



MEMORANDUM

TO: Members of the Columbus Plan Commission

FROM: Kyra Behrman

DATE: March 6, 2024

RE: Plan Commission Discussion Item – Rubicon Development
(Regarding redevelopment of 1008-1020 Washington Street and 921 Jackson Street)

This subject site was rezoned to CD (Commercial: Downtown) at the February 6, 2024 Columbus City Council meeting. The Zoning Ordinance establishes the CD zone as a Site Development Plan district; therefore, any development on this site is guided by a development plan that is reviewed and approved by the Plan Commission.

The developers, Rubicon Investment Group, have requested to discuss parking layout and ingress / egress points with the Plan Commission. Their letter of discussion request and discussion site plan and renderings are included. Please note that, as a discussion item, the Commission may share input with the applicant, but no formal public hearing will be conducted and no vote will be taken. Adjoining property owners were notified of the Plan Commission discussion by direct mail and those who previously expressed an interest in this project have been notified by email. The Plan Commission may take public comment at its discretion.

Please note that, in the CD zoning district, there is no minimum amount of parking required. This is due to the greater availability of transit; more prevalent travel by those on bike and foot; the availability of public parking; and a mix of land uses that enable residents, employees, shoppers, etc. the ability to park at one location while visiting multiple others on foot. If this potential development project were located in another zoning district, it would require a total of 186 parking spaces, including 180 for the 120 apartments and 6 for the 2,000 square feet of commercial space. The calculation of parking provided would include 20% of all public spaces within 1 block of the property. As shown, the potential project provides 149 parking spaces, including 9 public spaces in the area.

The Planning Department would recommend that the Plan Commission also provide input on building height and massing. The potential development is shown as 61.16 feet tall, with a 13 foot side setback on the south and a 17 foot side setback on the north. Proposed front setbacks are 0 feet along Washington Street and 18 feet along Jackson Street. The Zoning Ordinance requires that structures in the CD zoning district be built to the right-of-way line. No side setbacks are required. The maximum building height at this location is 125 feet.



2755 East Canada Drive, Suite 102 | Bloomington, Indiana 47401

February 14, 2024

VIA EMAIL

City of Columbus - Bartholomew County
Planning Department
123 Washington Street
Columbus, Indiana 47201
Attention: Kyra Behrman
Email: kbehrman@columbus.in.gov

Re: Plan Commission Discussion Request – Washington and Jackson Development

Dear Kyra:

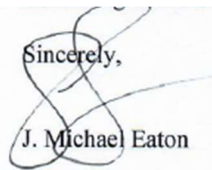
Rubicon Investment Group LLC (“**Rubicon**”) would like to request that we be added to the meeting agenda for the March 13, 2024, Plan Commission meeting as a Discussion Item. The subject of this discussion is the proposed project to be located at 1008, 1020, 1034 Washington Street and 921 Jackson Street, Columbus, Indiana.

We have enclosed with this letter a proposed site plan and proposed first floor plan. These enclosures provide proposed project details for the Plan Commission to review and discuss, including, without limitation, parking layouts and ingress/egress points. We will be happy to supplement these enclosures with updated renderings that reflect the proposed height(s) of the development.

