



columbusindiana
unexpected.unforgettable.

Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL & VIA WEBEX
TUESDAY, SEPTEMBER 5, 2023
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. Old Business Requiring Council Action

- A. None

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled, RESOLUTION NO._____, 2023, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM.” (HERITAGE DISTRIBUTING COMPANY, INC DBA NINTH AVENUE FOODS) Robin Hilber
- B. Reading of a Resolution entitled, “RESOLUTION NO._____, 2023, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO GRANT FUNDS IN EXCESS OF \$500,000 TO BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION FOR WORKFORCE DEVELOPMENT INCLUDING IGRAD, S.T.E.M., AND TRANSITION PLANNING FOR SCHOOL YEAR 2023/2024.” Heather Pope

C. Reading of a Resolution entitled, "RESOLUTION NO._____, 2023, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH THE CENTRAL ECONOMIC DEVELOPMENT AREA (VARIOUS AMENDMENTS TO CENTRAL ECONOMIC DEVELOPMENT AREA)." Heather Pope

D. Reading of a Resolution entitled, "RESOLUTION NO._____, 2023, A RESOLUTION ADOPTING THE CITY VIEW DISTRICT PLAN AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN." Jeff Bergman

IV. Other Business

A. Standing Committee and Liaison Reports

B. The next meeting is scheduled for **Tuesday, September 19, 2023, 6:00 p.m.**

C. Adjournment



Community Development

MEMORANDUM

TO: Members of the Common Council
FROM: Robin S. Hilber
RE: Tax Abatement Request for Heritage Distributing Company, Inc DBA Ninth Avenue Foods
DATE: August 28, 2023

The following tax abatement request will be presented to Council at its Tuesday, September 5, 2023 meeting at 6:00 pm:

Heritage Distributing Company, Inc DBA Ninth Avenue Foods is requesting personal property tax abatement for an \$18 million investment of two additional lines – one processing and one packaging – in their new central US headquarters and production facility at Woodside Industrial Park which completed construction at the end of 2022. As a result of this investment, 10 new permanent jobs will be created by the end of 2025, bringing total employee count to 111 with an expected average wage of \$27.58/hour before fringe benefits.

Should you have any questions regarding this, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in black ink that reads "Robin S. Hilber".

Robin S. Hilber
Assistant Director of Community Development

Attachments

cc: Mayor Jim Lienhoop
Mary Ferdon, Executive Director of Administration and Community Development
Alan Whitted, City Attorney
Jason Hester, President, Greater Columbus Economic Development Corporation



NINTH AVENUE FOODS

August 21, 2023

Ms. Robin Hilber
Assistant Director of Community Development
City of Columbus
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement for Personal Property
Ninth Avenue Foods
6350 S 175 W Columbus, IN 47201

Dear Ms. Hilber:

Ninth Avenue Foods recently finished construction of our new \$103+ million dairy and plant-based beverage production facility on the south side of Columbus, our first such facility outside of our home state of California. As of today, we now proudly employ 85 persons at our 220,000 SF Columbus facility, including manufacturing, logistics, and R&D positions. As previously pledged, we fully expect to reach 101 full-time positions before the end of next year. We are writing to the City today to ask support of our next proposed investment.

Our current plans call for an investment of \$18,000,000 in new manufacturing lines including one processing line and one packaging line. The new lines will potentially be installed in open space within our recently completed facility, and as a result of this expansion, we expect to create an additional 10 jobs, with an expected average wage of \$27.54/hour. These 10 jobs are in addition to the 101 positions that were promised with our previous abatement awarded in 2021.

With the ERA designation already in place, we respectfully request approval of a standard ten-year tax abatement / phase-in on the net new taxes associated with the installation of new qualifying equipment (Personal Property).

Attached hereto are the following exhibits:

- A) Aerial Map of Project Location
- B) Application for Tax Abatement
- C) Statement of Benefits Personal Property (SB-1/PP)

Thank you for your assistance and kind consideration. We respectfully request that you place this item on the Council's Agenda at the earliest convenient date. If you have any questions or require additional information, please feel free to contact me at 562-577-1207 or joel@ninthavenuefoods.com

Sincerely,

Joe Lunzer
Ninth Avenue Foods

Encs.

cc: Hon. James D. Lienhoop, Mayor
Ms. Mary Ferdon, Executive Director of Administration and Community Development
Mr. Alan Whitted, City Attorney
Mr. Jason Hester, President, Greater Columbus Economic Development Corporation

Ninth Avenue Foods, Inc., 425 S. Ninth Avenue, City of Industry, CA 91746, (626) 225-8040

Exhibit A

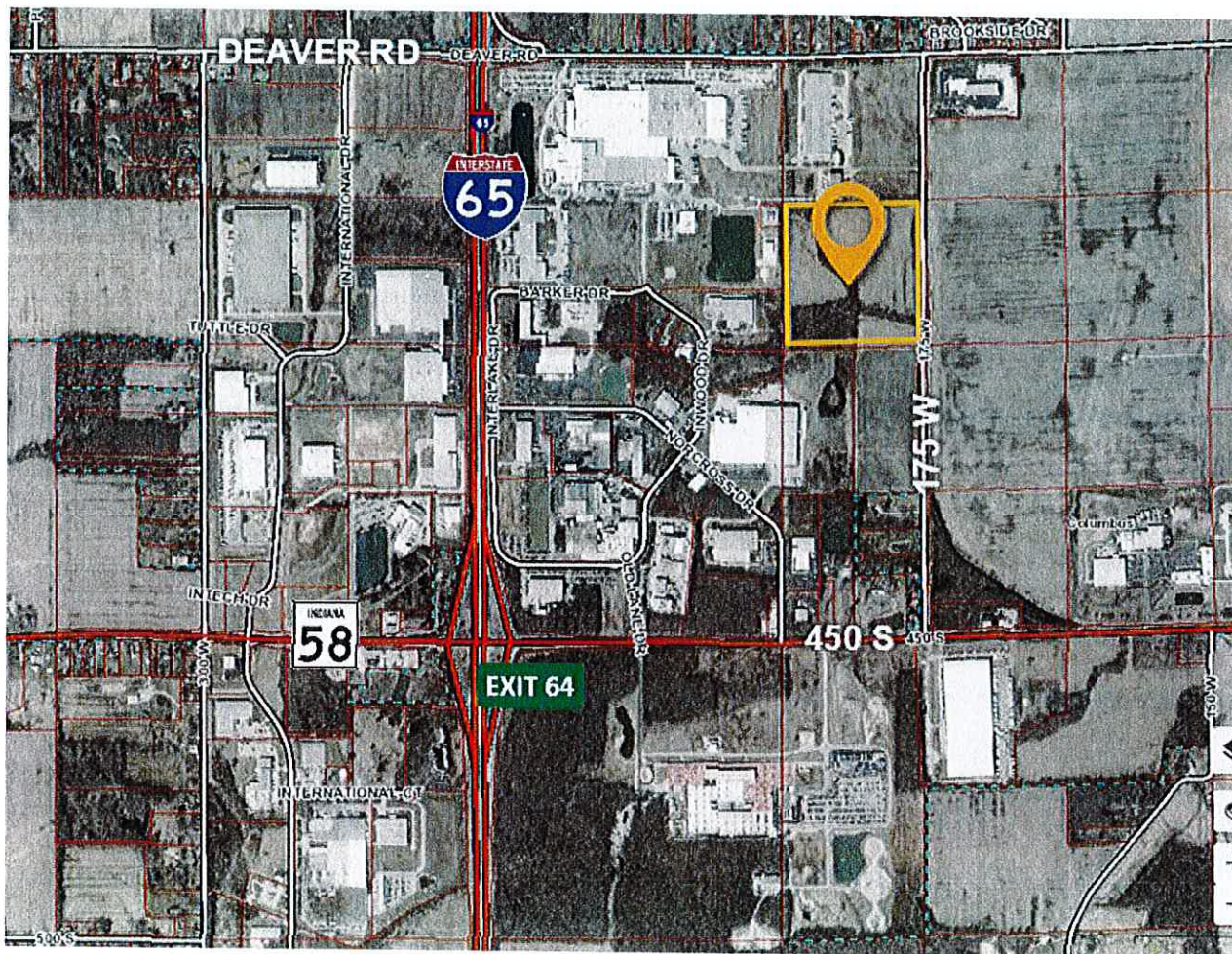
Aerial Map of Project Location

Company Name: Ninth Avenue Foods

Project Address: 6350 S 175 W Columbus, IN 47201

Nearest Crossroads or Other Identifier:

Our facility is located on the eastern edge of the Woodside Industrial Park, just south of Deaver Road on the west side of Road 175 West in Columbus, as shown below. Note, the aerial photograph below pre-dates the construction of our new 220,000 SF beverage production facility.



FOR OFFICE USE ONLY			
<input type="checkbox"/>	Economic Revitalization Area	<input type="checkbox"/>	CTP
<input type="checkbox"/>	Residentially Distressed Area	<input type="checkbox"/>	TIF
<input type="checkbox"/>	Economic Target Area	<input type="checkbox"/>	

SECTION A APPLICANT INFORMATION



This application MUST BE submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	Heritage Distributing Company, Inc DBA Ninth Avenue Foods	Project Name (if applicable):	
Website:	www.ninthavenuefoods.com	NAICS 6-Digit Code:	311511
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input type="checkbox"/> SINGLE-LOCATION <input checked="" type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	Long Beach, CA / Columbus, IN is the Central US HQ		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? ¹ If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES ¹ <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? ² If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ²
Has the company been awarded local abatement or other incentive support in any of the prior years? ³ Which years? <input type="checkbox"/> '12 <input type="checkbox"/> '13 <input type="checkbox"/> '14 <input type="checkbox"/> '15 <input type="checkbox"/> '16 <input type="checkbox"/> '17 <input type="checkbox"/> '18 <input type="checkbox"/> '19 <input type="checkbox"/> '20 <input checked="" type="checkbox"/> '21 <input type="checkbox"/> '22 <input type="checkbox"/> '23			<input checked="" type="checkbox"/> YES ³ <input type="checkbox"/> NO
Local Senior Official Name	Zach Pavlic	Title:	Plant Manager
Name of Contact Person (For application and/or compliance follow-up)	Joe Lunzer	Title:	VP of Development
Email:	joel@ninthavenuefoods.com	Phone:	562-577-1207

SECTION B LOCATION AND STATUS OF PROPOSED PROJECT

Township (Tax District) <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clay <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Clifford <input type="checkbox"/> German <input type="checkbox"/> Jonesville <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Clifty <input type="checkbox"/> Harrison <input type="checkbox"/> Ohio <input type="checkbox"/> Columbus/German <input type="checkbox"/> Edinburgh <input type="checkbox"/> Hartsville <input type="checkbox"/> Rockcreek <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> Edinburgh Annex <input type="checkbox"/> Hawcreek <input type="checkbox"/> Sandcreek <input checked="" type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Wayne	What type of investment are you seeking support for? (Check all that apply) <input checked="" type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input checked="" type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input checked="" type="checkbox"/> Information Technology Equipment (SB-1/PP) <input type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C
Zoning (Current) <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> I-3 <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> CC <input type="checkbox"/> CR <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input type="checkbox"/> Other: _____	
Project Address:	6350 S 175 West, Columbus IN 47201
Parcel Number:	03-85-11-330-000.100-021
Legal Description:	Wiley Adm Sub (R/73A) – Lot 1
Name & Address of Titled Landowner:	White River LLC – PO Box 668 Downey, CA 90241
Have improvements or construction begun?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Has any of the proposed equipment been installed? (Personal Property)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Have you applied for and/or received a State of Indiana offer of incentives?	<input type="checkbox"/> Approved <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Not Applying <input type="checkbox"/> We would like more information about State of Indiana incentives
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see IC 6-1.1-12.1-1	<input type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input checked="" type="checkbox"/> Other (Please describe in Section C)

SECTION C PROJECT DESCRIPTION

Please include any additional information that you think will be beneficial to the community's understanding and support of this project. If applicable, please also include a description of any estimated off-site public infrastructure upgrade requirements.

The proposed equipment investment will add capacity and jobs to Ninth Avenue Foods recently completed, state-of-the-art facility which houses the company's central US headquarters, manufacturing, and R&D operations. The proposed equipment includes an additional cutting-edge beverage manufacturing line specializing in dairy (milk, organic milk, lactose free milk, etc.) and dairy alternative beverage (oat milk, almond milk) processing, as well as an additional packaging line for these products.

These lines will further complement and expand on successful operations in California and Indiana while also filling an overall capacity void in the valued added beverage space. Further, nearly all raw dairy products used in production are being sourced from within Indiana, enhancing the State and Local economy beyond just the human and capital investment of the site itself. This new investment will further add to that use of Indiana Agriculture.

SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)

Current Land AV:	\$529,700	Current Parcel Size (Acres):	38.23	Current Building AV:	\$12,699,300	Current Building Size (SF):	227,496
Calendar Year	Land/Building Purchase Price	Annual Lease Payment		Cost of New Construction or Improvements		Building Size (TOTAL SF)	
20__	\$ 0.00	\$ 0.00		\$ 0.00		#	
20__	\$ 0.00	\$ 0.00		\$ 0.00		#	
20__	\$ 0.00	\$ 0.00		\$ 0.00		#	
TOTAL	\$ 0.00	\$ 0.00		\$ 0.00		#	

VACANT COMMERCIAL BUILDING STATUS (ONLY REQUIRED FOR FORM SB-1/VBD, IF APPLICABLE)

Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other
---	---	---

RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)

Has the area been designated a Residentially Distressed Area? Yes No

SECTION E ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)

Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	* IC 6-1.1-12.1-1 defines the types of equipment purchases that are "abatable" or not. Generally speaking, manufacturing, R&D, logistics, and I.T. equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered "new" and therefore "abatable". Please consult a professional tax advisor for further guidance.
2023	\$ 14,000,000	\$ 0.00	\$ 14,000,000	
2024	\$ 4,000,000	\$ 0.00	\$ 4,000,000	
20__	\$ 0.00	\$ 0.00	\$ 0.00	
TOTAL	\$ 18,000,000	\$ 0.00	\$ 18,000,000	

As a percent of the total machinery & equipment investment shown above, which depreciation pool(s) will be utilized? (Default is Pool 2)

POOL	POOL 1 (1-4 YEAR LIFE)	POOL 2 (6-8 YEAR LIFE)	POOL 3 (9-12 YEAR LIFE)	POOL 4 (13 YEARS PLUS)	TOTAL (ALL POOLS)
%	#	#	100	#	100%

SECTION F ESTIMATE OF EMPLOYEES AND SALARIES4

EMPLOYMENT & WAGES BY OCCUPATION TYPE

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in the Columbus, IN MSA, please visit Bureau of Labor Statistics, OES data at http://www.bls.gov/oes/current/oes_18020.htm. For assistance calculating "Blended" wages, please call Greater Columbus EDC at 812-378-7300. NOTE: Applicant is never required to indicate salaries paid to an individual position, so if only one job is to be employed under a certain occupation, applicant may add that position to another category or mark "N.D." for the individual wage.

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2022
11-0000 Management Occupations	4	\$ 60.08	3	\$ 50.00	\$ 55.76	\$ 115,981	\$47.31
13-0000 Business and Financial	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$34.10
15-0000 Computer and Math	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$39.53
17-0000 Engineering Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$45.62
41-0000 Sales and Related	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$19.47
43-0000 Office and Administrative	3	\$ 28.32	2	\$ 20.00	\$ 24.99	\$ 51,983	\$20.64
49-0000 Maintenance and Repair	19	\$ 30.42	3	\$ 30.00	\$ 30.36	\$ 63,154	\$25.68
51-0000 Production/Manufacturing	59	\$ 24.43	18	\$ 24.43	\$ 24.43	\$ 50,814	\$21.51
53-0000 Transport/Material Moving	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$18.54
All Other Jobs (Not Counted Above)	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	N.A.
TOTALS & BLENDED AVERAGES	85	\$ 27.58	26	\$ 27.68	\$ 27.61	\$ 57,422	\$20.75

ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT

CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E. JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
20 23			= 85	0 %	\$ 4,876,830	# %	# %
20 24 (mid)	85	+ 16	= 101	0 %	\$ 5,800,974	# %	# %
20 24 (end)	101	+ 7	= 108	0 %	\$ 6,221,426	# %	# %
20 25	108	+ 3	= 111	0 %	\$ 6,373,890	# %	# %

BENEFITS & OTHER

Health/Medical
 Dental/Vision
 Life Ins.
 401K/Retirement
 Tuition Reimbursement
 Paid Vacation/Sick/Personal
 Other

Approximate Fringe Value (per hour)? \$ 15.00

What percent of your workforce resides (or will reside) within the county? 80 %

JOB TRAINING

Describe the company's workforce training needs and plans for this location:

There will be on the job training for all employees and the possibility of training at the California facility.

Training Budget: \$ 100,000

SECTION G APPLICANT CERTIFICATION

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative: *[Signature]* Title: VP of Development Date: 8-21-23

DON'T FORGET YOUR ATTACHMENTS!

- Form(s) SB-1
- Cover Letter
- Map or Aerial of Project
- Bankruptcy Explanation (if applicable)
- Additional Information (if applicable or desired by applicant)



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

- 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.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- 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 or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 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 January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION													
Name of taxpayer Heritage Distributing Company, Inc DBA Ninth Avenue Foods					Name of contact person Joe Lunzer								
Address of taxpayer (number and street, city, state, and ZIP code) 2370 Grand Avenue Long Beach, CA 90815							Telephone number (562) 577-1207						
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT													
Name of designating body Columbus City Council							Resolution number (s)						
Location of property 6350 S 175 West Columbus IN 47201				County Bartholomew		DLGF taxing district number 021							
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.) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and dairy alternative beverages (oat milk, almond milk). Equipment includes, processor and filler with associated piping as well as packer, palletizer/wrapper and forklifts.					ESTIMATED								
										START DATE		COMPLETION DATE	
					Manufacturing Equipment					11/01/2023		06/01/2024	
					R & D Equipment								
					Logist Dist Equipment					11/01/2023		06/01/2024	
IT Equipment					11/01/2023		06/01/2024						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT													
Current number 85		Salaries \$4,876,830		Number retained 101		Salaries 5,800,974		Number additional 10		Salaries \$6,373,890			
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						3,000,000		500,000		
			Plus estimated values of proposed project		17,300,000 17,300,000		0 0		500,000 3,500,000		200,000 200,000		
			Net estimated values upon completion of project		88,000,000		1,000,000		3,500,000		700,000		
Less values of any property being replaced													
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER													
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____								
Other benefits:													
SECTION 6 TAXPAYER CERTIFICATION													
I hereby certify that the representations in this statement are true.													
Signature of authorized representative 							Date signed (month, day, year) 8-21-23						
Printed name of authorized representative Joe Lunzer					Title VP of Development								

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 _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- 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 is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. ___, 2023

A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

HERITAGE DISTRIBUTING COMPANY, INC DBA NINTH AVENUE FOODS
6350 S 175 W, COLUMBUS, INDIANA 47201

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for an abatement of property taxes attributable to the rehabilitation/redevelopment of real property and installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve Statement of Benefits forms associated with an application requesting a tax abatement for personal and/or real property in an area previously designated as an ERA; and

WHEREAS, **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** filed an Application and a Statement of Benefits form dated August 21, 2023, requesting the approval of a personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for installation of new manufacturing and related qualified equipment at their facility located at 6350 S 175 W (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A, Form SB-1 / PP - Statement of Benefits Personal Property**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17 and 18 *et. seq.*, a deduction allowed for the installation of new manufacturing, research and development, logistical distribution, and/or new information technology equipment:

1. May be allowed for new business personal property that is placed in service after the date the taxpayer's statement of benefits is approved by the designating body and has not previously been used in Indiana; AND
2. Shall follow an abatement schedule that has been established by the designating body; AND
3. The abatement schedule must specify the percentage amount of the deduction for each year of the deduction that is allowed.

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 or retained jobs, that such real and personal property tax abatements be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** meets the requirements for filing of tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment is reasonable for this type of project and equipment; 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 installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - 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 installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. The **Heritage Distributing Company, Inc DBA Ninth Avenue Foods** project represents a major capital investment into real and personal property and complements the initiatives of the City of Columbus for economic development.
4. The deductions allowed for real and personal property pursuant to INDIANA CODE 6-1.1-12.1-4.5 and 17 and 18, *et. seq.* shall be allowed for ten (10) years, attached as **Exhibit B** and;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Heritage Distributing Company, Inc DBA Ninth Avenue Foods**.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of September 2023, by a vote of ____ ayes and ____ nays.

James D. Lienhoop, 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 September 2023, at _____ o'clock _____.M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of September 2023, at ____ o'clock _____.M.

James D. Lienhoop
Mayor of the City of Columbus, Indiana

NINTH AVENUE FOODS
6350 S 175 W
COLUMBUS, IN 47201

PARCEL 03-85-11-330-000.100-021
LEGAL DESCRIPTION: WILEY ADM SUB (R/73A) – Lot 1
38.23 ACRES

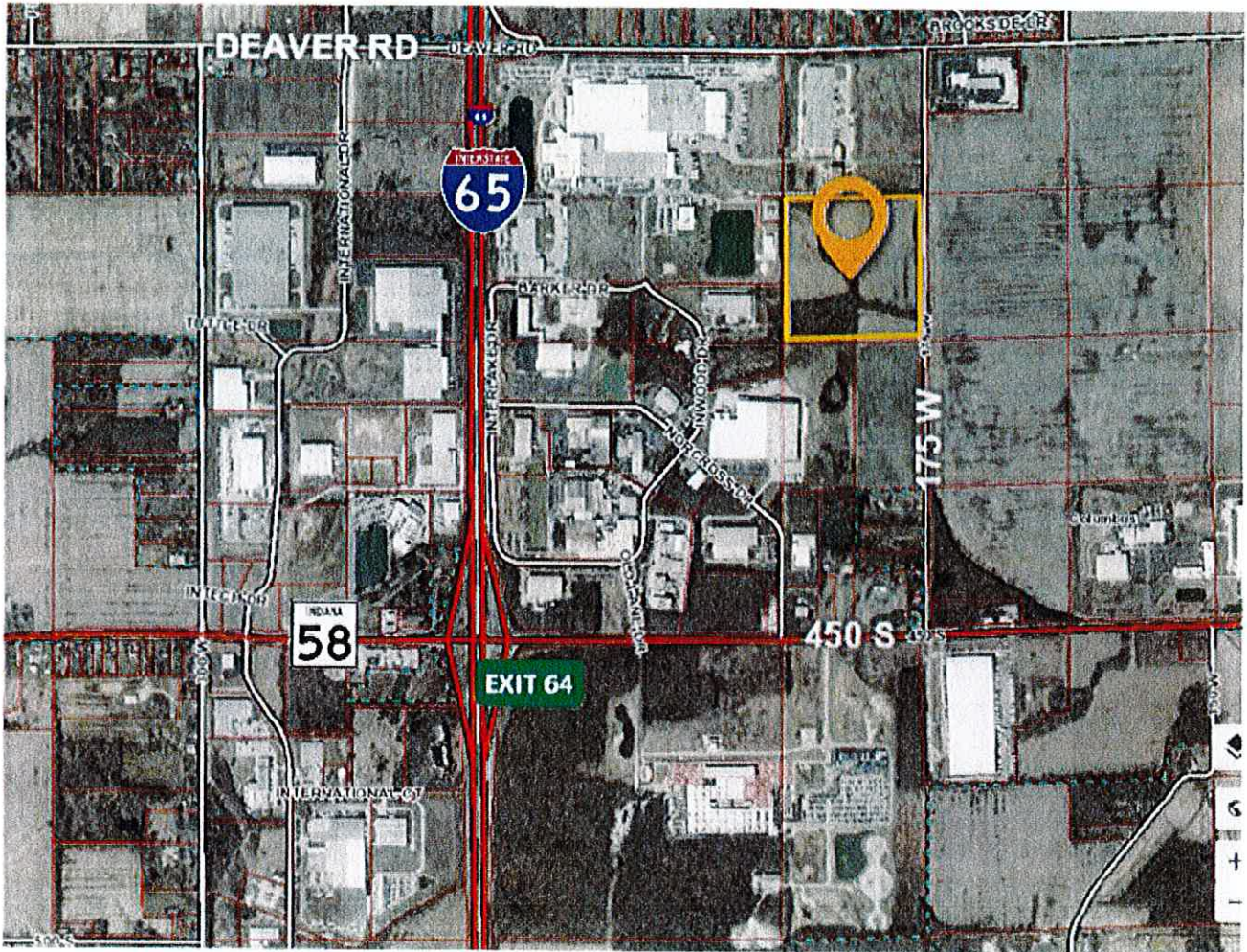


Exhibit A



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51704 (R4/11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1/PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
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 or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 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 January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form IC-1199 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION														
Name of taxpayer Heritage Distributing Company, Inc DBA Ninth Avenue Foods					Name of contact person Joe Lunzer									
Address of taxpayer (number and street, city, state, and ZIP code) 2370 Grand Avenue Long Beach, CA 90815							Telephone number (562) 577-1207							
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT														
Name of designating body Columbus City Council						File solution number (s)								
Location of property 6300 S 175 West Columbus IN 47201				County Bartholomew		DUG# taxing district number 021								
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.) This is a beverage production facility specializing in dairy (milk, organic milk, lactose free milk, etc.) and dairy alternative beverages (oat milk, almond milk). Equipment includes: processor and filler with associated piping as well as packer, palletizer/wrapper and forklifts.					ESTIMATED									
							START DATE		COMPLETION DATE					
					Manufacturing Equipment		11/01/2023		06/01/2024					
					R & D Equipment									
					Logist Dist Equipment		11/01/2023		05/01/2024					
IT Equipment		11/01/2023		06/01/2024										
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT														
Current number 85		Salaries \$4,876,830		Number retained 101		Salaries 6,800,974		Number additional 10		Salaries \$6,373,890				
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	
			Current values		70,500,000		1,000,000		3,000,000		500,000			
			Plus estimated values of proposed project		17,300,000		0		500,000		3,500,000		200,000	
			Less values of any property being replaced											
Net estimated values upon completion of project		87,800,000		1,000,000		3,500,000		700,000						
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER														
Estimated solid waste converted (pounds)					Estimated hazardous waste converted (pounds)									
Other benefits:														
SECTION 6 TAXPAYER CERTIFICATION														
I hereby certify that the representations in this statement are true.														
Signature of authorized representative 							Date signed (month, day, year) 8-21-23							
Printed name of authorized representative Joe Lunzer					Title VP of Development									

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 _____ . *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- 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 is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit B

City of Columbus

Standard 10-Year Personal Property Tax Abatement Schedule

Year 1	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%
Year 11 and thereafter	0%

Indiana Tax Abatement Results

- Bartholomew County, C-Wayne Annex
- Tax Rate (%): 2.5870
- Project Name: Ninth Avenue Foods

Personal Property: \$18,000,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$186,264	\$0	\$186,264	\$186,264
Year 2	80	\$26,077	\$0	\$26,077	\$260,770	\$0	\$260,770	\$234,693
Year 3	60	\$39,115	\$0	\$39,115	\$192,577	\$0	\$192,577	\$153,462
Year 4	50	\$44,703	\$0	\$44,703	\$149,011	\$0	\$149,011	\$104,305
Year 5	50	\$55,879	\$0	\$55,879	\$139,869	\$0	\$139,869	\$83,919
Year 6	50	\$69,849	\$0	\$69,849	\$139,869	\$0	\$139,869	\$69,849
Year 7	40	\$83,919	\$0	\$83,919	\$139,869	\$0	\$139,869	\$55,959
Year 8	30	\$97,759	\$0	\$97,759	\$139,869	\$0	\$139,869	\$41,909
Year 9	20	\$111,759	\$0	\$111,759	\$139,869	\$0	\$139,869	\$27,940
Year 10	10	\$125,728	\$0	\$125,728	\$139,869	\$0	\$139,869	\$13,970
Totals		\$654,718	\$0	\$654,718	\$1,629,810	\$0	\$1,629,810	\$975,092



columbusindiana
redevelopment

MEMORANDUM

TO: Columbus City Council
FROM: Heather Pope, Director of Redevelopment
DATE: August 21, 2023
RE: Grant to BCSC for Workforce Development

At its regularly scheduled meeting on August 21, 2022, the Redevelopment Commission heard from the Bartholomew Consolidated School Corporation about the measured success the TIF dollars have had on the three identified workforce programs over the past eight years.

