CITY OF COLUMBUS COMPREHENSIVE PLAN

CITY VIEW DISTRICT PLAN ELEMENT

SEPTEMBER 2023







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PLANNING AREA | Columbus, Indiana. Photo Credit: Design Workshop

OVERVIEW

The City of Columbus Comprehensive Plan is comprised of multiple elements adopted over time. As comprehensive plans are intended to evolve, this has occurred as additional, more detailed elements are added for specific geographic areas and topics. The City View District Plan Element is intended to express a vision that aligns with the community values expressed in the Comprehensive Plan. That vision is for new neighborhoods rooted in environmental resilience and connected through sustainable infrastructure.

The new Columbus Regional Health (CRH) campus will be centrally located within the City View District surrounded by residential neighborhoods, mixed-use developments, civic and recreational opportunities; all within a 10-minute walk to open spaces. The plan envisions pedestrian-friendly neighborhoods connected by a mobility network including bike lanes, on-street parking, crosswalks, pedestrian paths and landscape enhancements that encourage walkability to green spaces. The plan also establishes a new model for urban living with higher density residential choices with ease of access to convenience, entertainment and shopping. It will provide a renewed emphasis on improved health benefits to residents and visitors through enhanced connections to nature.

The new plan element considers its importance for the Columbus community as a catalyst for placemaking, community building, economic development, and sustainability. Flexibility is inherent in the plan with an aim to accommodate the evolving needs of the community.

PLANNING PROCESS

As the City of Columbus continues to grow, it is critical to have a vision for how this area of the community will align with the community values expressed in the comprehensive plan. The planning process will inform future annexation decisions, future infrastructure planning and future land uses.

STRATEGIC KICK-OFF (SKO)

The design team began the planning process by establishing a vision; identifying strengths, weaknesses, opportunities and threats; recording potential metrics that the plan can achieve; and aligning the goals and desired outcomes with the Comprehensive Plan.

SITE INVENTORY + ANALYSIS

Initial data collection and analysis of the site was conducted prior to the kick-off meeting and refined as the planning process progressed. The site and document analysis identified areas unsuitable for development and arrived at a developable area summary. Existing planning studies and baseline conditions for the campus were considered to build metrics for the plan. A market study was conducted to determine what opportunities exist for establishing a mixed-use development anchored by a future medical campus.

CRH CAMPUS

A large component influencing the development of this area is the future location of the CRH campus. Four workshops focused on aligning values, identifying concerns, and gathering input on priorities for the campus's future location. The design team presented initial concepts for the campus plan to an established steering committee and incorporated feedback into the plan.

LAND USE PLAN DEVELOPMENT

The site analysis, steering committee engagement, market analysis, concept alternatives development, collection of public input, and finalization of the plan then shaped the larger land use vision. The design team also provided feasibility analysis for infrastructure including sewer, water, stormwater management, and transportation.



Team collaborators throughout all planning phases



Throughout the planning process, plan goals were refined to reflect the values of the Comprehensive Plan and to express a vision for the City View District. These goals guided the plan refinement process and served as the basis of establishing achievable metrics.



CONNECTED TO NATURE

Promote diverse habitat, create walkable communities, and integrate green stormwater infrastructure to handle stormwater runoff on-site and improve water quality for downstream residents; ensuring a connection to nature



CATALYTIC

Encourage economic growth and diversification for the benefit of the City of Columbus and Bartholomew County



COMMUNITY-ORIENTED

Establish a focal point of community health and well-being that will have a far-reaching impact



FUTURE-ORIENTED

Embed flexibility to accommodate the changes and advancement in the healthcare industry, healthy living, information technology, and community growth patterns



INNOVATIVE

Provide a new approach to community design and health care placement to encourage a more streamlined health care service and promote healthy lifestyles

PROJECT STEERING COMMITTEE - INITIAL VISIONING



At the initial workshop, the design team presented initial land use concepts to the Project Steering Committee. The critical comments were documented, and feedback incorporated into a land use plan. At this workshop, the design team facilitated a "Chip Game" exercise which is intended to gauge interest and support for various land use types and program elements. Participants were provided with a set of "chips" scaled to fit a base map of the planning area. They were then asked to utilize the pieces to create a plan that represented their vision.



Facilitation of the "Chip Game" with stakeholders. Photo Credit: Design Workshop

KEY TAKEAWAYS

HOUSING



There is a desire to increase the range of housing stock options in Columbus.

80-100 acres of residential would be viable for the area

- Affordable housing/rental units
- Entry-level/move-up housing
- 'Empty Nester' housing
- Workforce housing
- Senior & Assisted living

MOBILITY



- The primary care facility will need to have roads along three sides.
- The hospital requires a 'ring road' circulation to facilitate access to services.
- Visibility is critical to the hospital from both Interstate 65 and Route 46.
- A redundancy in roadway access should be planned in the event of closures.
- There should be a signalized intersection close to the future interchange improvements.
- There should be an internal and regional trail connector for pedestrians and cyclists.