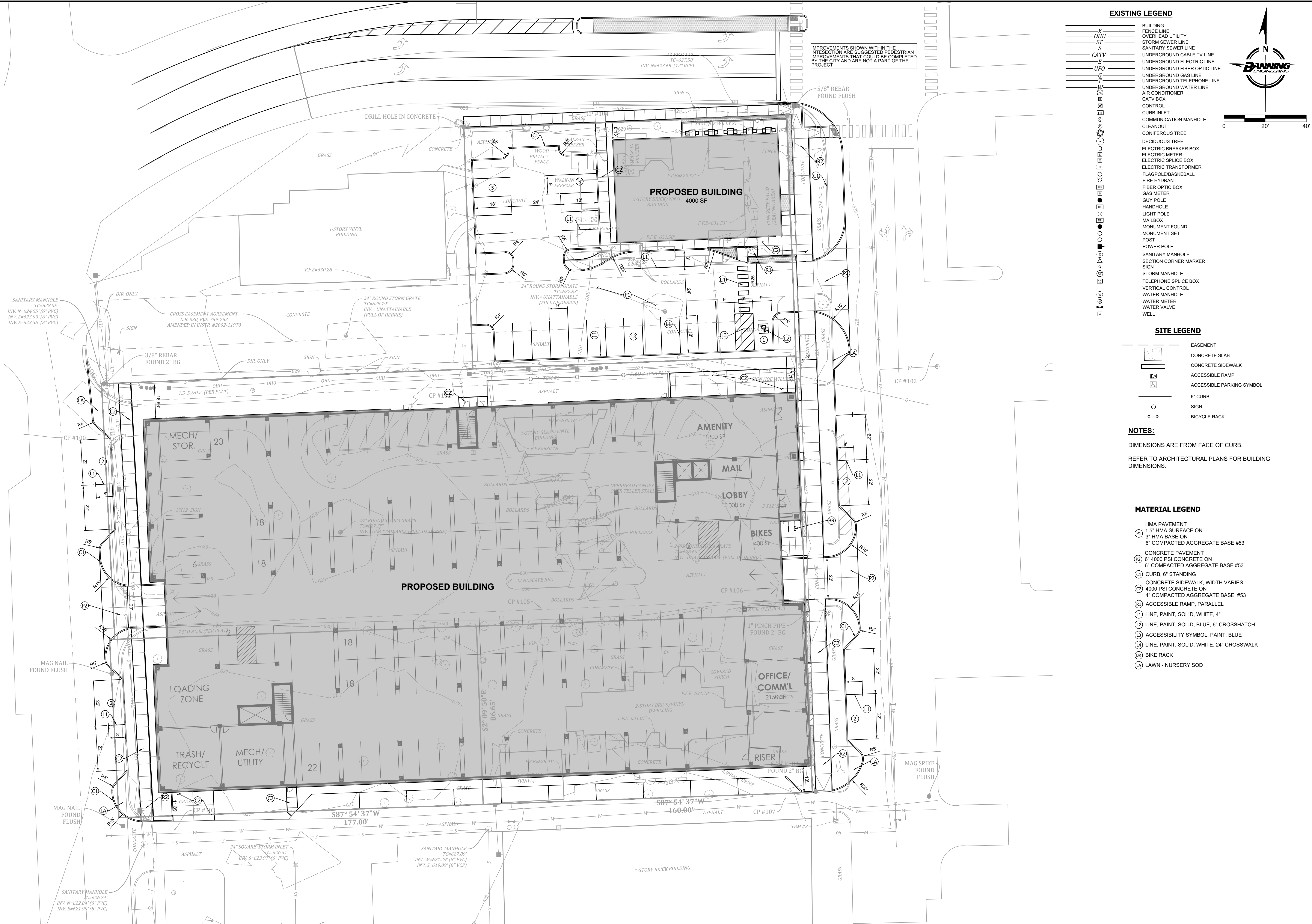
We should note that we have provided the Columbus Fire Department, City Engineer’s Department, Technical Code Enforcement, and Columbus City Utilities the opportunity to review and comment on these as well. Each of these departments have either (i) had no comments to the plans, or (ii) to the extent they provided comments, we have incorporated those requests herein to the extent applicable and possible. Future iterations will be shared with these departments as necessary until final approvals are received.

We look forward to discussing in more detail how we can bring this project to fruition together.

