on the soil
    - Housing Partnerships

Who: Matt Ellegood, owner of the foundry site
Where: Columbus-Bartholomew Planning Department
When: Tuesday, May 23, 2006 1:00 p.m.

The main issues addressed were:

- whether or not there was any environmental contamination on the site, Matt said that an environmental assessment had been completed and no contamination was found on the site;
- Matt's intentions are to sell the site once all the metal has been scrapped but he expressed his desire to be cooperative with the city and/or any potential purchasers of the site, however, he also noted his intentions of making money off of the site;
- He intends to keep the industrial zoning until a clear development plan is identified;
- Matt said that the site clean-up could be completed as quickly as he needed it to be ready (i.e. if a buyer was found he could finish the clean-up in the appropriate amount of time to make the sell);
- Matt mentioned that, at the time of the meeting, there were discussions with a potential buyer;
- Future possibilities for the site would most likely be residential or park or a possible commercial/retail area.
- Matt mentioned the possibility of a gateway down 11th street to connect to Central Avenue, however, some houses would need to be torn down and the street expanded to make this feasible.

Who: Doug Otto, United Way
Where: United Way / foundry site
When: Tuesday, June 6, 2006 3:00 p.m.

Doug expressed the following:

- Concern that after the foundry site is completely cleared the back of the United Way building will then become the eye-sore from 10th Street. Doug is worried about future complaints regarding the visual condition of the back of the building;
- United Way does not need additional parking;
- Has heard that it may become a park but thinks that all 16 acres do not need to become a park because the area is so big;
- Concern regarding the building that has become Carpet Mania and the adjacent buildings that look like storage unit facilities, he hopes that any new development will not mimic the look of these buildings;
- His ideas for the site are low to moderately priced (up to $50k) housing and a park area;
- Doug thinks that this area is appropriate for low-income and/or affordable housing because:
    - (1) there is a need for it in Columbus and
    - (2) the proximity to the United Way building would allow people who utilize services in the United Way building could walk from their home;
- Doug suggested that the apartment situation in Columbus should be researched to determine:
    - (1) the amount of apartment housing in the city and surrounding areas and
    - (2) to determine the amount of rent that is being charged and
    - (3) to think about putting apartments on the site if it is feasible – a possible solution to the need of affordable housing in Columbus;
- Would be interested in participating in a community meeting;
- In regards to the office building on the site:
    - Doug expressed that if the office building were to remain on the site then he could use the building to house more tenants in the United Way building because currently there is no room for any more tenants;
    - Doug said that if someone wanted to donate the building to him he would take it but he "does not want it as is" and
    - He would also accept money from the city for improvements to the building.

Who: Dr. John Quick, Superintendent BCSC
Where: Columbus-Bartholomew Planning Department
When: Wednesday, June 7, 2006 3:30 p.m.

Dr. Quick expressed the following regarding the foundry site:

- Noted that the school corporation does not need the site for anything and probably will not need it in the near future;
- His ideas for the future of the site:
  - Mix of green space and residential;
  - Residential should be a mix of incomes but would like to see more higher income housing;
  - Baseball diamond – North High School may need a baseball diamond in the future but Dr. Quick was not sure whether or not there would be baseball diamonds in the area the city is proposing other sports fields;
- Asked if the area could become a TIF district because he is concerned what another TIF district could do to the area. He is concerned that the assessed value would not grow enough;
- In terms of housing, the site should replicate the style and income level of houses in the Donner Park/Donner Street area, Mead Village, and/or the area between 17th & 25th Streets and Lafayette and Franklin Streets;
- Does not want a "vinyl village" or a mobile home park;
- No low-income housing, should have a "clustering of income levels"
- He is interested in being a part of the public meeting.

Who: Augie Tindell, Sandy Tindell, Priscilla Scaulf, Rick Scaulf, and Richard Scaulf
Where: Eastside Community Center
When: Tuesday, June 13, 2006 10:00 a.m.

- The group asked about environmental contamination on the site.
- Possible ideas for the site:
  - Mixed-use with residential, neighborhood retail, and park
  - Neighborhood retail could be a small grocery store where people could pick up weekly grocery necessities
  - Depending on the type of housing, other possible neighborhood retail could include laundry, drug-store, coffee shop/small deli, or a day-care/pre-school center (Note: North Star Montessori is located in a commercial strip mall area at 17th and Central)
  - Affordable housing for seniors and people with small children
  - Suggested a park such as Clifty Park
  - Baseball, basketball, or soccer fields
- Concerns:
  - Do not want another park like Pence Park
  - There is a need for affordable housing in Columbus and this area could help serve that need. They said it is difficult to find a place to live in Columbus that is less than $700 per month in rent.
  - Want to make sure that this area will not have junk sitting in the yards
- Rick Scaulf stated that many of the residents in the study area work more than one job and will have difficulty coming to any public meeting. He strongly suggested that we partner with an organization and go door-to-door to gather the ideas/opinions about the site from the residents.

Who: George Dutro and Jesse Brand
Where: Cornerstone Development Corp. Offices
When: Wednesday, June 14, 2006 8:30 a.m.

Positive of the site: the new fiber optic line will be running right by the site
Negative of the site: not near the interstate and there are no easy routes for trucks to get to the site

Future redevelopment possibilities that should not be considered for the site according to Mr. Dutro and Mr. Brand:

- Affordable housing – They agreed that Columbus probably does need affordable housing, however, they believe in bringing jobs to the City will eliminate the need for affordable housing;
- Park – Columbus does not need another park, also the park that is going in by the river;
- Any type of sports fields – The need for sports fields will be met by the new sports complex (for the public) and school sports fields (for the use by the school system);
- Mixed-use, residential/neighborhood commercial – George indicated that the area would support only a tiny fraction of the site for neighborhood commercial given the facts that there is already commercial nearby (i.e. the bakery at Cottage and Tenth Streets). They noted that residents have opposed commercial development in the area in the past. They indicated that new housing on the site probably would not result in more housing redevelopment. ("not a good housing stock for gentrification");

Future redevelopment possibilities Mr. Dutro and Mr. Brand discussed as options and then dismissed:

- New location for the post-office – they determined that the location was not any better than the current location of the post-office and that there would be the problem of not being close to the interstate and the lack of easy access to the site
- Hospital linkages – medical training facilities already going in by the airport
- Campus – extensions of college campuses and learning facilities already at the airport area (Learning Center and Technology Park) and BSCS does not need the site for any facilities;
- Fire stations – not needed right now;

Possibilities for the site:

- Their primary recommendation is that the site should become a "clean" office park. They indicated that there is a need for an office park in Columbus and this could become a "low-cost [business] incubator";
- Anything that will generate tax revenue;
- An advanced manufacturing park;
- The site could be used as a way to solve some transportation issues by opening up 11th street for an East-West corridor.