ENVIRONMENT



- The proposed Healthcare Campus and the access roads must be above the 500-year flood elevation.
- Neighbors along Route 11 and the community to the northeast have concerns about changes to floodway and increase in impervious area.
- There was consensus to create an ecological, drainage network that could act both as stormwater management as well as park and open space.

 The plan should address stormwater and provide a swale along the entirety of the eastern edge of the planning area or a system of interconnected swales to handle stormwater throughout the planning area.

LAND USE



- There should be synergistic land uses adjacent to the healthcare campus.
- Land uses and program should be complimentary, not cannibalistic to downtown.
- Light industrial is a viable use and could be accommodated along the eastern edge of the planning area and act as a buffer between the rail line and the healthcare campus.
- 'Flex Zoning' would be more appropriate as the area grows in the future.
- Other viable land use recommendations
 - Destination grocer
 - Vocational/Academic opportunities
 - Place of Worship
- A retail 'landing' would be attractive both for future development and act complimentary to the medical campus.
- The plan should consider a land use buffer between the rail line and the campus.
- The location of the desired 100 acre healthcare campus should be chosen for its flexibility to accommodate future expansion and renovations in a cost effective manner.

RECREATION



- A youth football group is actively looking for a 5-acre area for a sports field.
- An active recreation hub might be conflicting with existing uses downtown.
- The primary care facility should have adjacency and access to a park space.

STAKEHOLDER ENGAGEMENT - COMMUNITY OPEN HOUSE



The Design Workshop/City of Columbus planning team hosted a 2-hour public open house focused on introducing the community to the City View District Plan Element vision. Community participants were presented with information to provide a foundational understanding of the scope and scale of the planning work and to better understand their present and future opportunities to engage with the plan's development. Attendees were invited to engage directly with the planning team through a variety of exercises at "stations" organized around the room in an open house format. Participants engaged with maps, illustratives, preference exercises, comment cards, and in conversation with members of the Design Workshop team and the City of Columbus.



Facilitation of the "Community Puzzle" with local residents. Photo Credit: Design Workshop

KEY TAKEAWAYS

HOUSING



- There is clear support for most types of "missing middle" housing, specifically the cottage cluster (see Figure 21 on page 45).
- The desire for single-story, "agein-place" accessible housing was documented.
- Apartment complexes were viewed negatively.



- A new north/south street connection along Morgan Willow Trace was generally viewed positively.
- All bicycle and pedestrian content was met with general support.
- There was concern for the safety at a new proposed intersection at the northwest corner of the site, as well as some concern about the new Morgan Willow Trace extending too close to surrounding neighborhoods.

ENVIRONMENT



- The residents showed some concern regarding the placement of a new hospital facility in a flood-prone area.
- The desire for trees in parking areas and sound barriers near the high-traffic roads was expressed.



There were some concerns about lowdensity housing situated close to the interstate and a desire for more lowdensity housing in closer proximity to downtown.



There was clear support for active recreation spaces.

PLANNING FRAMEWORK

The foundation for the City View District Plan is built upon three tenets: Natural Systems, Smart Systems, and Healthy Communities. These tenets provide a framework for a new approach to healthy living and set a vision for a health- and wellness-focused community.

The Natural Systems tenet is the overarching organizing element for new development. The plan maintains and connects ecologically sensitive lands. Smart Systems are organized around these ecologically sensitive lands through a framework of open spaces connecting residential neighborhoods to work and retail nodes. The streets prioritize walkability, integrate multi-modal access, and provide green stormwater infrastructure. The plan includes a robust collection of new civic uses such as a recreation center with a mix of retail, residential, and office uses that support a vibrant downtown Columbus - therefore ensuring the Healthy Communities tenet is achieved.



CONTEXT

The City View District is located to the southwest of downtown Columbus and is approximately 690 acres. The White River divides downtown and the planning area and has a history of flooding that impacts much of the adjacent area. A retail development is located directly to the northwest of the planning area and the Bartholomew County Fairgrounds are located to the southeast. Residential developments and agricultural lands are the primary uses in the adjacent areas. Interstate 65 runs north-south along the western edge of the planning area. The vehicular access routes to the planning area indicated by A, B and C in Figure 1 highlight the close proximity and strategic location of the new neighborhoods to Downtown Columbus. An area in the center of the lower half of the planning area was used as a family cemetery and is recommended to be undisturbed and preserved.