Sincerely,



J. Michael Eaton



IMPROVEMENTS SHOWN WITHIN THE INTERSECTION ARE SUGGESTED PEDESTRIAN IMPROVEMENTS THAT COULD BE COMPLETED BY THE CITY AND ARE NOT A PART OF THE PROJECT

EXISTING LEGEND

- BUILDING
- FENCE LINE
- OHU OVERHEAD UTILITY
- ST STORM SEWER LINE
- S SANITARY SEWER LINE
- CATV UNDERGROUND CABLE TV LINE
- E UNDERGROUND ELECTRIC LINE
- UFO UNDERGROUND FIBER OPTIC LINE
- G UNDERGROUND GAS LINE
- T UNDERGROUND TELEPHONE LINE
- W UNDERGROUND WATER LINE
- AIR CONDITIONER
- CATV BOX
- CONTROL
- CURB INLET
- COMMUNICATION MANHOLE
- CLEANOUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC SPICE BOX
- ELECTRIC TRANSFORMER
- FLAGPOLE/BASKETBALL
- FIRE HYDRANT
- FIBER OPTIC BOX
- GAS METER
- GUY POLE
- HANDHOLE
- LIGHT POLE
- MAILBOX
- MONUMENT FOUND
- MONUMENT SET
- POST
- POWER POLE
- SANITARY MANHOLE
- SECTION CORNER MARKER
- SIGN
- STORM MANHOLE
- TELEPHONE SPICE BOX
- VERTICAL CONTROL
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WELL



SITE LEGEND

- EASEMENT
- CONCRETE SLAB
- CONCRETE SIDEWALK
- ACCESSIBLE RAMP
- WATER MANHOLE
- ACCESSIBLE PARKING SYMBOL
- 6" CURB
- SIGN
- BICYCLE RACK

NOTES:

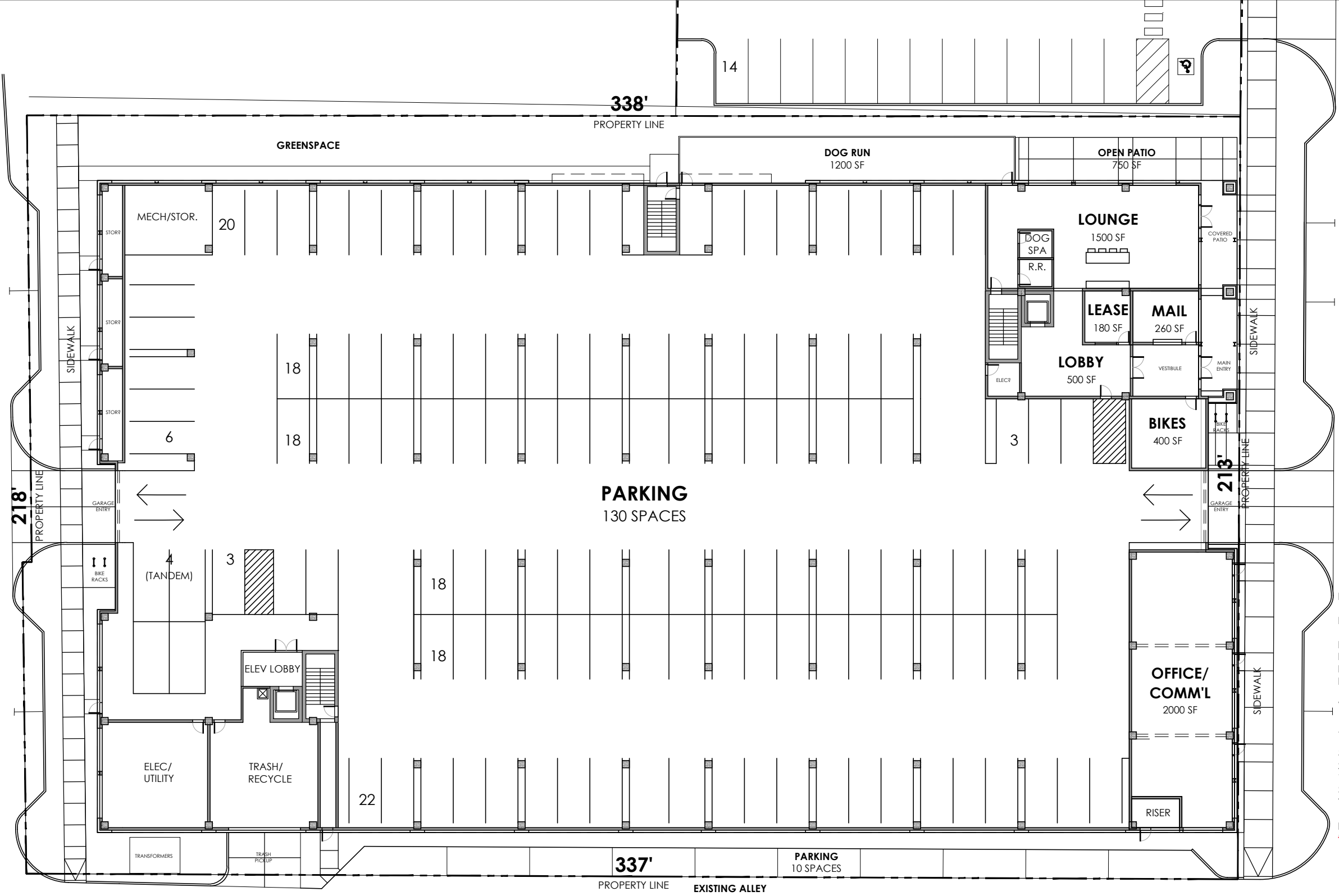
DIMENSIONS ARE FROM FACE OF CURB.
REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