The grant expenditure of \$1,000,000 shall be allocated to the following programs:

- **iGrand - \$330,500**
- **S.T.E.M - \$402,103**
- **Transition Planning - \$267,397**

Having heard from the School Corporation at their August 21st Redevelopment Commission meeting, holding a public meeting, engaged in dialogue, voted unanimously to grant \$1,000,000 to the School Corporation for school year 2023/2024.

Pursuant to Council Ordinance #25-2003, any proposed expenditure by the Commission in excess of \$500,000 is subject to Council approval. The Commission, by way of resolution, is making a recommendation to the Council to authorize the \$1,000,000 expenditure to support workforce development.

Attached you will find:

- City Council Resolution authorizing the expenditure to grant \$1,000,000 to Bartholomew Consolidated School Corporation for workforce development.
- Redevelopment Commission Resolution recommending said expenditure.
- BCSC presentation on workforce development progress and 2022 request.

RESOLUTION NO. ___, 2023

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS
REDEVELOPMENT COMMISSION TO GRANT FUNDS IN EXCESS OF \$500,000 TO
BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION FOR WORKFORCE DEVELOPMENT
INCLUDING IGRAD, S.T.E.M. TRANSITION PLANNING
FOR SCHOOL YEAR 2023/2024**

WHEREAS, the City of Columbus Department of Redevelopment and Redevelopment Commission (the "Commission") was established in August 2003 (Columbus Common Council Ordinance # 25-2003) by the Columbus Common Council (the "Council") pursuant to I.C. 36-7-14-39;

WHEREAS, the City of Columbus Redevelopment Commission has the authority pursuant to Ind. Code 36-7-25-7 to make a grant of funds for education and training purposes;

WHEREAS, the Bartholomew Consolidated School Corporation made a request to the Redevelopment Commission for a grant of funds to assist the School Corporation with funding of three workforce development programs;

WHEREAS, the School Corporation identified three (3) programs in need of financial assistance: iGrad, S.T.E.M, and Transition Planning;

WHEREAS, the Commission having heard of the progress the TIF funds have made to the three programs in the past eight years and the continued funding deficit from the School Corporation, the School Corporations desire to grow the programs, and after holding a public hearing approved a resolution to grant \$1,000,000 for school year 2023/2024 by way of Redevelopment Resolution No. 25-2023 (attached);

WHEREAS, pursuant to Council Ordinance #25-2003, any proposed expenditure by the Commission in excess of \$500,000 is subject to Council approval; and

WHEREAS, the Commission has asserted that sufficient funding exists in the Central Allocation Area (Central TIF) to cover the grant to Bartholomew Consolidated School Corporation for 2023/2024 school year.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the expenditure of a grant to Bartholomew Consolidated School Corporation in the amount of \$1,000,000 to be allocated to the following programs:

iGrad: \$330,500; S.T.E.M.: \$402,103; and Transition Planning: \$267,397;

THIS RESOLUTION IS ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA
on this the ____ day of _____, 2022, by a vote of _____ ayes and
_____ nays.

James D. Lienhoop, 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 _____, 2022 at
_____ o'clock ____ .M.

Luann Welmer
Clerk – Treasurer

Approved and signed by me this ____ day of _____, 2022 at _____ o'clock
____ .M.

James D. Lienhoop, Mayor
Presiding Officer of the Common Council

RESOLUTION NO.: 25-2023

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION TO PROVIDE BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION WITH A WORKFORCE DEVELOPMENT GRANT FOR THE SCHOOL YEAR 2023/2024

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 et seq. provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (“Redevelopment Commission”) by way of Ordinance Number 25, 2003; and

WHEREAS, the Central T.I.F. Allocation Area receives funds through property taxes; and

WHEREAS, the Bartholomew Consolidated School Corporation did make an initial request of the Redevelopment Commission for a grant of funds to assist the School Corporation with funding for three (3) programs: iGrad, S.T.E.M. and the Transition Planning programs in 2016; and

WHEREAS, the Superintendent of the Bartholomew Consolidated School Corporation did appear before the Redevelopment Commission on July 17, 2017, and presented a comprehensive report of the use of said funds from the 2017 grant, successes the program enjoyed and forecast for the number of students to be served for the 2017/2018 school year and sought an additional grant from the Redevelopment Commission for \$750,000, which was approved by Resolution 25-2017; and

WHEREAS, comprehensive grant requests, presentations and reports were presented to and prepared for the Redevelopment Commission regarding funding requests and past years fund use for the 2018/2019, 2019/2020 & 2020/2021 school years, and the Redevelopment Commission did by way of Resolutions 17-2018, Resolution 16-2019, and Resolution 14-2020, approved grants to the Bartholomew County School Corporation the amount of \$750,000 for the school years 2018/2019, 2019/2020, and 2020/2021.

WHEREAS, on July 21, 2021, the Redevelopment Commission received a presentation from the Bartholomew Consolidated School Corporation regarding iGrad, S.T.E.M. and Transitions Planning programs, and on and September 19, 2022, the Redevelopment Commission received a presentation from the Bartholomew Consolidated School Corporation regarding iGrad, S.T.E.M. Information Technology Pathway w/ Ivy Tech, and Transitions Planning programs, along with the summary of how the each of the prior year’s grant monies were used. The Redevelopment Commission did by way of Resolution 21-2021 and Resolution 19-2022, approved grants to the Bartholomew County School Corporation the sum of \$1,000,000 for the 2021/2022 and 2022/2023 school years; and

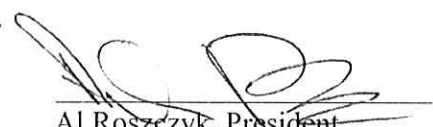
WHEREAS, on August 21, 2023, the Redevelopment Commission received a presentation

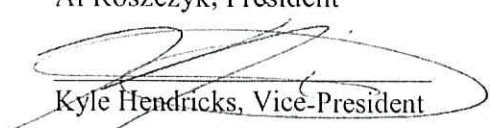
from the Bartholomew Consolidated School Corporation regarding iGrad, S.T.E.M., Information Technology Pathway w/ Ivy Tech, and Transitions Planning programs, along with the summary of how the prior year's grant monies were used along with plans for the program in the 2023/2024 school year and requested a grant in an amount of \$1,000,000.00.

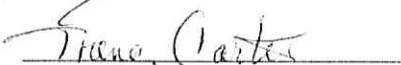
NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission having heard the request from the Bartholomew Consolidated School Corporations for a Grant for the iGrad, S.T.E.M., Information Technology Pathway w/ Ivy Tech, and Transition Program now finds as follows:
 - a. It is anticipated that students educated through the Bartholomew Consolidated School Corporation, specifically in the above named programs, will find their future employment within the community after graduation;
 - b. The iGrad, S.T.E.M., Information Technology Pathway w/ Ivy Tech and Transition Planning programs are educational and work training programs all designed to prepare individuals to participate in the competitive and global economy;
 - c. The Redevelopment Commission finds these programs will promote the redevelopment and economic development of the City of Columbus, is of utility and benefit for the community, citizens, and employers within the City of Columbus, and is in the best interests of the unit's residents; and
 - d. The Bartholomew Consolidated School Corporation presented a report regarding the use of said funds, number of students served, results of participation for prior school years and projections for the 2023/2034 school year.
2. Upon these findings, the City of Columbus Redevelopment Commission is granted authority pursuant to Ind. Code §36-7-25-7 to make a grant of funds for educational and training programs.
3. The Redevelopment Commission does hereby recommend a grant in the amount of \$1,000,000.00 to be made to the Bartholomew Consolidated School Corporation for the iGrad, S.T.E.M., Information Technology Pathway w/ Ivy Tech and Transition Planning programs in the 2023/2024 school year.
4. The Redevelopment Commission does note that this expenditure exceeds its spending authority pursuant to Ordinance 25-2003, and as such, is recommending to the Common Council of the City of Columbus that they consider this grant and approve the same on the terms set forth herein or on any other terms and conditions the Common Council of the City of Columbus deems fit and proper.
5. The President of the Commission, or his designee, is authorized to execute any necessary documents to effectuate this resolution on behalf of the Commission.

Adopted this 21st day of August, 2023.


Al Roszczyk, President


Kyle Hendricks, Vice-President


Trena Carter, Secretary



TIF WORKFORCE DEVELOPMENT FUNDING

Columbus Redevelopment Commission

August 21, 2023



GOAL

Improve workforce development through a unique partnership between the Columbus Redevelopment Commission and the Bartholomew Consolidated School Corporation.



WORKFORCE DEVELOPMENT PROJECTS

I-GRAD

Embedded systemic approach in the high schools and middle schools to achieve a high school graduation rate of 100%

Transition Programs

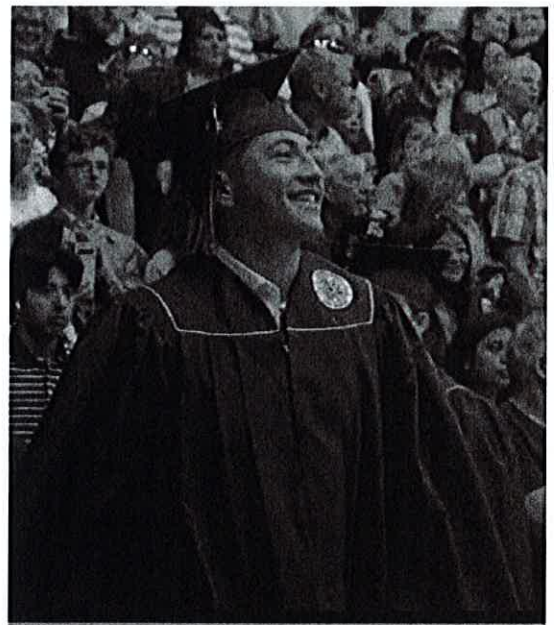
Systemically developed approaches to transition students with disabilities into the workforce or post-secondary opportunities

STEM

K-12 courses that teach science, technology, engineering, and math

i-GRAD

- Goal to achieve a high school graduation rate of 100%
- Serves students in grades 8-12
- Academic support and mentoring to students identified as at-risk
- Provides support needed to graduate and enter post-secondary education or a career
- Connects students to job readiness skills



i-GRAD UPDATE

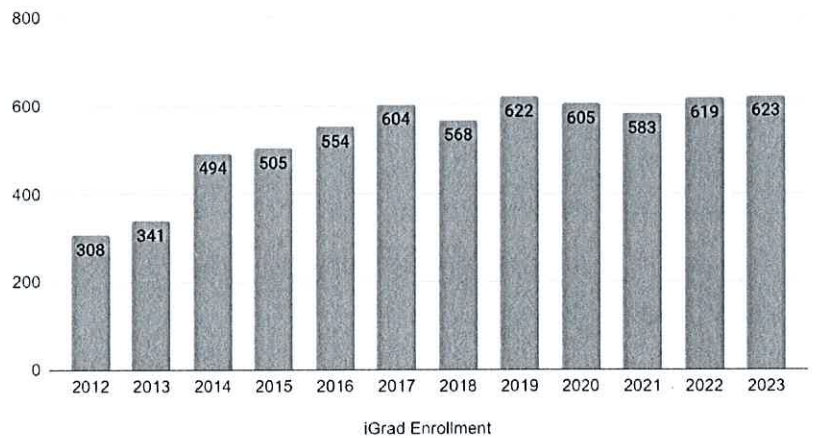
- Currently serves 623 BCSC students
- Class of 2023 graduation rate: **96%**
- On track with respect to credits:

9 th Grade	10 th Grade	11 th Grade	12 th Grade
56.6%	63.4%	80.0%	96.0%

Amount requested 2017-2021: \$253,825

Amount requested 2022-2024: \$330,500

iGrad Enrollment



TRANSITION PLANNING

- Identifies strengths, preferences, interests, and supports for students with disabilities.
- Provides instructional services, community experiences, employment, daily living skills and functional vocational experiences.
- Skills are related to individual needs in keeping within the Universal Design for Learning (UDL) framework.
- Community connections develop work skills and provide training necessary for employment.

TRANSITION PLANNING UPDATE

GOAL: Increase the number of paid work experiences for students with disabilities (SWD).