Figure 1: Map of Planning Area and Context

CONTEXT FRAMEWORK



Figure 2: Contextual Framework Diagram

COLUMBUS CONTEXT

The planning area sits within a regional context that is rich with local significance, history, and resources. As the single largest contiguous undeveloped parcel close to the City of Columbus, adjacent to retail along State Route 46, and with convenient access to Interstate 65, the planning area offers a tremendous potential for new development. This future development presents an opportunity to realize the continuation and evolution of what already makes Columbus great—civic character, multiculturalism, strong neighborhoods, and cultural heritage. The new development will enhance the existing area framework through connections to surrounding neighborhoods, the downtown, and county fairgrounds through a network of open spaces and street systems serving all users.

LAND USE CONCEPT



Figure 3: Land Use Conceptual Diagram

LAND USE CONCEPT

The land use concept concentrates development in neighborhoods and preserves natural water flow corridors as community open space. These green corridors serve as connections throughout the community, as well as facilitate connections to nature. Major intersections are punctuated with active uses and retail. The plan establishes active green corridors connecting neighborhoods, commercial areas, civic uses, and the hospital campus to encourage walking and biking. The land uses transition from high density uses around the CRH campus to lower density uses towards the edges. High density mixed-use development areas and residential neighborhoods are located within walking distance of the CRH campus. Recreation and community wellness are core features of living, working, and visiting in the area.

CITY VIEW DISTRICT VISION



Figure 4: The Illustrative Plan



Legend





PLANNING AREA VIEW LOOKING NORTHEAST | Columbus, Indiana. Photo Credit: Design Workshop

EXISTING CONDITIONS

The objective of the existing conditions exploration was to become familiar with the planning area issues through a rigorous analysis process. The existing conditions documentation was utilized as a key planning tool to understand the context, constraints, and opportunities. This served as a foundation to develop land-use concepts and feasibility for plan alternatives.

BICYCLE INFRASTRUCTURE

Using the Columbus Bicycle and Pedestrian Plan and the City of Columbus Thoroughfare Plan as guides, the design team identified existing bicycle infrastructure and trail connections, either adjacent or through the project planning area. Shared use paths exist both north and south of the City View District. Conventional bike routes exist on portions of Carr Hill Road west of the project area.



Figure 5: Map of Existing Bicycle Infrastructure Source: Columbus Bicycle and Pedestrian Plan Element

TRANSIT ROUTES

The design team reviewed multiple planning documents for Columbus and Bartholomew County including the Columbus Area Metropolitan Planning Organization (CAMPO) 2040 plan to identify the existing transit. ColumBUS Route 5 operates in the vicinity Monday through Friday, and on Saturdays.



Figure 6: Map of Existing Transit Routes Source: ColumBUS Transit

THOROUGHFARES

Using the City of Columbus Thoroughfare Plan as a guide, the design team created a summary diagram of planned streets and connections for the project planning area. The existing and planned streets within the City View District include: Commercial Minor Arterial, Residential Collector, Proposed Residential Principle Arterial, Proposed Residential Collector Streets



Figure 7: Map of Existing and Proposed Thoroughfares Source: Columbus Thoroughfare Plan Element

WELLFIELD PROTECTION AREAS

Much of the planning area lies within the Wellfield Protection Overlay District, established by the City of Columbus, which acts as a safeguard to residents who utilize utility-operated wellfields for drinking water. These safeguard zones establish how long it would take a

harmful substance to reach the wellfield upon infiltration within the boundary.



Figure 8: Map of Existing Wellfield Protection Areas Source: Columbus Strategic Growth Study

FLOODPLAIN

Portions of the planning area lie within FEMA's currently mapped 100-year flood elevation, and the north-east corner of the planning area is a designated floodway which constrains development. Through preliminary analyses, it was concluded that the FEMA boundaries need to be assessed for accuracy by conducting more specific modeling.



Legend Floodplain Floodplain Floodplain 500-year Floodplain 500-year Floodplain

750'

44 ac.

Figure 9: Floodways and Floodplains

TOPOGRAPHY

A majority of the planning area is relatively flat with the exception of the southwest portion that has significant grade changes including 25 acres of steep slopes.





Figure 10: Steep Slopes

29

TREE CANOPY

The planning area is currently used for agriculture and mostly devoid of tree canopy with the exception of the riparian areas, the property edge along existing residential, the identified historic family cemetery, and the existing farmhouse.





W. County Road 200 S.

Legend

Existing Tree Canopy



Figure 11: Existing Tree Canopy

EXISTING UTILITIES & EASEMENTS

There are several utility easements that run through the planning area. However, there are no hard restrictions on relocating or reallocating space for these easements.





W. County Road 200 S.

Figure 12: Existing Utilities and Easements

DEVELOPABLE LANDS SUMMARY

A developable lands composite of the planning area shown in Figure 13 was created using the data collected to identify areas with little to no limitations for development. These areas, seen without color, are the areas with the least impact from development on the planning area.