Other points made during the conversation:

- George and Jess indicated their collective opinion that a mixed-use development was not a creative use of the land. They said low-cost office space would be a greater benefit to the city than low-cost housing. They strongly suggested that new development should be something that creates tax revenue.
- There was a discussion concerning the zoning. They do not agree that the site should be down-zoned.
- Jess said that what he calls "new" industrial be located on the site, meaning advanced manufacturing.
- There was a lot of discussion involving uses that could've been good for the site but it is too late as those uses are now located elsewhere (i.e., the new middle school, technical teaching facilities associated with Ivy Tech).

Who: Tom Harmon, Second Baptist Church
Where: Columbus-Bartholomew Planning Department
When: Tuesday, June 20, 2006 10 a.m.

Suggestions / comments made by Tom:

- Site would be a good area for more green space
- Something larger than Wilson Street Park (small park near the church), mostly children just from those surrounding streets play at that park
- Need more space where other children can plan
- Perhaps a multi-purpose sports field to include baseball and other sports activities
- Donnor park is too far so this location would be good for another park.

Who: Mayor Fred Armstrong
Where: City Hall
When: Wednesday, June 21, 2006 7:30 a.m.

Suggestions from the mayor:

- Developing a partnership with the owner of the land in order to provide ideas for the future of the site is important;
- The site will be easier to sell once it is all cleaned up and made green and there are certifications acknowledging there is no environmental issues on the site;
- Perhaps some of the community development block grant monies of the City of Columbus could be used on improving the surrounding neighborhood once something begins developing on the site;
- Is Federal funding possible for improving the streets surrounding the site?
- Mixed-use development with housing and small commercial area;
- Suggested speaking with Judy Jackson regarding community development grants that might be available to the area.

Who: Buck Ritz, President of the Economic Development Board
Where: Columbus-Bartholomew Planning Department
When: Friday, June 23, 2006 10 a.m.

Parks are usually leftover space granted to the city by developers, etc. It would not be economical for the city to buy it for park space.
The center of Columbus is near the Foundry site.

Ideas:

- A sports stadium / baseball and softball stadium, somewhere to hold tournaments to bring tourism and a name to the city. The site would need to have a mixture of uses.
- Indoor recreational facility – basketball, private, probably would need about 40,000 square feet
- A facility that has a connection to the United Way because of the proximity.
- From an economic standpoint:
    - Industrial – the land near the airport is where the high technology center is to be located, industrial uses will probably be better located outside the general center of the town, the best use economically would probably be some sort of commercial, usually not less than 20 acres is used for industrial use
    - Small office/Warehouse – mixed commercial space with 4 to 6 office spaces, from economic standpoint this will be the best use, city has shortage of available office space to rent
    - Park space would also be a good use if the city doesn't have to pay for it

Who: Kent Anderson, Director of Columbus Area Metropolitan Planning Organization
Where: City Hall
When: Friday, June 23, 2006 3 p.m.

- If east west streets were to go all the way through the site then we would break up the site and cars would then have the opportunity to just drive through the site.
- There are already signals at 10th & Central and 8th & Central. These intersections are busy. 10th is also a minor arterial.
- At the suggestion of making 10th or 11th streets wider in order to make the site more noticeable from Central, Kent said that Central is a principle arterial that has consciously been kept from becoming too much of a business district. (Ex: vacant lots at 13th & Central were turned down to become business, instead it will become residential).
- This site does not allow for much MPO money availability. Could probably only use the money along 10th Street.
- Mixed-use would be a good fit. From a transportation standpoint the area could handle more traffic for a use such a residential.
- Office space would also be a good fit. Moving trucks into the area could present a problem.
- Need to look at office park space versus housing:
    - Parking
    - Space
    - Tax revenue (this is a good way to convince people of an idea)

Who: Jeff Finke, Realtor
Where: via telephone
When: Monday, June 26, 2006

From a realtor's perspective, Jeff has the following comments/ideas:

- Probably only multi-family housing can really be built from new and be successful because of the density of the area
- The price range of a single family home will probably only sell for the price range of between $60K to $70K, maybe $80K in the highest price range. It is hard to sell homes in that area.
- When asked if neighborhood commercial/retail could be supported in the area he said, at the most, maybe a quick mart or a laundry mat. Something that people in the area already used so it would have to be tailored for that area.
- Other types of development would be apartments. Jeff gave an example of two story apartments that were built about 10 years ago at 5th & Central. They were built to be sold as condos but there was difficulty in selling them so eventually had to lease them out. Today they rent for between $650 and $700 per month. The site could be a location for that type of development but 5th and Central probably a better location.

Who: Brian Russell, Russell Development Company and Jean Donica, Remax Real Estate
Where: Columbus-Bartholomew Planning Department
When: Wednesday, June 27, 2006 9 a.m.