- 2017-2018 to 2022-2023: increase of 49 SWD with paid work experiences

Empower Program:

- 2023-2024 - 9 students enrolled
- BCSC, Ivy Tech and IUPUC
- BCSC students with an IEP, ages 18-22, working on a certificate of achievement
- 1-2 year transition program on the Air Park campus and within the Columbus community
- College life experience to gain adult skills to live a fulfilling and independent life

Amount requested 2017: \$247,175

Amount requested 2018-2024: \$267,397



STEM INITIATIVES

With the assistance of the Redevelopment Commission and City of Columbus, BCSC and Columbus are making strides to become the STEM capital of Indiana:

- K-6 STEM labs in every elementary school - Certified teachers in each lab
- BCSC Robotics League in elementary and middle schools
- C4 Career & Technical Program: 92% of HS students take at least one STEM-related course
- Girl Up! STEM night for 5th/6th grade girls to introduce them to non-traditional careers
- Smith Robotic Team ranked 23rd in the World Competition at Dallas, Texas



ELEMENTARY STEM LAB UPDATE

100% of BCSC students will:

- Continue to be exposed to STEM curriculum
- Continue to be taught STEM curriculum by a certified staff member
- Continue to experience computer science standards within the STEM labs.
- Take pre and post survey data on each STEM module to better support future curriculum and design within the STEM labs.

IT PATHWAY UPDATE

- Number of students in Cohort 3: 16
- Total number of high school credits earned: 453
- Total number of college credits earned: 716
- Total amount of tuition dollars saved: \$133,000
- Anticipated number of students in Cohort 4: 41



STEM INITIATIVES

STEM amount requested 2017: \$249,000

STEM amount requested 2018-2021: \$228,778

Amount requested 2022-2024: \$402,103



REQUEST SUMMARY FOR YEAR 8

1. Financial support for the i-GRAD program: **\$330,500**
2. Continued financial support for funding Transition Planning: **\$267,397**
3. Support of STEM initiatives: **\$402,103**

TOTAL REQUEST: **\$1,000,000**



MEMORANDUM

TO: Columbus City Council
FROM: Heather Pope, Director of Redevelopment
DATE: April 9, 2021
RE: Various Amendments to the Central Economic Development Area

On July 17, 2023 the Redevelopment Commission adopted a Declaratory Resolution #22-2023. On August 9, 2023 the Columbus Plan Commission approved a resolution confirming the various amendments proposed to the Central Economic Development Area and the Plan Supplement conform to the plan of development for the City.

The various amendments to the Central Allocation Area are (i) remove certain parcel sfrom the existing Central Allocation Area previously established within the Economic Development area, (ii) merge and consolidate the South Commons Allocation Area and the Cummins Allocation Area (each of which was previously created within the Economic Development Area) with the Central Allocation Area to be a consolidated allocation area under the Indiana Code 36.7.14, as amended (the "Act"), (iii) expand the Economic Development Area to add certain additional parcels, (iv) designate the entirety of the expansion area as an allocation area.

On September 5th I will be requesting the City Council to approve a resolution to amend various parts of the Central Economic Development Area and the Economic Development Plan.

Attached you will find the following:

- Redevelopment Commission Resolution - executed
- Plan Commission Resolution – executed
- City Council Resolution
- TIF Map with modifications

RESOLUTION NO. 22-2023

**RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN
FOR THE CENTRAL ECONOMIC DEVELOPMENT AREA**

(Various Amendments to Central Economic Development Area)

WHEREAS, the City of Columbus Redevelopment Commission (the "Commission"), pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Columbus Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") establishing and amending an economic development area known as the "Central Economic Development Area" (the "Development Area"), approving an economic development plan (the "Plan") for the Development Area, pursuant to Indiana Code 36-7-14, as amended (the "Act"), and designating portions of the Development Area as separate allocation areas pursuant to Section 39 of the Act, known as the "Central Economic Development Allocation Area" (the "Central Allocation Area"), the "South Commons Residential Block Development Allocation Area" (the "South Commons Allocation Area") and the "Cummins Allocation Area" (the "Cummins Allocation Area"); and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and the Plan to (1) remove the area described on Exhibit A attached hereto from the Central Allocation Area, (2) merge and consolidate the South Commons Allocation Area and the Cummins Allocation Area, each as described on Exhibit B attached hereto, with the Central Allocation Area to be a consolidated allocation area (the "Consolidated Central Allocation Area"), (3) add the areas described on Exhibit C hereto (the "2023 Expansion Area") to the Development Area, (4) designate the entirety of the 2023 Expansion Area as an allocation area, pursuant to Section 39 of the Act, to be part of the Consolidated Central Allocation Area, and (5) adopt a supplement to the Plan attached hereto as Exhibit D (the "2023 Plan Supplement") (clauses (1) through (5), collectively, the "2023 Amendments"); and

WHEREAS, the 2023 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Redevelopment Commission deems it advisable to apply the provisions of said Section 39, 41 and 43 of the Act to the 2023 Amendments; and

WHEREAS, the Commission now desires to approve the 2023 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Columbus Redevelopment Commission, governing body of the City of Columbus Redevelopment District, as follows:

1. The 2023 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Columbus, Indiana (the "City"), attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Development Area, each as amended to include the 2023 Amendments, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvement, existence of conditions that lower the value of the land below that of nearby land, multiple ownership of land, and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2023 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution as provided in the 2023 Amendments and to continue to develop the Development Area, as amended the 2023 Amendments, under the Act and in accordance with the Plan.

5. The accomplishment of the Plan for the Development Area, as amended by the 2023 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2023 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2023 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the 2023 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Development Area, as amended by the 2023 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2023 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Development Area will be displaced by any project resulting from the 2023 Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2023 Amendments are hereby in all respects approved.

13. The 2023 Expansion Area, as described in Exhibit C hereto, is hereby designated as an "allocation area" pursuant to Section 39 of the Act, as part of the Consolidated Central Allocation Area for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Consolidated Central Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

14. The foregoing allocation provision shall apply to the 2023 Expansion Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the 2023 Expansion Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B. The base assessment date for the 2023 Expansion Area is January 1, 2023.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 2023 Expansion Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the 2023 Expansion Area.

16. This Resolution, together with any supporting data, shall be submitted to the City of Columbus Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

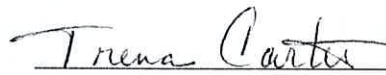
Adopted the 17th day of July, 2023.

CITY OF COLUMBUS REDEVELOPMENT
COMMISSION




President

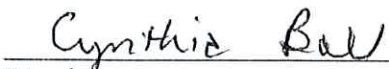
Vice President



Secretary



Member



Member

EXHIBIT A

Parcels to be removed from the Central Economic Development Allocation Area

The following parcels are removed from the Central Economic Development Allocation Area, and are depicted in the red-shaded area on the map attached hereto:

PARCEL ID NUMBERS:

03-95-29-240-000.129-024	03-95-29-240-000.132-024
03-95-29-000-000.100-024	03-95-29-240-000.133-024
03-95-29-000-000.200-024	03-95-29-240-000.135-024
03-95-29-240-000.121-024	03-95-29-240-000.136-024
03-95-29-210-000.102-024	03-95-29-240-000.117-024
03-95-29-210-000.101-024	03-95-29-240-000.112-024
03-95-29-240-000.134-024	03-95-29-240-000.113-024
03-95-29-210-000.103-024	03-95-29-240-000.114-024
03-95-29-210-000.104-024	03-95-29-240-000.115-024
03-95-29-210-000.105-024	03-95-29-240-000.116-024
03-95-29-240-000.102-024	03-95-29-240-000.118-024
03-95-29-240-000.104-024	03-95-29-240-000.119-024
03-95-29-240-000.120-024	03-95-29-240-000.107-024
03-95-29-240-000.124-024	03-95-29-240-000.122-024
03-95-29-240-000.125-024	03-95-29-240-000.105-024
03-95-29-240-000.126-024	03-95-29-240-000.106-024
03-95-29-240-000.127-024	03-95-29-240-000.108-024
03-95-29-240-000.128-024	03-95-29-240-000.109-024
03-95-29-240-000.130-024	03-95-29-240-000.110-024
03-95-29-240-000.131-024	03-95-29-240-000.111-024

Remove from TIF: Exhibit A

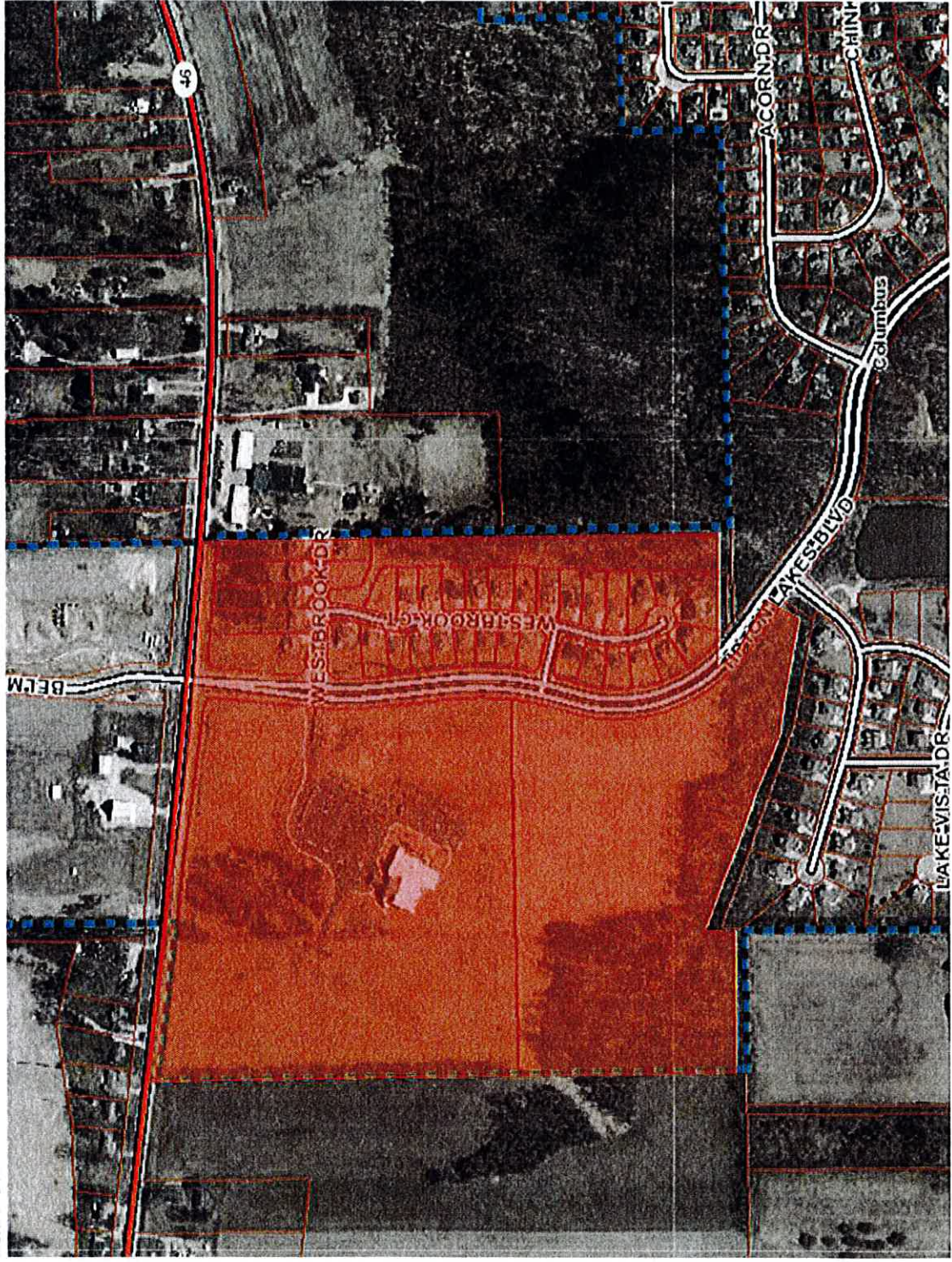


EXHIBIT B

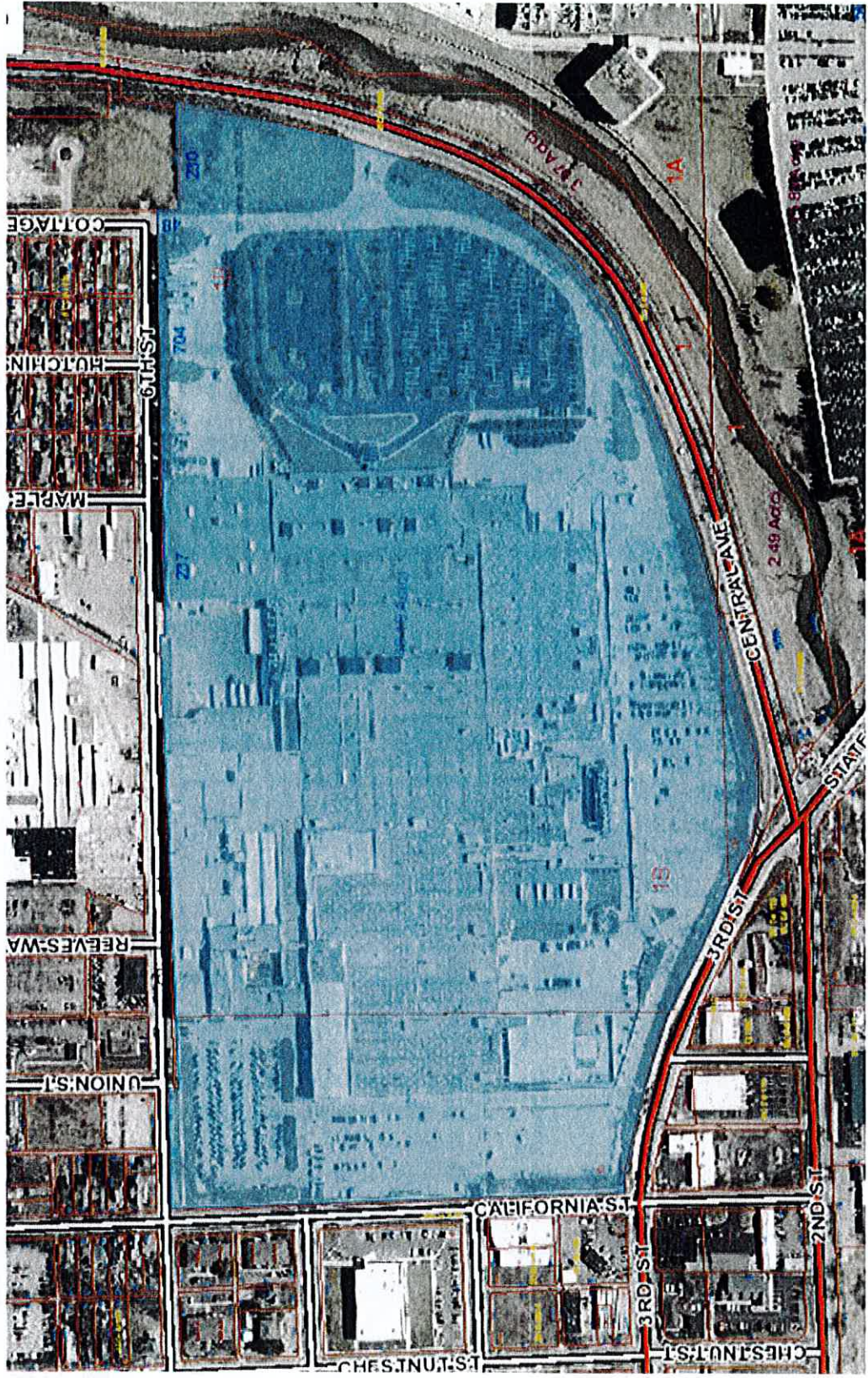
Parcels from the South Commons Allocation Area and the Cummins Allocation Area to be merged with the Central Allocation Area and designated as the Consolidated Central Allocation Area