37%

[253 ac.] DEVELOPABLE

9%

690 ac. PLANNING AREA TOTAL

54%

[376 ac.] DEVELOPABLE WITH CONSTRAINTS

Figure 13: Developable Lands Summary

CLASSIFIED DEVELOPABLE LANDS

After consulting with the design team's engineer, it was determined that the floodplain and floodway are likely inaccurate, and would require additional modeling to accurately map the floodplain and floodway limits. Preliminary analysis indicated that much of the area currently showing as being impacted by the floodplain would, in fact, be developable. This led to the reclassification of the developable lands summary into 3 categories: developable, developable with constraints, and undevelopable.



Figure 14: Classified Developable Lands



PLANNING AREA | Columbus, Indiana. Photo Credit: Design Workshop

RECOMMENDATIONS

The plan recommendations consider the existing conditions analysis, market assessment and stakeholder feedback to develop a preferred vision for the planning area. The process included collaborative iteration of several plan concepts which were refined throughout the process. This analysis and discussion resulted in ideas and strategies organized around a preferred future land use concept, representing a ideal plan for a health-oriented, vibrant, mixeduse complement to downtown Columbus. The following sections highlight the preferred plan vision.

LAND USE AND DEVELOPMENT FRAMEWORK



Figure 15: Future Land Use Map


LAND USE AND DEVELOPMENT FRAMEWORK

Building on the planning goals, market conditions, and the stakeholders preferences, this plan imagines a robust mixed-use place. The Future Land Use Map (Figure 15) is not zoning, but can support decision making on the planning area to guide development that is in alignment with community values and the City Comprehensive Plan.

Low, medium and high-density housing is within comfortable walking distances to the retail hubs and adjacent to existing residential developments, while office/institutional, and recreational uses are proposed along the eastern boundary. Mixed-use development with retail, office, residential, and entertainment uses are proposed at intersections of the primary roadways along with different scales of open spaces and places for community gathering.

Civic areas could include worship facilities, child care, fire stations, community centers, and other similar uses serving area residents, visitors, and workers. City of Columbus facilities supporting the maintenance and operation of area parks and streets may be appropriate in the civic area at the southeast corner of the site.

Legend



LAND USE FRAMEWORK



LAND USE FRAMEWORK

Given the large scale of the area, the land use concept defines not one solitary place, but a collection of connected neighborhoods. This series of neighborhoods supports an interconnected network of open space, parks, greenways and trail systems. An efficient street network weaves together smaller neighborhoods with individual characters and varying densities. The highdensity townhouse neighborhood is placed in closest proximity to the employment centers and services. The table provided indicates the different types of neighborhood space and the corresponding number of units.

Neighborhood Type	Area	# of units
Townhouse Neighborhood assumes 10-12 units per acre	50 acres	500-600
Mid-Density Single Family Neighborhood	100 acres	500
Low-Density Single Family Neighborhood	80 acres	100

OPEN SPACE FRAMEWORK



OPEN SPACE FRAMEWORK

There is significant opportunity to embrace existing undeveloped lands to create a series of open space connections that stitch the neighborhoods together. In the west, where the new residential neighborhood open spaces are imagined, greenways link neighborhood parks to establish clear and safe connections eastward where civic and recreational uses are expected to grow. New flexible open spaces create opportunities for residents, workers and visitors to dine, relax, and recreate. All properties are within ½-mile or a 10-minute walk of a major open space.

LAND USE PROGRAM



Figure 18: Land Use Program for the CRH Campus

CRH CAMPUS

The proposed campus location is accessed by eastwest and two north-south roadway entrances. These roadways surround the CRH campus giving it maximum frontage and defined areas for future growth. The campus itself covers 100 acres which will be developed over time.

The CRH campus is buffered from the primary northsouth roadway by a combination of open spaces and complimentary uses such as senior housing and medical office buildings, and retail/ mixed-use development. The loop road around the campus allows for separation of emergency, staff, and visitor traffic to the hospital. Parking to the east of the hospital could also accommodate future hospital facility expansion.

The new healthcare campus is strategically located to improve patient and staff outcomes and designed to encourage access to landscape and open spaces.