MATERIAL LEGEND

- HMA PAVEMENT
- ① 1.5" HMA SURFACE ON 3" HMA BASE ON 6" COMPACTED AGGREGATE BASE #53
- CONCRETE PAVEMENT
- ② 6" 4000 PSI CONCRETE ON 6" COMPACTED AGGREGATE BASE #53
- ③ CURB, 6" STANDING
- ④ CONCRETE SIDEWALK, WIDTH VARIES
- ⑤ 4000 PSI CONCRETE ON 4" COMPACTED AGGREGATE BASE #53
- ⑥ ACCESSIBLE RAMP, PARALLEL
- ⑦ LINE, PAINT, SOLID, WHITE, 4"
- ⑧ LINE, PAINT, SOLID, BLUE, 6" CROSSHATCH
- ⑨ ACCESSIBILITY SYMBOL, PAINT, BLUE
- ⑩ LINE, PAINT, SOLID, WHITE, 24" CROSSWALK
- ⑪ BIKE RACK
- ⑫ LAWN - NURSERY SOD

SITE PLAN
COLUMBUS MIXED USE
1020 WASHINGTON STREET
COLUMBUS, INDIANA 47201

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46166
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com



BUILDING DATA

BUILDING AREAS

LEVEL 1 AMENITY = 2800 SF
 LEVEL 1 OFFICE/COMM'L = 2000 SF
 LEVEL 1 PARKING = 49,600 SF
 LEVELS 2-5 RESIDENTIAL = 32,500 SF/FLOOR X 4 = 130,000 SF