The following parcels from the South Commons Allocation Area and the Cummins Allocation Area are hereby merged and consolidated with the parcels in the existing Central Allocation Area to be a consolidated allocation area, and are depicted in the red-shaded areas on the maps attached hereto:

PARCEL ID NUMBERS:

03-96-30-220-004.600-005
03-96-19-000-000.300-005
03-95-24-440-000.500-005
03-95-24-340-002.501-005
03-95-25-210-001.501-005

Consolidate - Exhibit A:



Consolidate - Exhibit B:

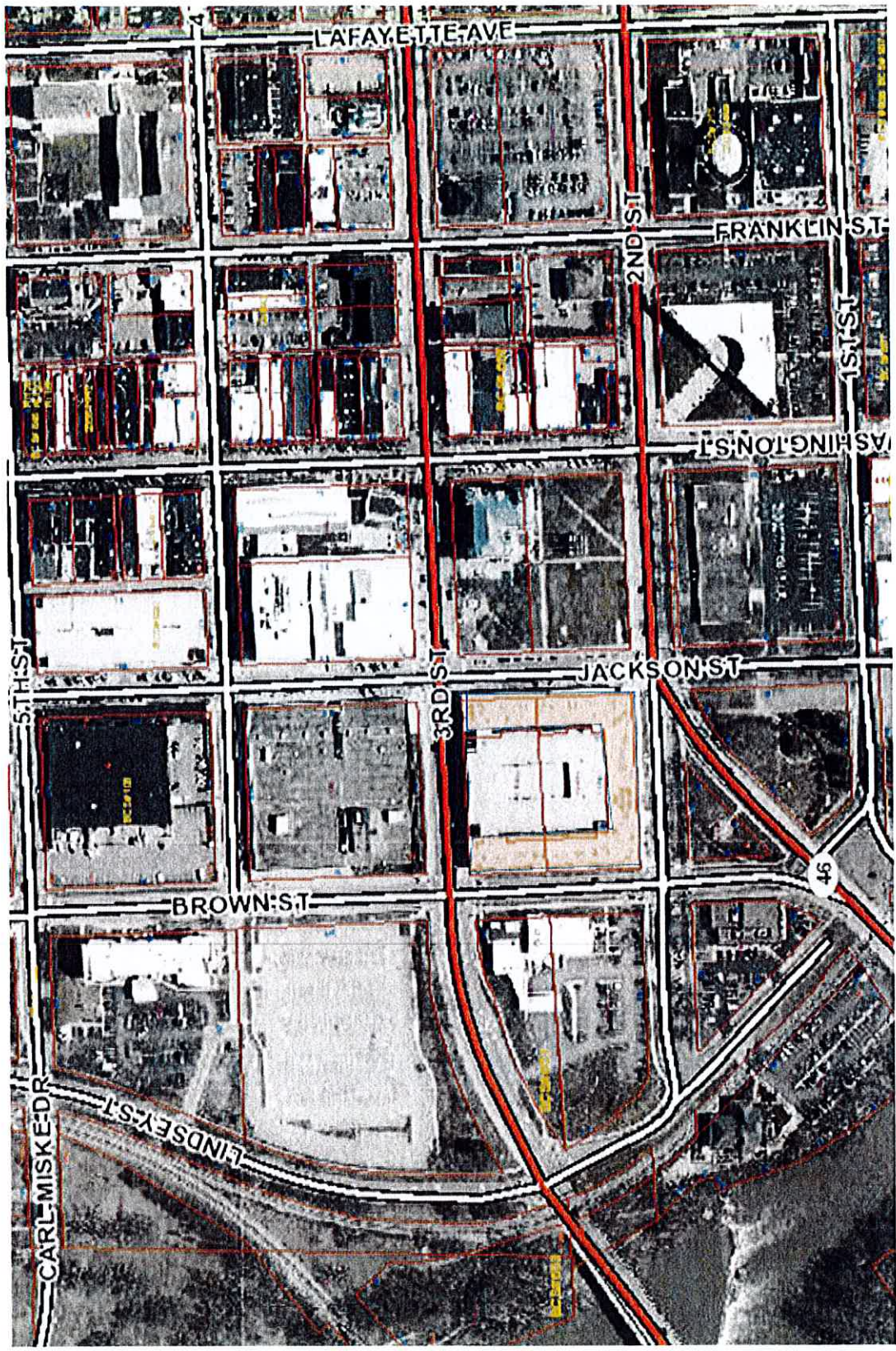


EXHIBIT C

Parcels to be added to the Central Economic Development Area

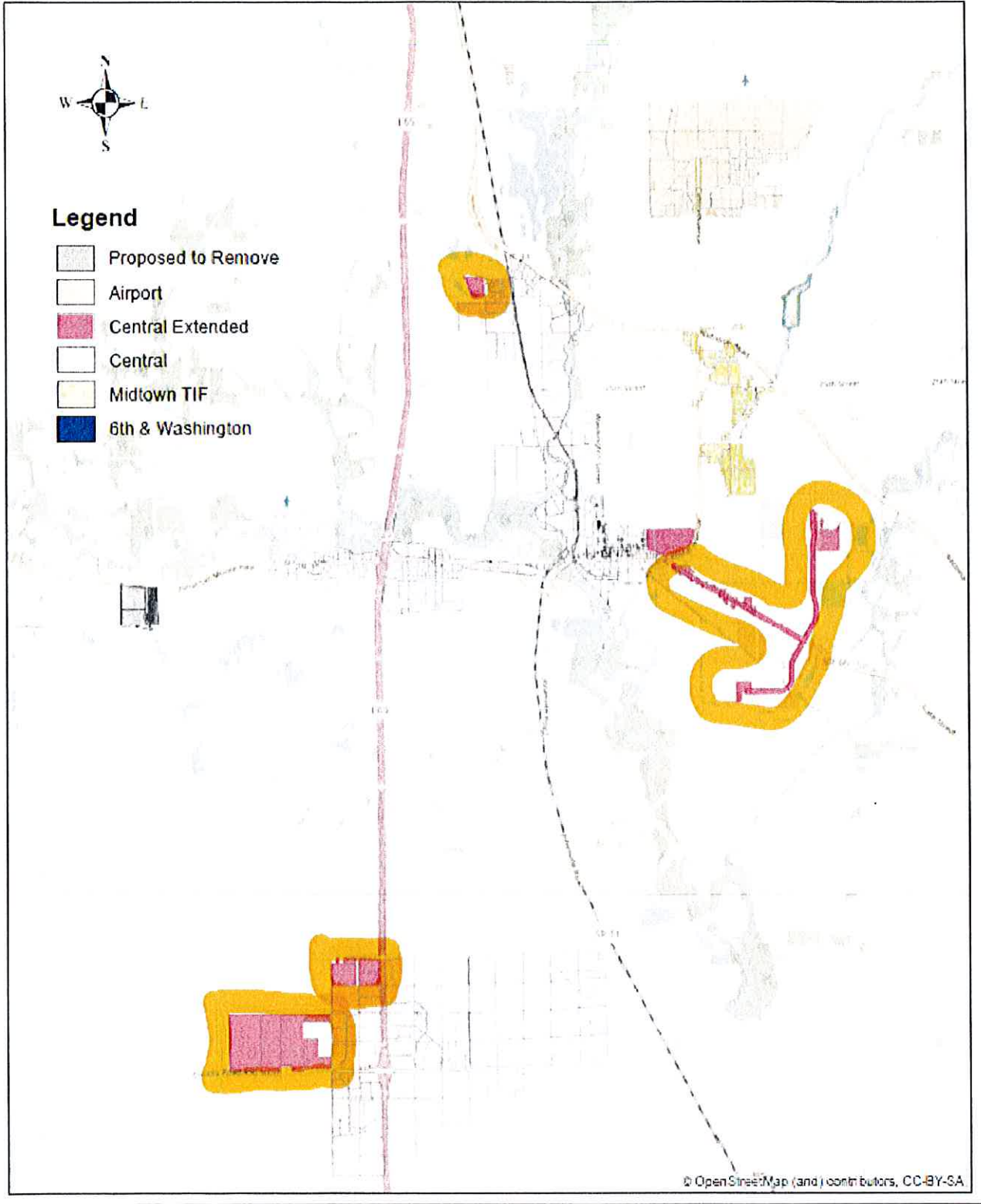
The Central Economic Development Area is expanded to include the areas depicted in bright pink on the map attached on page C-4 hereto, which includes the following parcels as more particularly shown on the detailed maps attached on pages C-5 through C-12 hereto:

PARCEL ID NUMBERS:

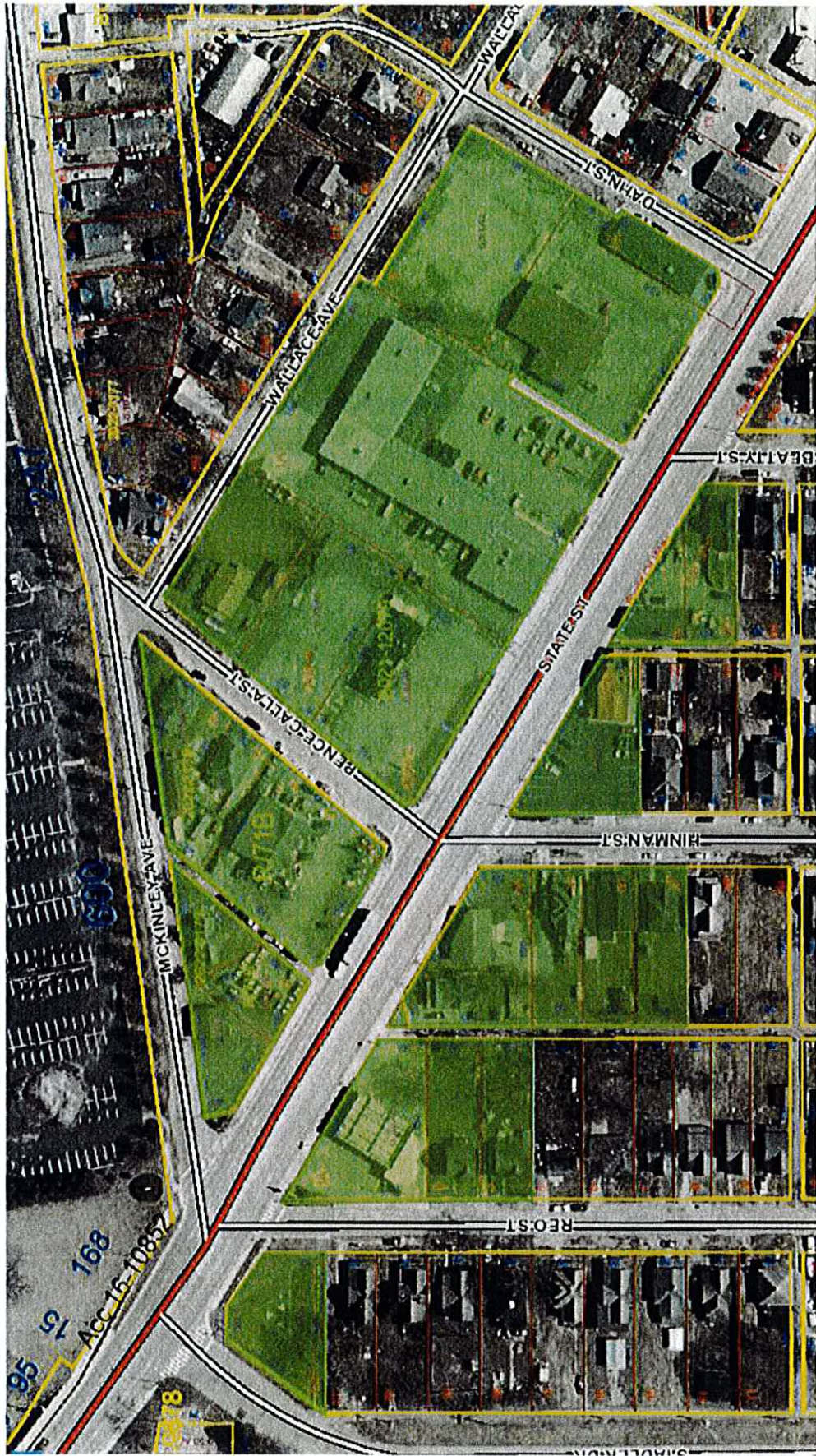
State Street Parcels	Wayne Township Parcels	Indianapolis Road Parcels
03-96-30-210-010.800-005	03-85-16-000-000.200-021	03-95-11-310-000.100-005
03-96-30-210-008.000-005	03-85-16-000-000.100-021	
03-96-30-210-010.600-005	03-85-16-110-000.100-021	
03-96-30-210-010.700-005	03-85-16-110-000.200-021	
03-96-30-210-010.900-005	03-85-16-140-000.100-021	
03-96-30-210-010.901-005	03-85-16-000-000.300-021	
03-96-30-210-009.000-005	03-85-10-310-000.100-021	
03-96-30-210-009.100-005	03-85-10-310-000.101-021	
03-96-30-210-009.200-005	03-85-10-320-000.100-021	
03-96-30-220-002.700-005	03-85-10-320-000.200-021	
03-96-30-210-008.001-005	03-85-10-320-000.201-021	
03-96-30-210-007.000-005		
03-96-30-210-008.002-005		
03-96-30-210-008.800-005		
03-96-30-210-008.900-005		
03-96-30-210-004.200-005		
03-96-30-210-004.300-005		
03-96-30-210-004.400-005		
03-96-30-210-008.500-005		
03-96-30-210-008.700-005		
03-96-30-210-008.600-005		
03-96-30-210-004.100-005		
03-96-30-210-003.800-005		
03-96-30-210-003.900-005		
03-96-30-210-003.901-005		
03-96-30-210-003.700-005		
03-96-30-130-010.200-005		
03-96-30-130-008.700-005		
03-96-30-130-008.800-005		
03-96-30-210-008.100-005		
03-96-30-130-010.301-005		
03-96-30-130-013.200-005		
03-96-30-130-010.302-005		
03-96-30-130-013.000-005		