Brian's Comments:

- The site will probably only realistically become high density residential or industrial. People will not come to that location specifically for retail or commercial purposes.
- Improvements need to be made to the overall area. Should look into [federal] tax credits for the surrounding residential to help fix houses that are in disrepair and therefore encourage more ownership versus renters.
- Need to look at ownership status versus renter status in the overall area.
- The close proximity of the United Way is a positive for the site. The United Way will make the site a good location for living spaces.
- A unique, interactive park and/or interactive fountain built by the city not on the site but in the area close to the site would be a good thing for the site and area. It would be something that is architecturally unique and would add to the overall feeling of Columbus in order to bring that feeling into the area.
- A park built on the property can/will be built by the apartment builder [if the site became high density residential].
- Need to look at the condition and status of [elementary] schools in the area because schools really influence who will move into the neighborhood.
    - A connection to the new Central middle school would probably be something to help play off of this site
    - Add and/or improve sidewalks to the new middle school along 7th Street so kids can walk to school.
- Ten acres will probably allow for 150 apartment units.
- Once the area is cleaned up, it could probably sell for about $50K per acre for multi-family residential.
- City money should be used for infrastructure improvements to help improve and clean up the surrounding area.
- Need to research the uses then research the value of the land according to the use.
    - Ask: What is the value of the proposed development and the brownfield condition the site is in now?
    - Ask: Where will the money for redevelopment come from? All levels: federal, city, private sources.
- Look for funding options and bring in some information about the redevelopment projects they are doing in Indianapolis.
- Need to do some brownfield research: what is a brownfield, what is the process for brownfield redevelopment and add that research to the end document so if a developer is interested but doesn't know about brownfields he/she will have some info on how to go about cleaning the site up and getting money to do it.
- In the final document present different options depending on the condition of the site. Options if the site is clean or if it is a brownfield.
    - What condition?
    - Different levels of brownfields
    - How to get the funding
    - Then what
    - How to get from point A to point B.
    - Maybe talk to an environmental lawyer who knows about the risks/solutions to brownfields or this site specifically
    - Even though Matt says the site is clean would it be "better" (as far as funding options are concerned) if the site is actually a brownfield?

Jean's Comments:

- The site needs to connect to the surrounding area so need to study the entire area.
- The houses in the area are in bad repair, there are a lot of houses in disrepair and a lot of vacant housing. Need to look at tax credits and other short-term funding options to help the area fix up the housing.
- Probably want to look at a small park to connect with the park at 9th and Wilson Streets.
- The last apartment complexes she brought into the area were 12 to 15 acre sites. Some of the apartments were offered with a percentage of rent offered at "under prime." This serves the affordable housing needs while being able to offer the other apartment units at market rate.
- Putting housing on this site which will help serve some of the city's affordable housing needs will continue the theme of bringing the services to the people by the connection to the United Way facility that borders the site.
- Need to consider the proximity to the new Central middle school. The school may help bring people to live in the area.
- Will need to get as many people as possible on board with the project.
- "Sponsor A Tree"
- Are there water [contamination] issues at the site that could or have affected the area's water supply?
- Perhaps talk to Mark Lindenlaub @ Housing Partnership to ask about different funding options for redevelopment

Who: Steve Ruble, City Engineer
Where: Columbus-Bartholomew Planning Department
When: Thursday, June 28, 2006 3:45 p.m.

These comments revolve around transportation and circulation issues. Steve spoke with the engineering department to gather the input and comments about the site from the department.

- Most of the engineering comments were about restoring the street grid:
  - Street configuration and street restoration is greatly dependent on what the site actually becomes;
  - The Thoroughfare Plan supports putting the streets back to the street grid system;
  - Residential use demands more access;
  - Restore 11th Street to make it a through street;
  - Also would be a good idea to restore Hutchins Street;
  - Restoring the grid is good because it discourages the super block that will happen if the streets are not restored;
  - Will want to restore the grid system as found in the surrounding residential area;
  - Won't totally be able to restore the grid system b/c won't be able to make 12th Street a through street;
  - If the site were to become office then you might not need to restore the North-West streets
- The engineering department also identified that the site is lacking storm water infrastructure and improvements will need to be made (city utilities can confirm water and sewer).
- Some new developments are being built on the traditional grid system, ex: Shadow Creek Farms.
  - The problem with doing the traditional neighborhood design here is the northwest corner that is currently light industrial and commercial (where the carpet place is located);
  - Can't restore 12th Street to make it a through street because of the established industrial.
- 10th and Central Streets have plenty of capacity to support residential or office use.
- Regarding the possibility of traffic zipping down 11th as a short-cut to Central:
  - Most of the volume is going East from 10th Street. Most will not make the turn off of 10th to go to 11th to cut through;
  - Can also create traffic calming techniques to discourage speeding and high volumes of traffic such as turnabouts, bump outs, and stop controls (stop signs).
- Another road configuration option would be to return the jogged part of 10th to a vacant lot and make 11th street the main street through the area. However, this option is not economically feasible and would really break up the site.

Appendix C: 2006 Golden Casting Foundry Open House

On July 20, 2006 the City of Columbus sponsored the Golden Casting Foundry Open House. The primary goal was to initiate the public discussion of possible redevelopment options for the Foundry site. Another goal was to gather community input and to facilitate discussions about community redevelopment not only on the site but in the surrounding Study Area as well.

The format of the meeting was a public open house held at the YES Cinema in Downtown Columbus. Two two-hour time slots were allotted – one during the day and one after work – in order to allow for people to come in and take part in the public discourse. There were five boards with different development categories: the site, mixed-use, residential, office park, and other options. Each board had an explanation and pictures of the development options. The participants received a survey with questions that coincided with the boards. The survey and the survey results are included in this Appendix.

The Open House attracted about forty participants. Most of the participants filled out the surveys. The surveys helped to identify community concerns, ideas, and feelings regarding the redevelopment of the former Foundry site. The community input will hopefully be considered when future interested parties view this document.

It is important to note that the survey asked for participants' opinions on specific types of development options. The participants were encouraged to check as many options in a single question as they felt would be a viable option for the site. For this reason, the survey results should be interpreted keeping in mind that multiple answers were allowed for some of the questions. These questions are indicated by "check all that apply" in parenthesis next to the question.