TOTAL BUILDING AREA = 184,800 SF

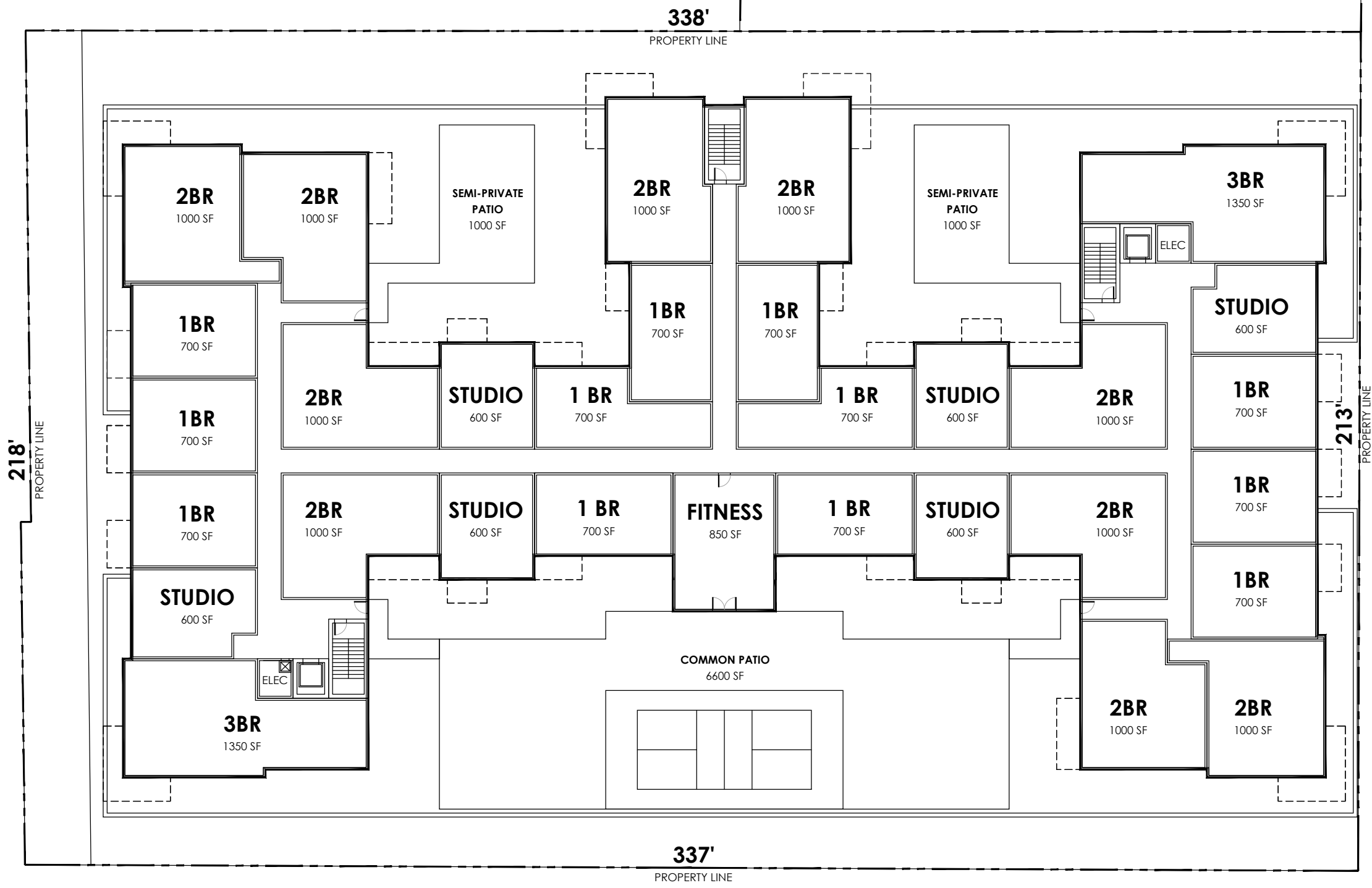
APARTMENT UNIT MIX

3 BEDROOMS: 2/FLOOR X 4 = 8 UNITS/24 BEDS
 2 BEDROOMS: 10/FLOOR X 4 = 40 UNITS/80 BEDS
 1 BEDROOMS: 12/FLOOR X 4 = 48 UNITS/48 BEDS
 STUDIOS: 6/FLOOR X 4 = 24 UNITS/24 BEDS
TOTALS: 120 UNITS/176 BEDS