State Street Parcels	Wayne Township Parcels	Indianapolis Road Parcels
03-96-30-130-013.100-005		
03-96-30-130-013.101-005		
03-96-30-240-003.500-005		
03-96-30-240-003.600-005		
03-96-30-210-008.200-005		
03-96-30-210-008.300-005		
03-96-30-130-009.700-005		
03-96-30-130-009.800-005		
03-96-30-130-009.900-005		
03-96-30-130-010.000-005		
03-96-30-210-002.800-005		
03-96-30-210-002.900-005		
03-96-30-210-003.600-005		
03-96-30-140-003.101-005		
03-96-30-130-004.700-005		
03-96-30-130-004.900-005		
03-96-30-140-002.900-005		
03-96-30-140-003.000-005		
03-96-30-140-003.100-005		
03-96-30-140-003.200-005		
03-96-30-130-004.800-005		
03-96-30-140-002.600-005		
03-96-30-140-002.700-005		
03-96-30-140-002.800-005		
03-96-30-140-002.500-005		
03-96-30-130-005.600-005		
03-96-30-130-005.700-005		
03-96-30-140-002.300-005		
03-96-30-130-004.902-005		
03-96-30-130-005.800-005		
03-96-30-140-002.400-005		
03-96-30-130-003.200-005		
03-96-30-130-003.500-005		
03-96-30-130-006.900-005		
03-96-30-130-003.801-005		
03-96-30-130-004.600-005		
03-96-30-130-003.700-005		
03-96-30-130-003.800-005		
03-96-30-130-003.201-005		
03-96-30-130-003.600-005		
03-96-30-130-006.901-005		
03-96-30-410-000.100-005		
03-96-30-410-000.200-005		
03-96-30-140-002.000-005		

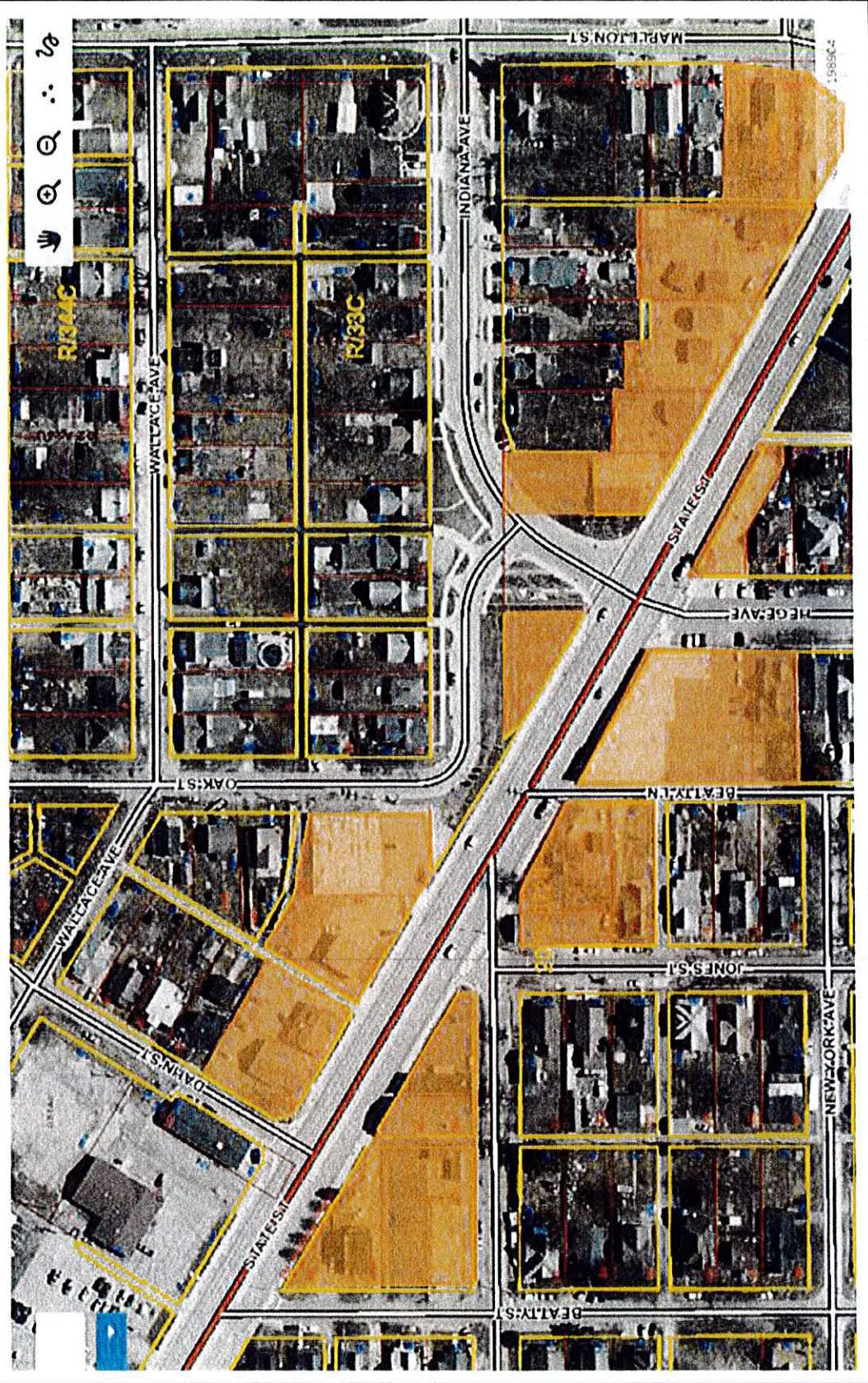
State Street Parcels	Wayne Township Parcels	Indianapolis Road Parcels
03-96-30-410-000.300-005		
03-96-30-140-001.400-005		
03-96-30-140-001.901-005		
03-96-30-140-001.900-005		
03-96-30-140-002.200-005		
03-96-30-130-004.901-005		
03-96-20-000-001.100-005		
03-96-20-000-001.400-005		
03-96-20-000-001.500-005		
03-96-20-420-000.204-005		
03-96-20-420-000.800-005		
03-96-20-430-000.100-005		
03-96-20-000-001.500-005		
03-96-20-420-000.204-005		
03-96-31-000-000.300-005		
03-96-30-240-003.400-005		



State Street - Exhibit A:

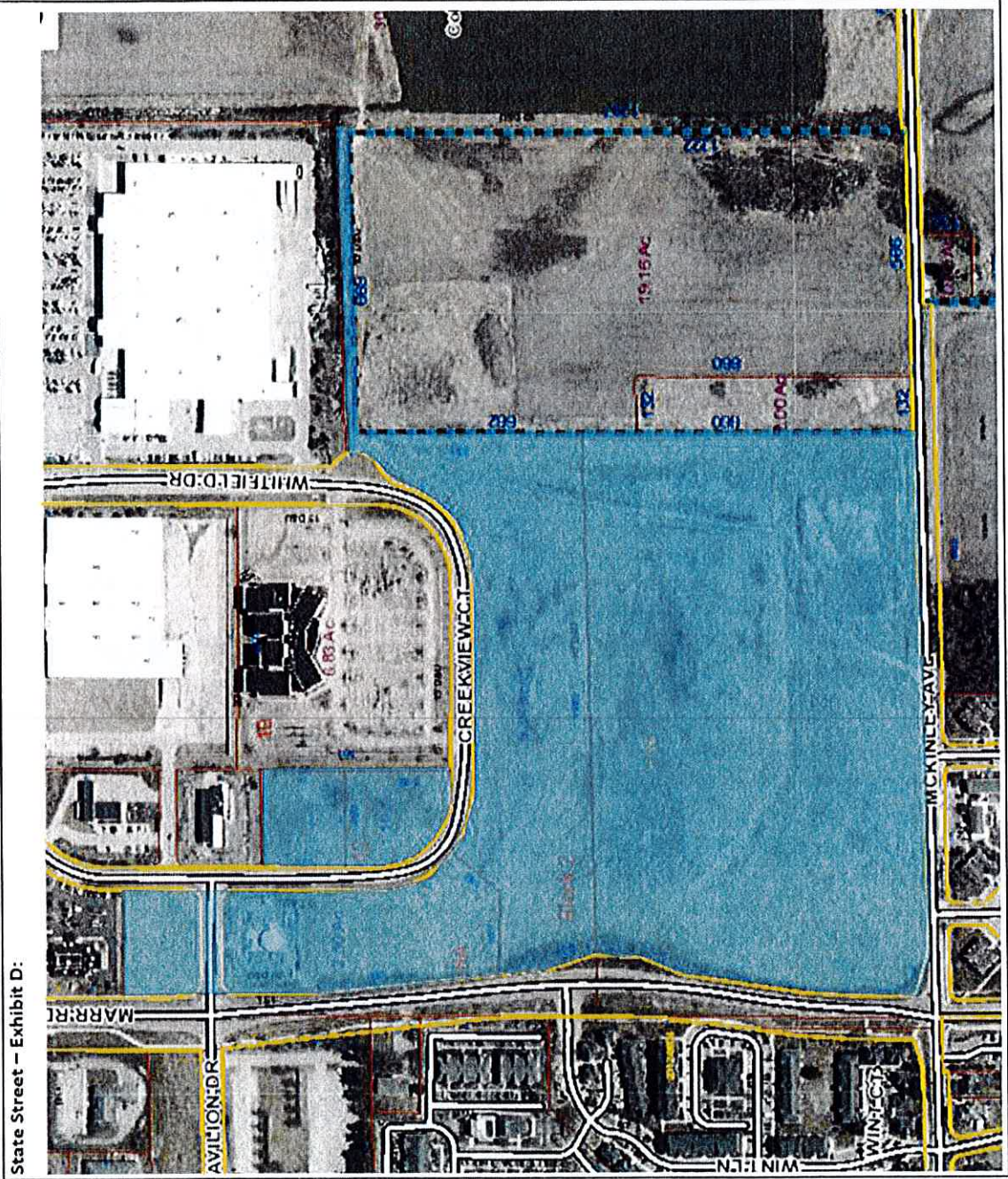


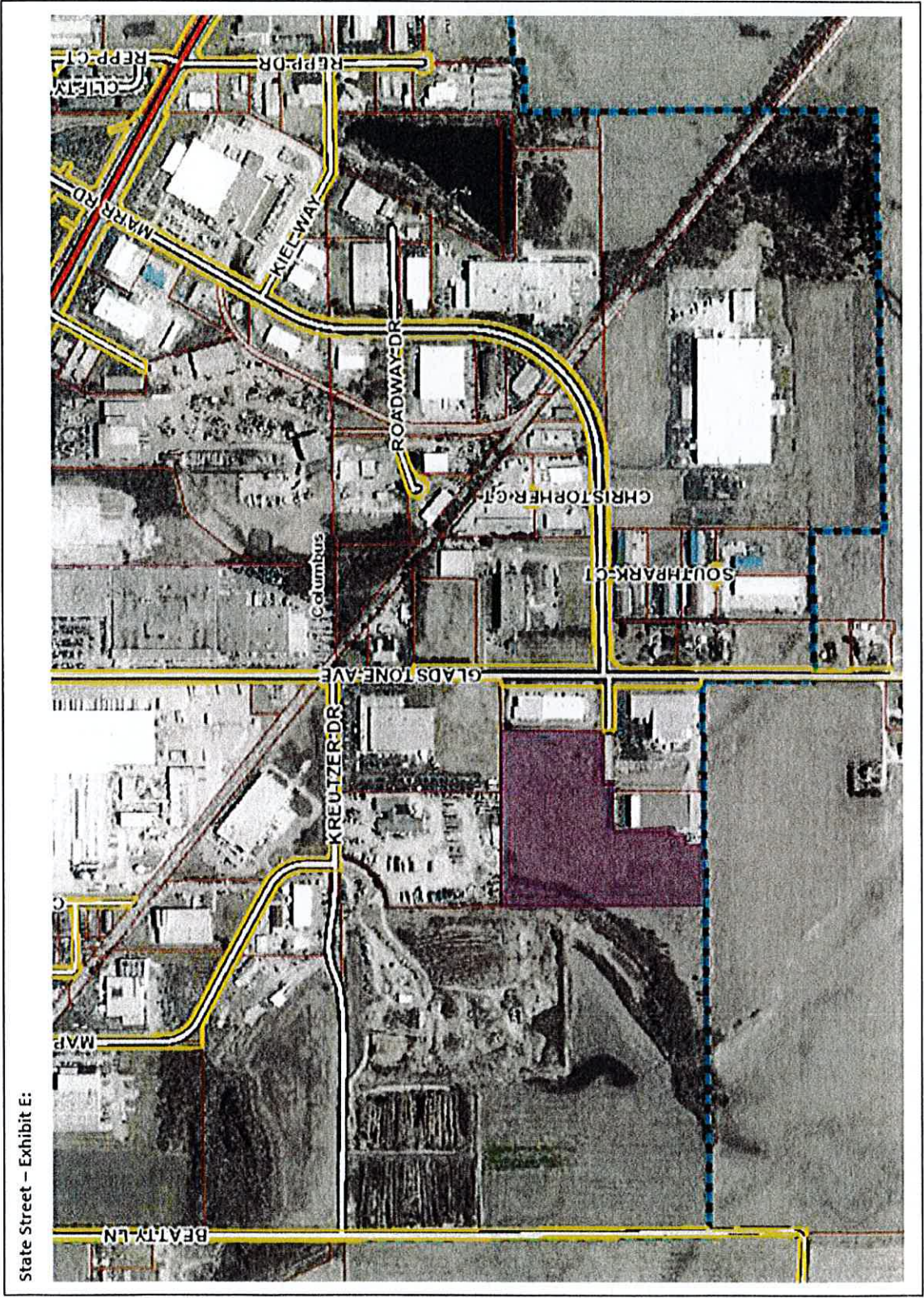
State Street - Exhibit B:



State Street - Exhibit C:

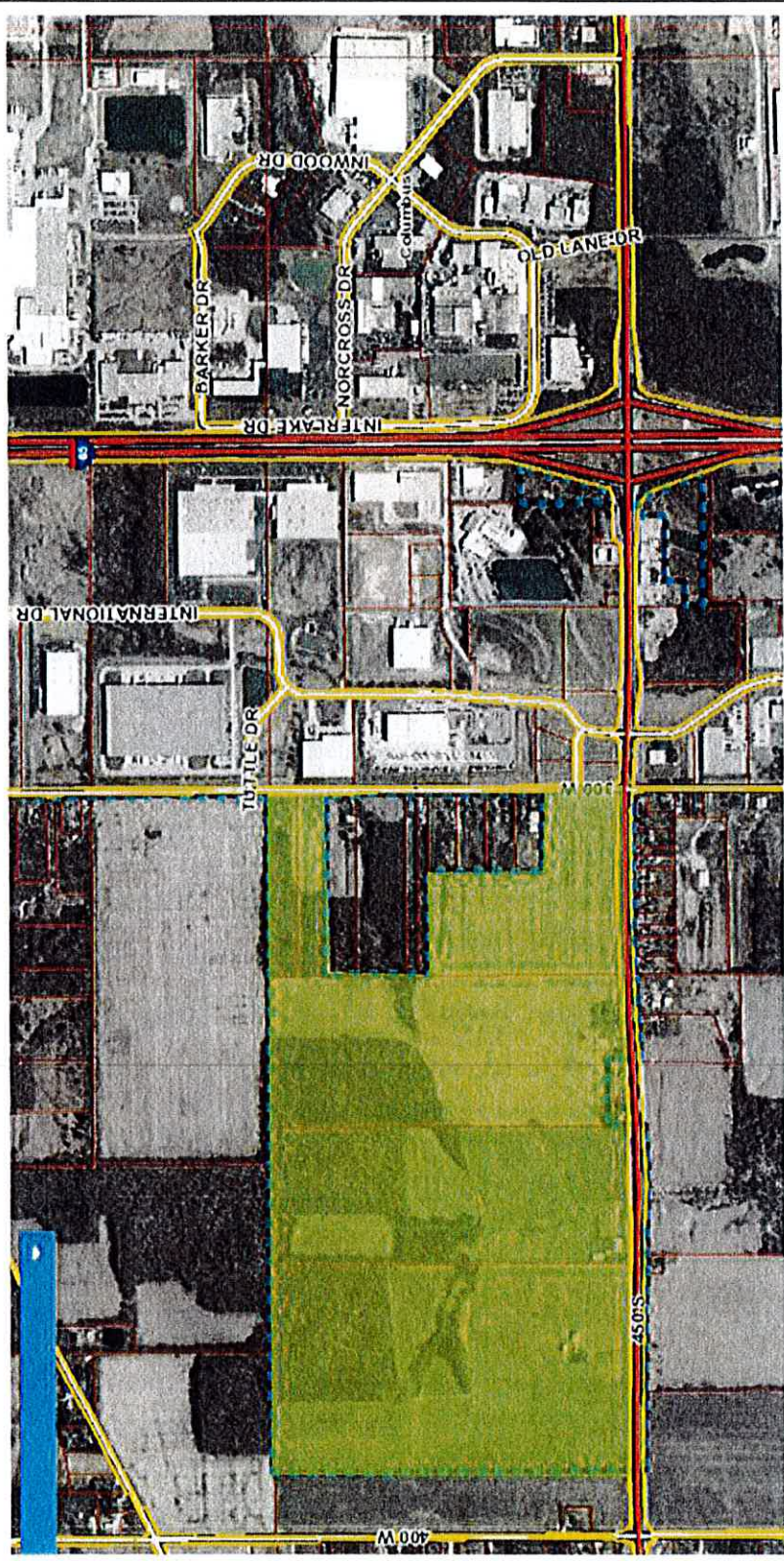




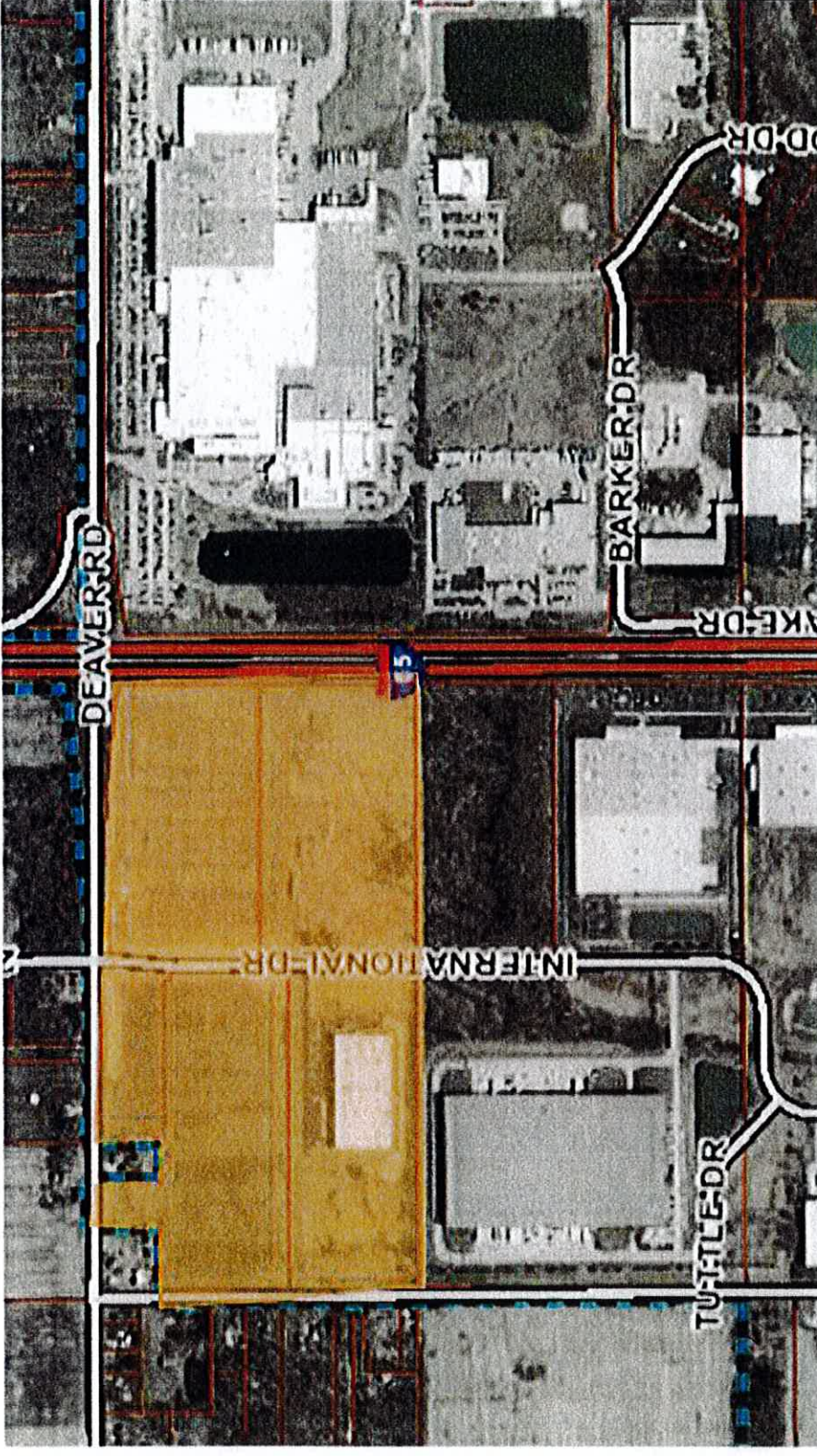


State Street – Exhibit E:

Wayne Township - Exhibit A:



Wayne Township – Exhibit B:



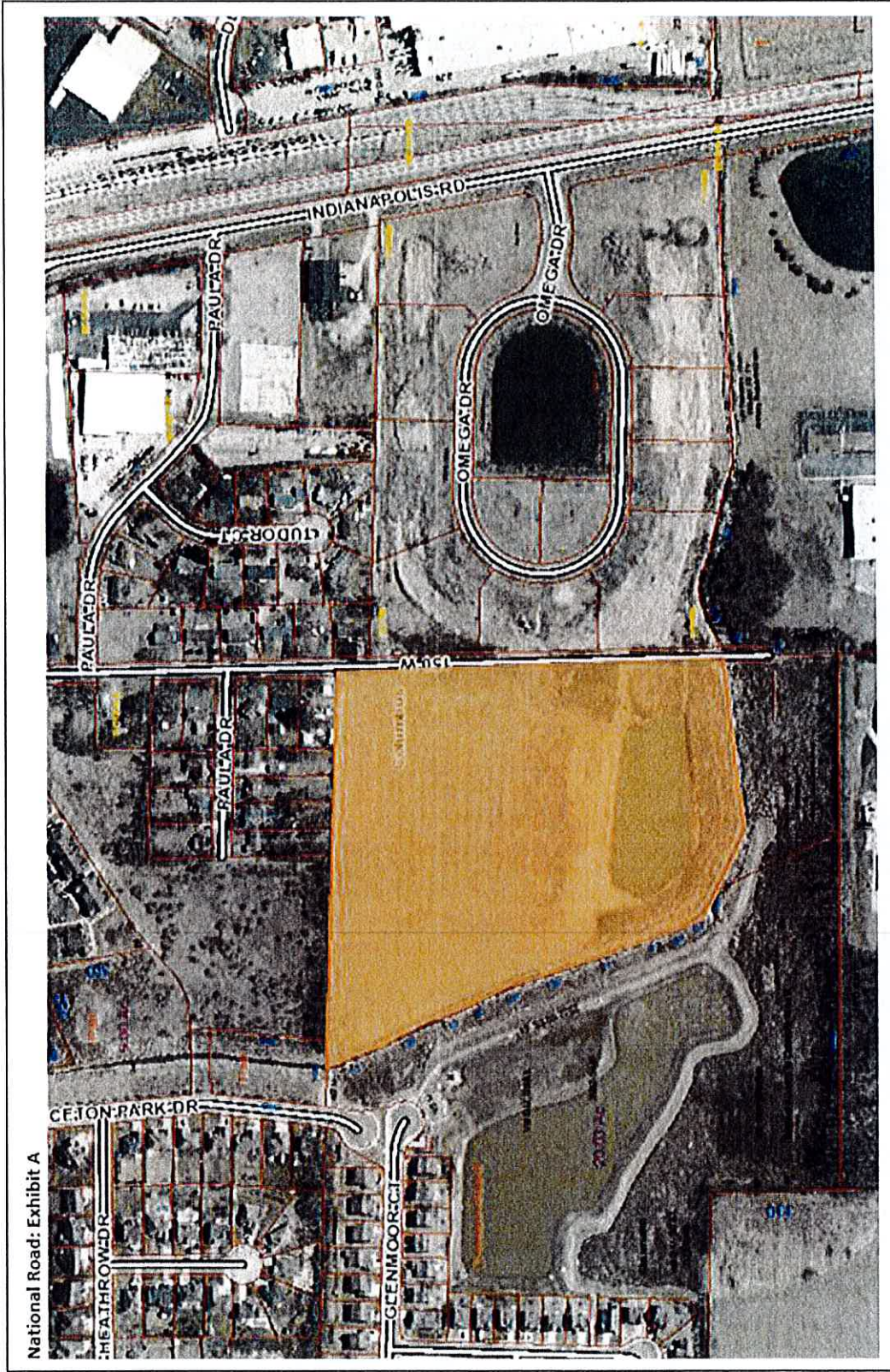


EXHIBIT D

2023 Plan Supplement

The Economic Development Plan for the Central Economic Development Area, as amended by the 2023 Expansion Area, is hereby supplemented by adding the following projects to the Plan:

In order to accomplish the Plan, the Commission currently estimates that it will proceed to carry out the design, acquisition, construction, installation, equipping and improvement projects in, serving or benefitting the Central Economic Development Area, as amended to include the 2023 Expansion Area (collectively, the "Area"), which are necessary to facilitate the orderly development in the 2023 Expansion Area, including, but not limited to, select site improvements, storm water improvements, utility improvements and relocations, road and sidewalk improvements, and structured and surface parking to support industrial, commercial, and mixed-use development projects in or directly serving or benefitting the Area, and consisting of, but not limited to, multi-family units (expected to include workforce housing), attached townhomes, commercial and/or retail space, public outdoor space, and public parking (collectively, the "Projects").