Legend

Hospital (100 AC)

Research and Development/ Education/Lab (13 AC) 0.60 FAR — 350,000 SF Retail (14 AC) 0.30 FAR — 200,000 SF

Mixed-use (15 AC) 1.00 FAR — 700,000 SF

Civic (13 AC) 0.35 FAR — 200,000 SF

Res. – High Density (43 AC) Approx. 345 Units

Res. – Medium Density (85 AC) Approx. 500 Units

Res. – Low density (67 AC) Approx. 120 Units

HOSPITAL CAMPUS CHARACTER



Functional Landscape and Alternative Transit Amenities





Flexible Work, Respite and Gathering Spaces





Campus-wide Trail System



LAND USE PROGRAM



Figure 19: Land Use Program for Retail/Mixed Use

RETAIL AND MIXED-USE NODES

Retail and mixed-use nodes define the gateways into the City View District and the CRH campus. They contain the highest density development and the greatest concentration of retail activity on ground floors in the district. The program includes medium and high density residential, office, hotel, and civic uses and a strong landscape and open space network.

The North Gateway Area can support the CRH campus with retail, a hotel, and senior housing and/ or a medical office building. The Mixed-use Village Center includes retail, multifamily and office buildings. It also includes civic space that could connect to the East Gateway/ Research & Development Campus node that defines the eastern entry from State Route 11/Jonesville Road.

Legend

Hospital (100 AC)

Research and Development/ Education/Lab (13 AC) 0.60 FAR — 350,000 SF Retail (14 AC) 0.30 FAR — 200,000 SF

Mixed-use (15 AC) 1.00 FAR — 700,000 SF

Civic (13 AC) 0.35 FAR — 200,000 SF

Res. – High Density (43 AC) Approx. 345 Units

Res. – Medium Density (85 AC) Approx. 500 Units

Res. – Low density (67 AC) Approx. 120 Units

RETAIL AND MIXED-USE NODES CHARACTER





Streets and Gateways



Retail Placemaking







Hotel

FINAL FRAMEWORK PLAN



Figure 20: Land Use Program for Residential Neighborhoods

RESIDENTIAL NEIGHBORHOODS

Three types of residential neighborhoods have been identified with corresponding residential land uses. To align with the goals and policies of the comprehensive plan, it is important that the neighborhoods represent a diversity of housing types, sizes and price points. A range of housing options supports population diversity and housing choice.

HOUSING DIVERSITY TOOLKIT

The illustrations and imagery on the following pages are intended to provide a "toolkit" for housing diversity and affordability, demonstrating a range of housing product options within each of the neighborhoods.

Legend

Research and Develop

0.60 FAR — 350,000 ŚF Retail (14 AC) 0.30 FAR — 200,000 SF

Mixed-use (15 AC) 1.00 FAR — 700,000 SF

Civic (13 AC) 0.35 FAR — 200,000 SF

Res. – High Density (43 AC) Approx. 345 Units

Res. – Medium Density (85 AC) Approx. 500 Units

Res. – Low density (67 AC) Approx. 120 Units

HOUSING DIVERSITY TOOLKIT

A selection of housing types which may be found within the City View District are shown below. The pages that follow indicate how these housing types may be distributed across the three envisioned neighborhoods.

SINGLE FAMILY

Average Density: 2-6 Units/Acre Number of Units Illustrated: 1



COTTAGE COMMUNITY/CLUSTER

Average Density: 6-12 Units/Acre Number of Units Illustrated: 8 (including 4 single-family structures and 2 stacked duplex structures)



STACKED DUPLEX

Average Density: 14-20 Units/Acre Number of Units Illustrated: 3 (including an accessory dwelling unit above a detached garage)



TOWNHOUSE Average Density: 14-20 Units/Acre Number of Units Illustrated: 3



FOUR PLEX Average Density: 14-20 Units/Acre Number of Units Illustrated: 4



TOWNHOUSE NEIGHBORHOOD/HIGH-DENSITY RESIDENTIAL

The highest density neighborhood may include multifamily buildings, fourplexes, stacked duplexes, and townhouses. Accessory dwelling units may also be present, especially with townhouses. Alley-loaded garage parking is encouraged as well as some on-street parking.

MEDIUM-DENSITY RESIDENTIAL

The medium-density neighborhood may include, in addition to single-family detached homes, compact or clustered homes, single-family attached homes, and duplexes. Accessory dwelling units may also be common in this area. Alley-loaded garage parking for each unit is encouraged, as well as some on-street parking.

LOW-DENSITY RESIDENTIAL

The low-density neighborhood includes primarily single-family detached homes, which could include accessory dwelling units. Garage parking for each unit is encouraged.

HIGH-DENSITY RESIDENTIAL DEVELOPMENT EXAMPLES







HIGH-DENSITY RESIDENTIAL DEVELOPMENT EXAMPLES













MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT EXAMPLES













LOW-DENSITY RESIDENTIAL DEVELOPMENT EXAMPLES













PARKS AND OPEN SPACE



PARKS AND OPEN SPACE FRAMEWORK

Community parks and open spaces are critical to supporting physical and mental health. They offer places for recreation, decompression, inspiration, reflection, artistic expression, and social gathering. These landscapes serve as respite from the challenges of daily life in an urban environment and offer the potential to celebrate cultural and ecological diversity within the community. As centers of community life, they can help shape strong social relationships and civic cooperation.