GOLDEN CASTINGS FOUNDRY AREA OPEN HOUSE WORKSHEET
JULY 20, 2006

Blue Station: Study Area

- What is your age? _____
- What is your gender? *M / F*
- Do you live in the Study Area (See map for boundaries)? *YES / NO*
- Do you own or rent your home? *OWN / RENT*
- Which of the following are issues on your block? [Circle any that apply]

Sidewalks are needed	*Drainage problems exist*
Sidewalk maintenance is needed	*Street maintenance is needed*
Vacant lots are a problem	*Vacant homes are a problem*
Home maintenance is needed (paint, gutter, roof, etc.)	*Property maintenance is needed (weeds, junk cars, etc.)*

Other issues: _____

- What brought you here today? _____

Orange Station: Residential Option

- Is residential use appropriate on the Golden Castings property?

Very Appropriate		*Undecided*		*Not Appropriate*
1	*2*	*3*	*4*	*5*

- Would you want to live in a new home or apartment building on the Golden Castings property? *YES/NO*

  *Why?*_____

- Which Residential options do you think are most appropriate? [Circle any that apply]

  Single-family homes *Duplexes* *Apartments* *Condominiums* *Townhomes*

  Other? _____

Red Station: Mixed Use Option

- Having studied the mixed use options at Station 3, is mixed use appropriate on the Golden Castings property?

  Very Appropriate *Undecided* *Not Appropriate*

1 *2* *3* *4* *5*

- What types of development should be considered? [Circle any that apply]

  Offices *Restaurants* *Grocery Store* *Park*

  Apartments *Single-Family Homes* *Small Business (hair salon, bakery, etc.)*

  Other: _____

Green Station: Additional Options

- What else would you like to see on the Golden Castings property? [Circle any that apply]

  Office space *Advanced Manufacturing* *Vocational School* *Park*

  Other: _____

- If commercial development takes place on the Golden Castings property, what types of businesses are most appropriate? [Circle any that apply]

  Offices *Grocery Store* *Pharmacy* *Restaurants*

  Clothing *Other:* _____

- If a park is developed on the Golden Castings property, what types of facilities should be included? [Circle any that apply]

  Bark Park *Trails* *Picnic Area* *Athletic Fields*

  Other: _____

Add your comments to the Map

- At this table, you have the opportunity to draw or comment on the actual map of the area. Please feel free to write in comments, shade in areas to help visually explain your ideas or draw in buildings, parks, etc.

Please share any other thoughts or ideas:

_____
_____
_____
_____
_____
_____

Thank you very much for your active participation, creative thinking and expressed interest in the Golden Castings Foundry Study. We appreciate the time that you have taken out of your busy schedules to give us your thoughts, ideas and concerns.

Appendix B

Golden Casting Foundry Area Open House Worksheet Results

Survey results below indicate the percentage of survey respondents who chose each respective answer. A total of 40 participants completed some portion of the survey.

Do you live in the Study Area?

5%	Yes	95%	No

Is residential use appropriate on the Golden Castings property?

41%	Very Appropriate	27%	Appropriate	19%	Undecided
3%	Somewhat Appropriate	11%	Not Appropriate		

Would you want to live in a new home or apartment building on the Golden Casting property?

40%	Yes	60%	No

Which residential options do you think are most appropriate? ***(check all that apply)***

39%	Single-Family Homes	26%	Duplexes	55%	Apartments/Multi-Family Homes
52%	Condominiums	42%	Townhomes	16%	Other

Other: High density housing; multiples of all options; mixed-income development; attractive low-income housing.

Is mixed-use appropriate on the Golden Casting property?

48%	Very Appropriate	18%	Appropriate	*15%*	Undecided
10%	Somewhat Appropriate	10%	Not Appropriate		

What types of development should be considered [for a mixed-use development on the site]? ***(check all that apply)***

44%	Offices	41%	Restaurants	49%	Grocery Store
72%	Park	51%	Apartments	33%	Single-family Homes
49%	Small Business	15%	Other		

Other: All options; attractive low-income housing; all except park unless green commons for residents and users of development; mini-grocery store; neighborhood based businesses; incubator space; mix of grocery, housing, offices, small business; senior-assisted apartment living.

What else would you like to see on the Golden Casting property? ***(check all that apply)***

21%	Office Park	8%	Advanced Manuf.	29%	Vocational School
79%	Park	16%	Other		

Other: [Manufacturing] would need to be high-tech and low emissions; training center; keep open [space]; office space only if necessary and other uses are not acceptable; vocational already at airport education space; athletic complex.

If commercial development takes place on the Golden Casting property, what types of businesses do you think would be most appropriate? (check all that apply)

56%	Offices	44%	Grocery Store	38%	Pharmacy
41%	Restaurants	3%	Clothing	21%	Other

Other: Specialty/arts stores; any of the options; definitely not retail; depends on what commercial was selected; craft shops; commercial/retail development should take place on major arteries.

If a park is developed on the Golden Casting property, what types of facilities should be included? ***(check all that apply)***

40%	Bark Park	57%	Trails	71%	Picnic Area
46%	Athletic Fields	17%	Other		

Other: Ask Van Valkenberg to help again; butterfly gardens; whatever is developed it should include a small neighborhood park; learn to ride a unicycle area with appropriate beginner hand rails; fountains to tie into the United Way mall; the "European urban plaza/park" would be a neat addition and compliment to some dense residential/neighborhood businesses.

Please share any other thoughts or ideas:

An "office park" or "campus" like Cummins Corporate Office or Lilly on Southside of Indianapolis would be good. Obtaining a headquarters company or doing a downtown business park for high tech, information services type companies would be great.

Please provide to public any information regarding environmental assessments of hazards that may exist at the site, such as soil contamination left over from the foundry. Until proper environmental assessment has been done, no development should be done at the site.

This is the opportunity to go green/sustainable with energy savings, solar, non-toxic materials, insulation, water run off control, porous concrete streets.

This is a great opportunity for Columbus to lead IN into the future of urban infill. We should clean it and develop an environmentally sustainable, pedestrian oriented mixed use neighborhood. Consider expanding the site and grabbing some of the adjacent industrial properties to convert to residential/mixed-use. We should consider doing a LEED certified development.