PARKING:
 130 SPACES = 1.08 STALL/UNIT & 0.74 STALL/BEDROOM

140 Spaces = 1.16 /Unit
 +1 additional on-street (8 current / 9 proposed (see sheet C103)
 JRB 2.16.24





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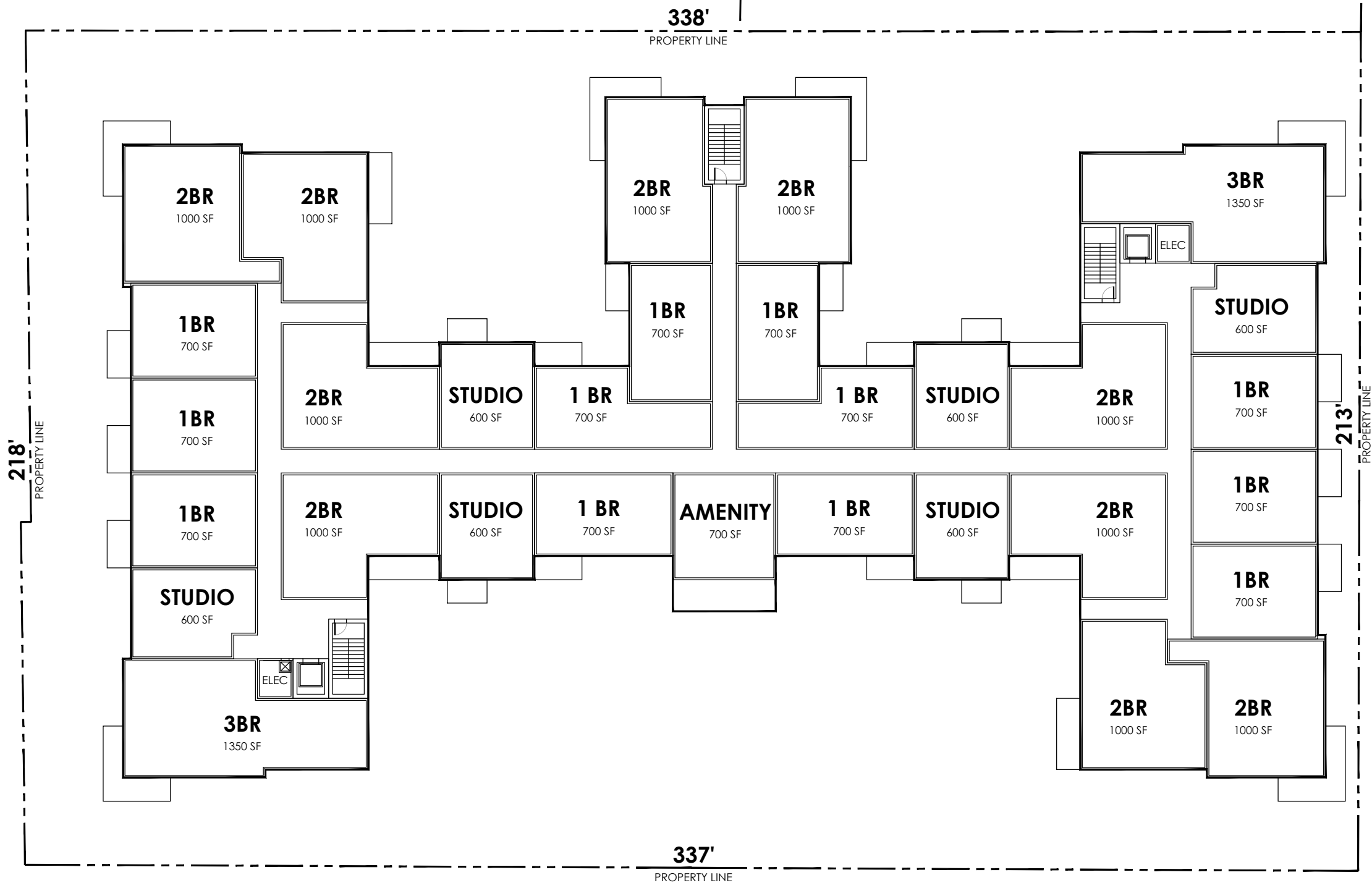
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WASHINGTON JACKSON DEVELOPMENT
 THIRD-FIFTH FLOOR PLAN SCALE: 1" = 30'-0"





*2-STORY BUILDING DESIGN FOR ILLUSTRATIVE PURPOSES ONLY