All of these benefits come to fruition throughout the City View District with community and neighborhood parks, CRH parks and plazas, recreation areas, natural areas, and greenways. These open spaces will exhibit sound resource management and prioritize equitable access for all future residents, workers, and visitors by distributing them across the planning area and ensuring that all residents are within a short 10-minute walk to a green space. The goal is to create lush and pedestrianfriendly public spaces that will contribute directly to sustainability, well-being of the entire community, and the improved health of the residents and the natural environment. The park spaces will provide opportunities for recreation, outdoor events such as markets and festivals, community gathering, outdoor dining, and a multitude of other adaptable community uses.

It is envisioned that these parks and open spaces may be provided as a combination of those owned and managed by CRH, lot owners associations within the various neighborhoods, private businesses, nature conservancies, and the city and county parks departments.



Figure 23: Open Space Types

OPEN SPACE TYPES

A majority of the open spaces will be dedicated to natural preserves that, once established, will need minimal resource management. The plan creates opportunities for a diversity of experiences that are all linked together with natural areas, greenways, and streets. Each park and plaza space within the planning area will emphasize different character and program in response to the context and development uses that surround it. The program for the formal parks will need to be carefully developed to leverage strategic relationships with adjacent development and be compatible with the resources available for their long-term maintenance and operation. The table provided indicates the different types of open space.

	Open Space Type	Area	% of total
	Community/ Neighborhood Parks High cost, maintenance reqs, revenue potential	30 acres	8%
	Active Recreation Park High cost, maintenance reqs, revenue potential	15 acres	5%
	CRH Gardens/Plazas High cost, maintenance reqs, revenue potential	50 acres	15%
	Natural Areas Moderate to low cost and maintenance reqs, no revenue potential Greenways and Green Infrastructure (40 ac) Restored Forests (130 ac) Restored Prairies (75 ac)	245 acres total	72%
	Areas with Potential Agricultural Use in the Near Term		
Γο	al Open Space Acreage	340 acres	100%



COMMUNITY AND NEIGHBORHOOD PARKS

Neighborhood parks serve as the recreational and social focus of the neighborhoods. While the focus of neighborhood park programs is on active play and informal recreation, the programs and elements can vary between neighborhoods.

Community parks serve a broader range of uses than neighborhood parks. These parks focus on meeting community recreation needs and facilitate enjoyment of the natural landscape and open space, while also providing multiple functions, such as stormwater management. This community park may contain recreation facilities that are privately owned, yet contribute to the public park and larger recreation system. The spaces are envisioned with an eye towards the evolving trends and preferences in the use and functionality of public space; flexible park spaces that accommodate a broad range of gatherings, events, and everyday functions that can spur a diversity of year round activities. The townhouse/ high-density residential neighborhood adjacent to the CRH campus shares a larger neighborhood park. A residential park and linear green connection link the townhouse neighborhood to new, street-fronted "Main Street" style retail and mixed-use program that bounds the northern edge of the neighborhood. A high-quality central green space within and accessible to this district, establishes this neighborhood as one of the region's greenest. This central green space is an effective public space, tying park system components together to form a continuous landscape environment.

Of the various open spaces provided, these parks are the most likely to be owned and managed by the City's Parks and Recreation Department. If so, each park should be a minimum of four acres in size. Specific care must be taken to ensure their design and placement will meet other Parks Department standards and specifications. Also, the included amenities and long-term maintenance needs must be sensitive to Parks Department resources. As an alternative, these parks could be owned and managed by the lot owners associations in the neighborhoods in which they are located.

COMMUNITY AND NEIGHBORHOOD PARKS CHARACTER













COMMUNITY RECREATIONAL PARKS CHARACTER





View looking north from the central Linear Park, within the Townhouse Neighborhood area. The linear park includes neighborhood recreational components such as fitness play and other play equipment.



COMMUNITY GATHERING SPACES CHARACTER







View looking southwest toward the central green space which includes a community green and an amphitheater nestled within natural and forested areas.





ACTIVE RECREATION PARK

The Active Recreation Park includes a civic and recreational program with athletic fields and associated facilities strategically located to benefit from proximity to adjacent Columbus BMX track, Dunn Stadium, and Bartholomew County Fairgrounds.

This park is the most likely in the City View District to be developed, owned, and managed as a private business. It could also be established as part of the City of Columbus or Bartholomew County park systems. The County's Dunn Stadium, which includes softball and baseball fields, as well as a BMX bike track, is located immediately to the south. It has limited options for expansion, with this property representing an opportunity that could benefit both the County's programming and the new surrounding neighborhoods. As another option, this recreation park could be owned and managed by a lot owners association. Should a market not exist for this park, the space could be used as a part of the natural area system envisioned for the district or as an expanded research and development campus.