Low income cluster housing.

I'm impressed that the new owner offered this opportunity to the public.

Uses should not compete with downtown redevelopment efforts. Environmental conditions will probably limit excavation and anything new to be built above ground. Business incubator or mixed-use with incubator to utilize industrial zoning.

We have many nice people/bike trails, I would like to see a unicycle group started. I would help.

I hope that something beautiful like a park or play area or fountain can be included to encourage people who presently live close to the area. They may be motivated to beautify their area

I think there should be grocery stores, vocational schools, bark park or picnic area. Potholes in the ground need to be fixed before any one falls and hurts themselves.

Keep open space.

A dog park/general community park is really needed.

I feel it is important to make this area unique and varied. A park with athletic fields (soccer/rugby); small shops (bookstore, Starbucks, arts and crafts) and housing - condos and townhouses. It should and could be a centerpiece.

Unique opportunity for mixed-use neighborhood. How about high energy efficiency living units? Green architecture?
Roof gardens? Walk-able local businesses? The neighborhood around this site needs considerable upgrade to make this site work. How do you do this w/out massive displacement of low income residents?
Or forced moves due to gentrification?

Other social service organizations should be located next to the United Way Center. Other special schools could also be located here. This property could also be used for a church or doctors offices.

I am glad this is open to the public and the current building is being torn down.

No open green space. Private green space. Community.

Golden Casting Foundry Site Open House

Thank you for attending the Open House! We welcome your ideas about the future of the Golden Casting Foundry Site.

The former Golden Casting Foundry as of May 2005.

The former Golden Casting Foundry as of July 2006.

Possibilities for Redevelopment

- Mixed – Use Development
- Residential
- Office Park
- Other Options
  - Park
  - Athletic Fields
  - Advanced Manufacturing Center / Vocational School
  - City Market
  - Trails
  - Your ideas here!

Mixed – Use Development

- What is mixed-use?
  - Mixed-use is a development concept where different uses are combined together in close proximity to each other.
  - Uses such as residential, commercial, and retail are mixed into one project.

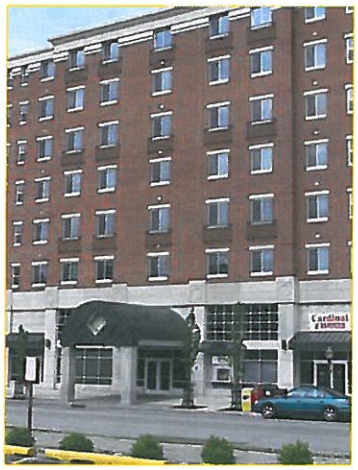
Mixed – Use Development

Mixed – Use Development

Mixed – Use Development

Mixed – Use Development

Mixed – Use Development

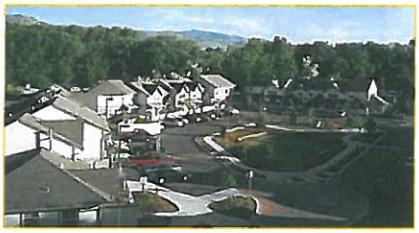


Residential

New residential on the Foundry Site can consist of a mixture of income levels, designs, and

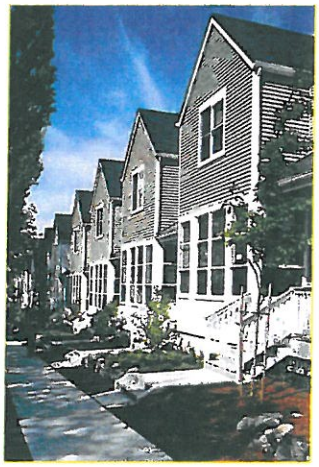
Residential

Residential



Residential

Residential



Office Park

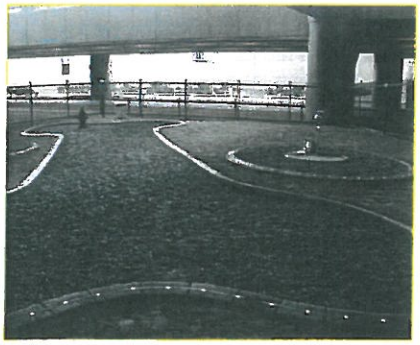
Office Park

Office Park

Other Options

Athletic
Fields

Other Options



Park with a Bark Park

Other Options

Park with a Bark Park

Other Options

Advanced Manufacturing Center /

Vocational School

Other Options

City Market

Other Options

Trails

Appendix D: 2012 Golden Casting Foundry Public Open House

The Planning Department hosted a second Golden Casting Foundry Site Redevelopment Options open house on October 4, 2012 so the public could review the proposed study and provide input. It was important to have another meeting because the one prior was held 6 years ago and there could be changes in the public opinion. Flyers were sent out to all the residents and property owners in the Study Area, totaling 522. It addition to the mailing, there was a new release provided to local media.

For the first station, 4 boards were set up to represent each of the 4 redevelopment options: A) Residential; B) Mixed-Use Development; C) Development/Business Incubator; and D) Other Options and Alternatives. Each participant was given 3 dots – 1 red and 2 green. They were to place a red dot on which redevelopment option would be least favorable to them and the green dots on redevelopment options they would support. Below are the results:

A. Residential Development:	10	4
B. Mixed-Use Development:	18	5
C. Development/Business Incubator:	17	4
D. Other Options and Alternatives:		
Vocational School:	3	0
Trails:	4	0
City Park:	1	0
City Market:	4	8
Dog Park:	0	6

For the second station, a large aerial map of the former Golden Casting Foundry site and the neighborhood was on the table. There were markers and post-it notes available. Participants were asked to share their thoughts – to write a note, identify a concern in the neighborhood, or highlight something important. It provided an area for interactive discussion and provided a lot of feedback from the attendees. The comments are stated below.