RECREATION PARK CHARACTER







View looking north-east from the main recreation area which includes active recreation components including tennis.





CRH PARKS AND PLAZAS

One of the most fundamental opportunities for the new CRH campus is to create a high-quality healthcare destination by integrating a new hospital facility within a natural environment. The parks and open spaces around the hospital create a front door approach to the campus that is clear, inviting, comfortable, and safe. User experience is enhanced by using landscape to emphasize arrival, entries, parking, and connections.

Sensitive site planning provides the setting for beautiful therapeutic spaces that are in harmony with nature and encourage stewardship. Studies have shown that, given a choice, patients prefer facilities that provide greater comfort levels and access to green spaces. The CRH healing gardens nestled between the building courtyard spaces are an ideal space to create a sense of enclosure. Creating a series of gardens with complete accessibility provides a respite while providing an opportunity for creating gardens with different moods.



View looking south toward the hospital campus and the sculpture park in the background.

PARKS AND PLAZAS CHARACTER





View looking north from the CRH campus which includes a sculpture garden.





Figure 27: Natural Areas

NATURAL AREAS: GREENWAYS, RESTORED FORESTS AND PRAIRIES

The natural areas network in the area is made up of greenways, restored forests, and prairies. Neighborhoods are organized around natural area buffers that take advantage of existing topography and natural drainageways. The interface between the urban and natural realms has the ability to support enhanced ecological systems and provide green infrastructure opportunities.

The greenways are envisioned as public streets with thoughtfully designed street trees. The further greening of these streets through additional planting likely involves cooperative maintenance agreements between the city and lot owners associations, with the associations funding the care of those plantings that are beyond the city's resources. Beyond the street system greenways, these open spaces are the most likely to continue to be farmed, as may be feasible as the development of the area progresses. These open spaces are also the most likely to be owned and cared for by a lot owners association or, possibly, a nature conservancy or preservation organization.

GREENWAYS CHARACTER





RESTORED FORESTS





RESTORED PRAIRIES





PARKS AND OPEN SPACES



Figure 28: Open Space Frontage

OPEN SPACE FRONTAGE

Creating high-quality landscapes, robust greenways, and streets rich with vegetation also provide financial benefits to the adjacent land uses. It is well understood in real estate that frontage on open spaces and parks increases property values by as much as 15% and supports a high quality of life. Furthermore, retail streets with healthy trees and dedicated planting areas create a pedestrian environment that is aesthetically pleasing and more comfortable for pedestrians. 9.1 MILES

Of residential open space frontage.

68%

Of units at 2 DU/AC have open space frontage.

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50%

Of units at 6 DU/AC have open space frontage.

76% Units

Units at 12 DU/AC have open space frontage.

BICYCLE INFRASTRUCTURE



Figure 29: Proposed Bicycle Network

Legend

Shared-Use Path	
Cycle Track	
Conventional Bike Route	

1,000'

500

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STREETS



Figure 30: Proposed Street Network

STREETS NETWORK

Well-connected developments prioritize multiple modes of transportation including driving, cycling, and walking and can reduce the overall vehicular traffic volumes throughout the area while expanding access to a broader array of community members.

The streets network is based on the current City of Columbus Thoroughfare Plan and results in a robustly connected district with arterial, collector, and local streets—all designed to comfortably accommodate multiple means of mobility.

Leg	en	d
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Commercial Minor Arterial	
Commercial Collector	
Residential Collector	
Local Street Urban - CRH and Townhouse Residential - Medium-Density Residential - Low-Density	

1,000

 \mathbf{G}

COMMERCIAL MINOR ARTERIAL

The minor arterial alignment, capacity, and right-of-way section provides a north-south roadway through the center of the area. It is a version of the Thoroughfare Plan's Minor Arterial, Suburban, Commercial street type.

COMMERCIAL COLLECTOR

The commercial collector serves as the primary gateway from the east, and west into the CRH campus and Mixed-use Village Center/ Research & Development Campus areas. It is a version of the Thoroughfare Plan's Collector, Suburban, Commercial street type.

RESIDENTIAL COLLECTOR

The residential collector provides a loop within the property and a possible connection to the south. This residential collector is urban in character in the townhouse neighborhood and suburban in character through the medium and low-density neighborhoods.

LOCAL STREETS

The local streets serve as the low-capacity internal vehicle connections within the residential development areas and between larger arterial and collector streets. There are several local street configurations within the development as dictated by their context, including urban commercial streets within the CRH campus and townhouse neighborhood, urban residential streets in the medium-density neighborhood, and suburban residential streets in the lowdensity neighborhood. The presence of on-street parking will vary with the development density found along each street.

STREETS

COMMERCIAL MINOR ARTERIAL

The arterial right-of-way is designed to be a highcapacity entry street to the property. The street will serve a dual role as a major connection for the larger Columbus community. It also meets CRH campus goals of stormwater mitigation, sustainability, economic development, placemaking, and access. The recommended arterial section provides substantial green space for vegetation and stormwater green infrastructure. As a linear greenway it provides the community and future CRH campus and development with an open space amenity and substantial stormwater retention capacity. In consideration of the future street's freight traffic serving the hospital campus, two twelvefoot travel lanes exist in each direction. A shared-use path on the east and a cycle track on the west, facilitates bicycle movement.

LINEAR GREENWAY

With approximately 135 feet of right-of-way width, the arterial serving the area presents opportunities for enhanced pedestrian and green infrastructure features.

A USABLE GREEN SPACE

By concentrating the bulk of the green space within the right-of-way to one side, rather than distributing it evenly across the section, the space can become a usable space instead of just a tree lawn strip. It could accommodate a wide variety of uses and different infrastructure elements, including a continuous shared use path along with a diversity of other landscape features. The side in which the greenspace is focused should consider solar orientation.



Figure 31: Commercial Minor Arterial Street Section Scale 1" = 12'-0"

GREEN INFRASTRUCTURE

An array of stormwater green infrastructure systems can be fully integrated into a high-quality landscape and capture a significant amount of rainfall and runoff from the roadway and some of that from adjacent development parcels.

CONNECTIONS

As a linear greenway the arterial assures broad access to all development areas and provides opportunities to create a fully interconnected system of greenways throughout the development. While such a "complete street" approach provides real experiential, efficiency of access, health, and safety benefits, development parcels along the arterial will also benefit from their frontage onto a great space.





STREETS

COMMERCIAL COLLECTOR

The commercial collector street serves as a primary entry into the CRH property, along with the intersecting minor arterial. In consideration of real estate development potential, the commercial collector is designed to serve future businesses and slower retail-appropriate traffic with two 11-foot vehicular travel lanes and bike facilities in each direction. It is recommended that the pedestrian areas incorporate permeable paving technologies to maximize the potential for stormwater storage and infiltration. The street has generous 8-foot planting zones on each side with swales in the 12-foot central median to accommodate stormwater runoff.





Figure 32: Commercial Collector Street Section Scale 1" = 12'-0"

TYPICAL STREET STORMWATER GREEN INFRASTRUCTURE STRATEGIES

A variety of stormwater green infrastructure strategies are available for typical road conditions throughout the planning study area. Depicted in the images to the right are examples of the infrastructure technologies recommended for the property's future streets.











- A. Bioswales & Permeable Pavers
- B. Curb Bump Out Planters
- C. Permeable paver Shoulder
- D. Infiltration trenches connecting tree pits
- E. Linear Stormwater Feature

SURFACE R STORAGE ADE I FOR CONVEYANCE



RESIDENTIAL COLLECTOR

The residential collector serves as the primary vehicular route within the residential neighborhoods. The two-lane road accommodates all traffic with 10foot travel lanes. Within the townhouse neighborhood, 8-foot wide buffered bike lanes accommodate the bike traffic and within the medium and low-density neighborhoods, 8-foot wide parking lanes accommodate additional parking needs. It is recommended that parking lanes incorporate permeable paving to maximize the potential for stormwater storage and infiltration. The two 8-foot planting zones accommodate structures for stormwater infiltration and street trees. Six-foot sidewalks on either side of the roadway allow for a fully-connected pedestrian network throughout the property.





Figure 33: Residential Collector Street Section - Townhouse Neighborhood Scale 1" = 16'-0"





Figure 34: Residential Collector Street Section - Medium/Low-Density Scale 1" = 16'-0"

STREETS

LOCAL STREETS

The local streets are designed to be more intimate and private in scale and character than the collector streets, which serve a broader user group and higher traffic volumes. Local streets are designed to serve the residential development areas in the western half of the property and mostly hospital and commercial service uses between the minor commercial arterial, commercial collector, and residential collector loop. As these streets are expected to be low in traffic volume, they are designed to encourage bicycle traffic to share the roadway with vehicular traffic. Eight-foot planting zones on either side of the roadway accommodate facilities for stormwater and street trees. There are several types of local streets:

- Commercial, urban local street with • on-street parking.
- Residential, urban local street with on-street • parking.
- . Residential, suburban local street with no on-street parking.





Figure 35: Urban Local Street Section - CRH Campus and Townhouse Neighborhood Scale 1" = 16'-0"










Figure 37: Residential Local Street Section - Low-Density Neighborhood Scale 1" = 16'-0"