Next to the aerial map, there were 2 exhibits to use for reference. The first was the Study Area Land Use to help recall and identify what uses are in the area adjacent to the former Golden Casting Foundry site. The second was the Study Area Zoning to be used to understand what could be permitted uses on the property based on the zoning.

Comments the Site:

- Should have been used as the Columbus North ball park.
- Should the City purchase the property? More city control may result in more/better options.
- Our community is in need of housing with a bigger need of affordable housing.
- This site would be a great stepping stone for Columbus to initiate new housing options.
- Remainder has great potential for commercial and industry – these can't be placed just anywhere.
- Giant lot. Let's see some division and use some for recreational use (this is Indiana, let's get a ball court downtown!) and some for residential.

- Commercial and Industrial.
- Community recycling center.
- Industrial Storage Units.
- Dense, three story, mixed-use – commercial/residential.
- Connect to Central Avenue. Use as a catalyst to stabilize adjacent neighborhood.
- Be developed for the neighborhood/city.
- Could be a medical clinic or police annex.
- Connect 11th Street at the site.
- Office building would be best.
- Second Baptist Church would like to see a large park space to have family events for the neighborhood or residential to broaden the member base of the church.
- Dense urban infill.
- High quality housing and commercial space with zero foot setbacks, on street parking, and well landscaped to use as a catalyst to stable the adjacent neighborhood.
- Connect to People Trails.
- Infill of moderate priced housing.

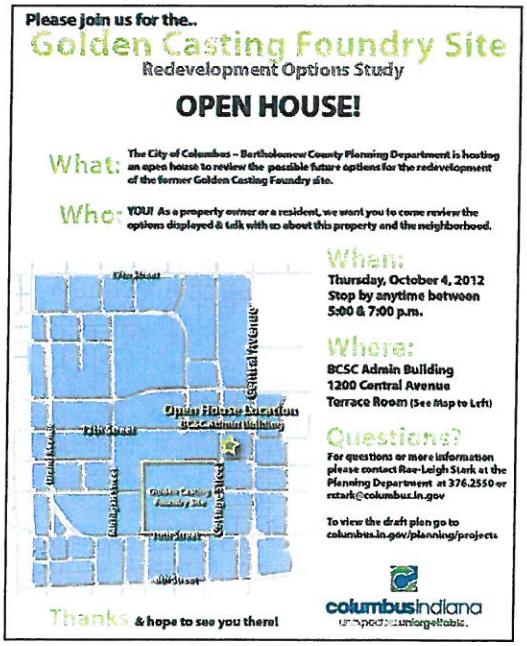
Neighborhood issues that were discussed:

- The large number of abandoned homes and structures have created problems in the neighborhood.
- Environmental issues in the neighborhood because of old industries.
- Trees that are overgrown and need limbed up.
- Promote ownership in the neighborhood.
- Has there been a study of what Columbus actually needs?
- Is there anything being done to examine environmental issues in the larger neighborhood?
- Can there be more code enforcement in the neighborhood for vacant and abandoned homes?
- Concerns regarding the upkeep of the development that will occur on the Golden Foundry site.
- Litter control in the neighborhood.
- We need more enforcement with the houses we have in the first place.
- Werner Avenue between 8th and 10th Streets needs to have parking on only one side due to congestion.
- Will there be public transportation to serve the future use?

Summary:

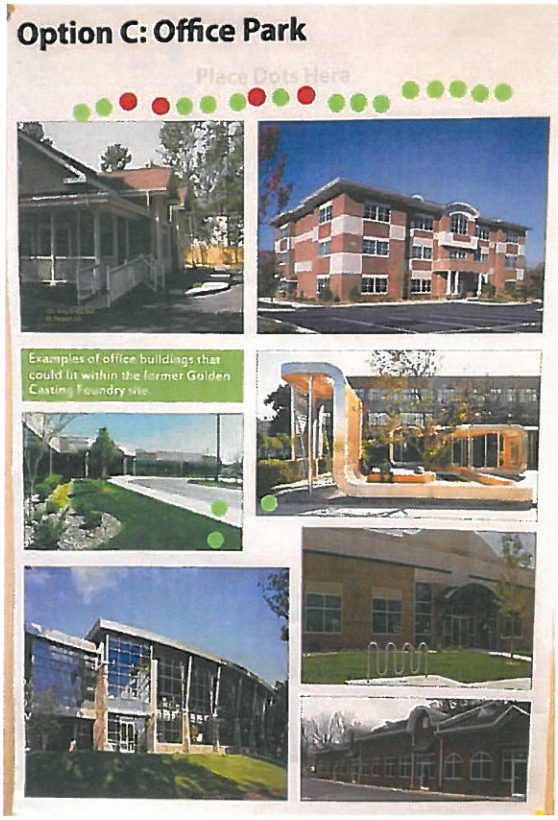
There were a total of 40 participants. Some of the participants were residents of the neighborhood, some were landlords owning houses in the neighborhood, and some were people who were just interested in the future of the site.

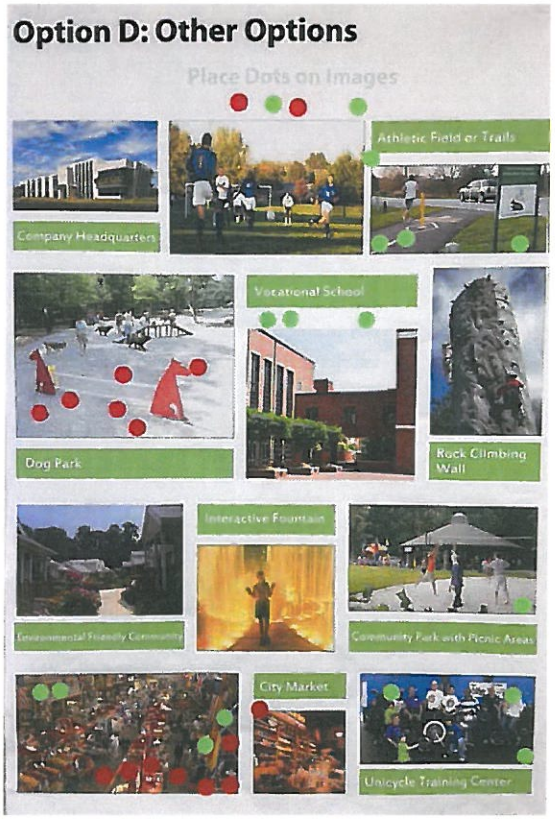
There was an overall consensus that something needed to be done with the site and that it was becoming an eyesore in the neighborhood. A mixed-use development had the most support by the participants. There was also an overall consensus that it was important to fix some of the other major issues in the neighborhood including abandoned homes, lack of home ownership, and general maintenance of the neighborhood.



Option A: Residential
Place Dots Here
Shown on this board are examples of single-family, duplexes, and multi-family housing complexes.

Option B: Mixed Use
Place Dots Here
This board shows examples of various types of mixed-use developments.
The picture on the bottom right is an aerial view of a new mixed-use development built on six acres. The development is a mixture of restaurants and stores that face the streets with a total of 200 townhomes and flats as residential options. Also shown, is an example of park space in a mixed-use development. The space can be used for different public activities such as this outdoor movie theatre.


Option C: Office Park
Place Dots Here
Examples of office buildings that could fit within the former Golden Casting Foundry site.


Option D: Other Options
Place Dots on Images
Athletic Field or Trails
Company Headquarters
Vocational School
Dog Park
Rock Climbing Wall
Interactive Fountain
Environmental Friendly Community
Community Park with Picnic Areas
City Market
Unicycle Training Center

RESOLUTION NO. _____, 2012

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE CERTAIN CAPITAL IMPROVEMENT PROJECTS FOR USE OF EDIT BOND PROCEEDS

WHEREAS, on or about August 21, 2012, the Common Council of the City of Columbus (the "Council") adopted Ordinance 27-2012 approving the issuance of an Economic Development Income Tax Revenue Bond (the "Bond");

WHEREAS, the Bond proceeds were appropriated as part of the Bond approval for projects that "consist of road repair and repaving throughout the City and facilities repair and maintenance at various public facilities throughout the City, including, but not limited to, fire stations, parks and recreation facilities and the City garage;" and

WHEREAS, the Council desires to designate specific projects for use of the Bond proceeds, and therefore, desires to amend the City's 2012 Capital Budget pursuant to Columbus City Ordinance 3.08.030 by designating the projects, an estimated cost, and the source from which funds are available as described, set forth and hereinafter incorporated by reference as **Exhibit "A"**; and

WHEREAS, **Exhibit "A"** designates $4,000,000 to be used towards various road overlay and concrete street repair work ("Street Repair"), and the Council desires that the priority order of the Street Repair as set forth on **Exhibit "A"** be adhered to and that as many Street Repair projects as possible be completed within the $4,000,000 allotment; Street Repair Project Phases 2 and 3 in **Exhibit "A"** to be addressed as soon as possible and Street Repair Project Phase 4 to be further prioritized once Phases 2 and 3 are complete; and

WHEREAS, **Exhibit "A"** further designates $3,028,000 to be used towards various city improvement and repair projects ("City Repair"), and the Council desires that the priority order of the City Repair as set forth on **Exhibit "A"** be adhered to and that as many City Repair projects as possible be completed within the $3,028,000 allotment; City Repair Projects 1-23 to be addressed as soon as possible and City Repair Projects 24-43 to be addressed by the department heads in order once all funding for Projects 1-23 is complete to assure remaining funds are available for City Projects 24-43 in order; and

WHEREAS, the Council recognizes that the individual project costs set forth in **Exhibit "A"** are estimates only and shall not serve as a cap on the individual project should actual project costs be higher than originally estimated.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the projects included in **Exhibit "A"** are hereby adopted as capital improvement projects for the City's 2012 capital budget and shall be funded through the use of the EDIT Revenue Bond proceeds.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the _____ day of _____, 2012, by a vote of _____ ayes and _____ nays.

_____
Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

_____
Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this _____ day of _____, 2012 at _____ o'clock _____.M.

_____
Luann Welmer
Clerk-Treasurer

Approved and signed by me this _____ day of _____, 2012, at _____ o'clock ____.M.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

	Proposed EDIT funding for project	Remaining Street Repair Projects Funding	Remaining City Repair Projects Funding	Actual Cost	Actual Total Amount Remaining
Starting Balance:		$4,000,000.00	$3,028,000.00		$7,028,000.00
Projects - Overlay and Concrete:					
1. Project #12-11 - Overlay 2012 Phase 2	$672,254.03	$3,327,745.97			
2. Phase 3	$7,900,000.00	$427,745.97			
Lindsey (3rd to 8th)					
Washington (11th to 25th)					
27th (Central to Maple)					
Champion Drive					
Goeller (SR 46 to Terrace Lk Rd)					
McKinley (SR46 to Mapleton)					
Mapleton (SR 46 to RR)					
Washington (7th to 11th)					
Maple (25th to Tipton)					
10th (Central to Reed)					
19th (Elm to Chestnut)					
22nd (Central to Home)					
Poshard (Kelly to Marr)					
Middle (Hawpatch to Cessna)					
8th (California to Maple					
Goeller (Oakbrook to Tt. Blvd)					
325W (SR46 to Carlos Folger)					
200S (Cross Creek to Crossing Lane)					
Marr (25th to 30th)					
7th (Pleasant Grove to Cherry)					
175W (350S to 450S)					
Chestnut (8th to 16th)					
California (2nd to 3rd, 8th to 11th, 16th to 25th)					
7th (Lafayette to Werner)					
25th (Marr to Taylor)					
Chestnut (2nd to 3rd)					
19th (Central to Haw Creek)					
17th (Lafayette to Sycamore)					
Franklin (2nd to 3rd)					
Talley Road (25th to Bridge)					
Home (17th to 25th)					
27th (Washington to Home)					
18th (Haw Creek to Bridge)					
19th (Central to Haw Creek)					
27th (Home to Maple)					
McKinley (Gladstone - Marr)					
Terr. Lk Rd (Goeller to Shields)					
3. Phase 4	$3,600,000.00	$3,172,254.03			
Progress Park					
Behren Ct (SR 46 to Terminus)					
Christopher Ct (Marr to terminus)					
Lilac (Whipporwill to terminus)					
Revere Ct (31st to terminus)					
Mallard Pl (Coles to terminus)					
Bramblewood Ct					
Countess Way					
Poplar Drive					
Timbercrest					
Timbercrest45					
Premeir Drive					
Newton					
Gilmore					
Lawton					
Pearl Street					
Tipton Lane					
Tipton Lane					
Michigan					
15th					
20th (Cottage-Central)					
20th (Central-Caldwell)					
21st					
23rd (Home-Gilmore)					
23rd (Chestnut-Home)					
Pennsylvania					
Cottage Ave					
Cleveland					
Cleveland					
4th					
Smith					
Morningside					
Hope (Mapleton to 7th)					
Illinois					
Illinois					

Coovert					
Smith					
Webber St					
Cherry					
Georgia (Beatty to Pence)					
Kentucky					
N. Beatty St					
Wallace St					
Mapleton (McKinley - Indiana)					
Mapleton(State - RR)					
Parkway					
Noting					
Olmstead Ct.					
Thicket Way					
Thicket Ct					
Redbird Dr.					
Whitney Ct.					
Nottingham (Sherwood to Crescent)					
Crescent (Nottingham to Sherwood)					
Tudor Ct (Paula to terminus)					
Pine Hill					
Harrison Ridge Ct					
Kinney Lane (Harr. Ridge to terminus)					
Shoreview (Coles to terminus)					
Wren Ct (Blackhawk to terminus)					
Ridgeview (532 to Terminus)					
Cambridge Ct.					
Two Mile House Rd					
Catalina Drive					
Champion Ct					
High View (3550 to 300N)					
Monterey (Greenbriar to High View)					
Elm (17th to 22nd)					
Union (19th to 22nd)					
14th (Central to Hutchins)					
Reeves (6th to 9th)					
24th (Home to Chestnut)					
Luse (Coles to Terminus)					
Hope (Mapleton to 7th)					
Northwood (TL Blvd to Champion)					
Georgia (Beatty to Pence)					
Whippoorwill (Forsythia to Lantern)					
Everroad Park West					
Sandy Hock/Hiker Trace					
Tipton Lakes Area					
Parkside Area					
N. Riverside Area					
Creekview					
Schnier/Pavilion					
18th					
19th (Central-Hawcreek)					
19th (Washington-Lafayette)					
19th ((Elm-Chestnut)					
24th (Home to Chestnut)					
Mallard Point					
Shields Drive					

City Garage:			**$3,028,000.00**		
1. Garage pole storage building repairs	$11,800.00		$3,016,200.00		
2. Garage roof and columns repair	$27,000.00		$2,989,200.00		
3. Salt storage roof repair	$30,000.00		$2,959,200.00		
4. Equipment Lift	$55,000.00		$2,904,200.00		

Parks:					
5. HC - Roof	$241,000.00		$2,663,200.00		
6. HC Water heater and gauges	$24,000.00		$2,639,200.00		
7. HC Electrical	$30,000.00		$2,609,200.00		
8. HC Windown and door replacement	$20,000.00		$2,589,200.00		
9. HC Electrical Repairs	$30,000.00		$2,559,200.00		
10. HC Safety netting	$5,000.00		$2,554,200.00		
11. HC Surge Protection	$40,000.00		$2,514,200.00		
12. DC Pool locker room flooring	$14,000.00		$2,500,200.00		
13. DC Replacement of sand filter	$20,427.00		$2,479,773.00		
14. DC Water heater	$11,584.00		$2,468,189.00		
15. DC Hot water storage tank	$6,624.00		$2,461,565.00		
16. FFY Water heaters and pumps	$6,500.00		$2,455,065.00		
17. FFY Roof repairs	$20,000.00		$2,435,065.00		
18. FFY Window and door replacement	$42,000.00		$2,393,065.00		
19. CW Pence Park Shelter	$41,000.00		$2,352,065.00		
20. CW Blackwell/Wigh Improvements	$287,000.00		$2,065,065.00		
21. CW Lincoln Park concrete walk replacement	$50,000.00		$2,015,065.00		

22. CW Clifty Park utility improvements	$60,000.00		$1,955,065.00		
23. CW People trail repair	$50,000.00		$1,905,065.00		
24. HC Restroom and Concession improv.	$200,000.00		$1,705,065.00		
25. HC Granite wall	$60,000.00		$1,645,065.00		
26. HC Compressor	$45,000.00		$1,600,065.00		
27. HC Rink dehumidification	$50,000.00		$1,550,065.00		
28. HC Circulation fans	$15,000.00		$1,535,065.00		
29. HC Brine pumps	$15,000.00		$1,520,065.00		
30. HC Glycol to propylene change	$8,500.00		$1,511,565.00		
31. DC Roof and HVAC	$450,000.00		$1,061,565.00		
32. DC HVAC roof top units	$87,000.00		$974,565.00		
33. DC HVAC Building	$10,490.00		$964,075.00		
34. CW Noblitt trail re-route	$65,000.00		$899,075.00		
35. CW Stream bank armament	$100,000.00		$799,075.00		
36. CW Overlay and striping at 6 lots	$135,000.00		$664,075.00		
37. CW Morningside Park	$88,000.00		$576,075.00		
38. CW Lincoln Park restroom replacement	$250,000.00		$326,075.00		
39. CW Mill Race road overlay	$78,000.00		$248,075.00		
40. CW Noblistt road overlay	$25,000.00		$223,075.00		
41. CW Court resurfacing and striping	$120,000.00		$103,075.00		
42. CW CW Various fencing projects	$100,000.00		$3,075.00		
43. CW Contingency	$115,075.00		$112,000.00		

HC: Hamilton Center
DC: Donner Center
FFY: Foundation for Youth
CW: City Wide