Because the Commission does not intend to acquire any interests in real property for the Projects at this time, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the Projects. The estimated cost of the Projects to the Commission is projected to range from \$10,000,000.00 to \$25,000,000.00; however, such estimated costs will be refined as specific details and timing of the Projects are determined. The Commission anticipates capturing tax increment revenues from the Consolidated Central Allocation Area and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Projects.

The Commission has determined that the full development of the 2023 Expansion Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Consolidated Central Allocation Area to the Projects described above, due to the lack of adequate infrastructure and other local public improvements in or serving the 2023 Expansion Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the redevelopment district, without the prospect of replacing the source with tax increment revenues from developments within the 2023 Expansion Area. The Commission hereby finds that designating the 2023 Expansion Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the 2023 Expansion Area, thereby facilitating additional investment in the 2023 Expansion Area that would otherwise not occur.

GENERAL RESOLUTION NO: 2023-05

of the City of Columbus, Indiana Plan Commission

regarding
**amendments to the Central Economic Development Plan
(including those for the State Street corridor, Indianapolis Road corridor,
and Woodside / Walesboro area)**

WHEREAS, the Columbus Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development, the Comprehensive Plan, for the City of Columbus, Indiana (the "City"); and


WHEREAS, the City of Columbus Redevelopment Commission (the "Redevelopment Commission") on July 17, 2023, approved and adopted Resolution No. 22, 2023 (the "Resolution") approving certain amendments to the declaratory resolution and a supplement to the economic development plan for the Central Economic Development Area (the "Plan Supplement"), in connection with the removal of certain parcels therefrom, the consolidation of certain existing allocation areas, and the expansion of the Central Economic Development Area; and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Plan Supplement to this Plan Commission.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

1. The Resolution and the Plan Supplement conform to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution and the Plan Supplement. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Plan Supplement pursuant to Indiana Code Section 36-7-14-16.
3. A copy of the Resolution and the Plan Supplement shall be filed with the minutes of this meeting.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF AUGUST, 2023 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Acting Secretary

RESOLUTION NO. _____

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH THE
CENTRAL ECONOMIC DEVELOPMENT AREA**

(Various Amendments to Central Economic Development Area)

WHEREAS, the City of Columbus Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Columbus Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 22-2023 on July 17, 2023 (the “CRC Resolution”), which (1) removed certain parcels from the existing Central Allocation Area within the previously declared Central Economic Development Area, (2) merged and consolidated the South Commons Allocation Area and the Cummins Allocation Area with the Central Allocation Area to be a consolidated allocation area under the Act, (3) expanded the Central Economic Development Area to add certain additional parcels, (4) designated the entirety of the expansion area as an allocation area, pursuant to Section 39 of the Act, to be part of the Consolidated Central Allocation Area, and (5) adopted a supplement to the existing Economic Development Plan for the Central Economic Development Area (the “Plan Supplement”); and

WHEREAS, the City of Columbus Plan Commission, on August 9, 2023, approved and adopted a resolution (the “Plan Commission Order”) determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Columbus, Indiana (the “City”) and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution and the Plan Commission Order to the Common Council of the City.

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

1. Pursuant to Section 16(b) of the Act, the Common Council of the City determines that the CRC Resolution and the Plan Supplement, in all respects, conform to the plan of development for the City, and approves, in all respects, the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

DULY PASSED on this ____ day of _____, 2023, by the Common Council of the City of Columbus, Indiana, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL
CITY OF COLUMBUS, INDIANA

James D. Lienhoop, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer, Clerk-Treasurer

Presented by me to the Mayor of the City of Columbus for his approval or veto pursuant to Indiana Code § 36-4-6-15 and -16, this ____ day of _____, 2023 at _____ o'clock a.m./p.m.

Luann Welmer, Clerk-Treasurer

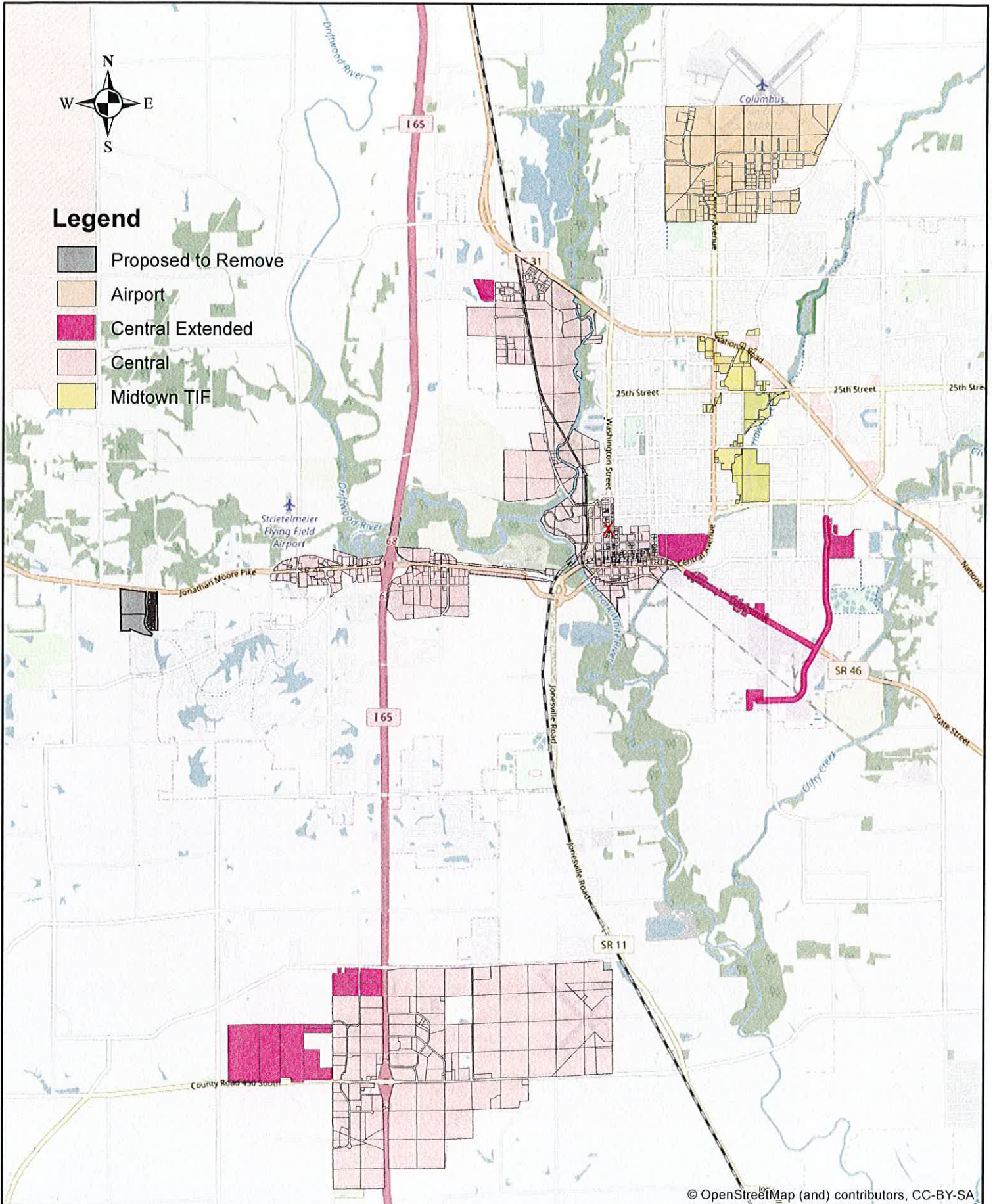
This Resolution having been passed by the legislative body and presented to me is approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1), this ____ day of _____, 2023 at _____ o'clock a.m./p.m.

James D. Lienhoop, Mayor of the City of Columbus, Indiana

Attest:

Luann Welmer, Clerk-Treasurer

TIF Map - V1





MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: August 28, 2023
RE: City View District Plan

Attached is a proposed resolution adopting the City View District Plan as an element of the City of Columbus Comprehensive Plan. The Plan has been favorably recommended by the Plan Commission, by a vote of 6 in favor and 1 opposed, following a public hearing at its August 9 meeting.

Please recall that the current City of Columbus Comprehensive Plan is composed of 8 elements. Several of those elements address city-wide land use, transportation, and development, including the Goals & Policies Element, Land Use Plan Element, Thoroughfare Plan Element, and Bicycle & Pedestrian Plan Element. The City View District Plan would join those other elements that address specific areas of the community, including the downtown, state street corridor, central avenue corridor, and central neighborhood.

This new plan addresses the long-term development of the 690-acre former Garden City Farms property. This property was purchased by Columbus Regional Health in 2018. CRH has led the planning process for this property, with the assistance of their consultant team, led by Design Workshop. CRH's intent has been to both identify the +/-100-acres of the property they wish to retain for a future medical facility and thoughtfully masterplan the entire property. CRH engaged city staff early and frequently during their planning process, to seek an alignment of goals for this area. The Planning and Engineering Departments, as well as Columbus City Utilities, were specifically engaged. As a result, the proposed City View District Plan notably incorporates the Thoroughfare Plan and Bicycle & Pedestrian Plan infrastructure recommendations for this area.

The proposed plan has been reviewed by the Planning Department staff. It has also been presented for comment to a joint meeting of City of Columbus department heads, Bartholomew Consolidated School Corporation officials, and Greater Columbus Economic Development Corporation leadership. Finally, the proposed plan was shared with the community at a public open house on May 31, 2023. The proposed plan has been updated to incorporate these inputs.

To summarize its content, the proposed plan has been guided by goals for the property to be (1) connected to nature, (2) catalytic for further growth in the Columbus area, (3) a focal point of community-focused health and well-being, (4) future-oriented and flexible as lifestyles and development patterns evolve, and (5) innovative in promoting healthy lifestyles. The plan proposes, in addition to a future health care facility, a variety of residential neighborhoods, commercial centers, and a research & development campus. These areas are connected to each other and nature by open spaces, green corridors, and amenities that extend throughout the property. The district as a whole would be well-connected with the remainder of the city through new north-south and east-west thoroughfares which also incorporate bicycle and pedestrian facilities.

The consideration of the City View District Plan for adoption is intended to result in a shared, long-term CRH - City of Columbus vision for the property that will guide future decisions on its development. In the coming years, the property will likely be subject to annexation, numerous significant infrastructure decisions, rezoning, and subdivision.

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

RESOLUTION NO.: ____, 2023

**A RESOLUTION ADOPTING THE CITY VIEW DISTRICT PLAN
AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN**

WHEREAS, the Columbus Common Council has previously adopted a Comprehensive Plan for the jurisdiction of the Columbus Plan Commission, including a Goals & Policies Element, a Land Use Element, a Thoroughfare Plan Element, a Downtown Strategic Development Plan Element, a Bicycle & Pedestrian Plan Element, a Central Avenue Corridor Plan Element, a State Street Corridor Plan Element, and a Central Neighborhood Plan Element; and

WHEREAS, it is the intent of the Plan Commission and the Common Council that the Comprehensive Plan be a flexible, evolving document which accurately represents the current status and future vision of the community; and

WHEREAS, Columbus Regional Health, working with a well-qualified consultant team and in coordination with the Plan Commission's professional staff, has developed a clear vision and detailed, long-term land use and transportation guidance for an area critical to the city's growth and development, to be known as the City View District; and

WHEREAS, the City View District Plan incorporates and complements the previously adopted elements of the Comprehensive, with specific references to the Thoroughfare and Bicycle & Pedestrian Plan Elements; and

WHEREAS, the process of creating the City View District Plan has included extensive research of existing conditions and development trends as well as the application of best community planning practices for land use, transportation, new housing development, and natural systems; and

WHEREAS, the Plan's content has been made available to the community and public input has been collected and considered through an open house hosted by the Plan Commission's professional staff; and

WHEREAS, the Plan Commission did, on August 9, 2023, hold a public hearing consistent with the applicable requirements of Indiana law (Indiana Code Section 36-7-4-507) regarding the City View District Plan and has forwarded a favorable recommendation to the Common Council; and

WHEREAS, the City View District Plan can serve as a significant resource for the Plan Commission and Common Council in making land use and transportation system decisions, and therefore will be both a logical and valuable addition to the Comprehensive Plan; and

WHEREAS, the adoption of the City View District Plan is consistent with the provisions and objectives of the Indiana Code (specifically the 36-7-4-500 series) and will promote the public health, safety, morals, convenience, order, and general welfare, as well as an efficient and economic process of city development.

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

SECTION 1: City View District Plan Adopted

The City View District Plan, incorporated by reference as a part of this resolution, is adopted as an element of the City of Columbus Comprehensive Plan.

SECTION 2: Effective Date

This resolution shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 2023 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 _____ 2023 at _____ o'clock _____.m.

James D. Lienhoop
Mayor of the City of Columbus, Indiana

CITY OF COLUMBUS COMPREHENSIVE PLAN CITY VIEW DISTRICT PLAN ELEMENT

JUNE 2023

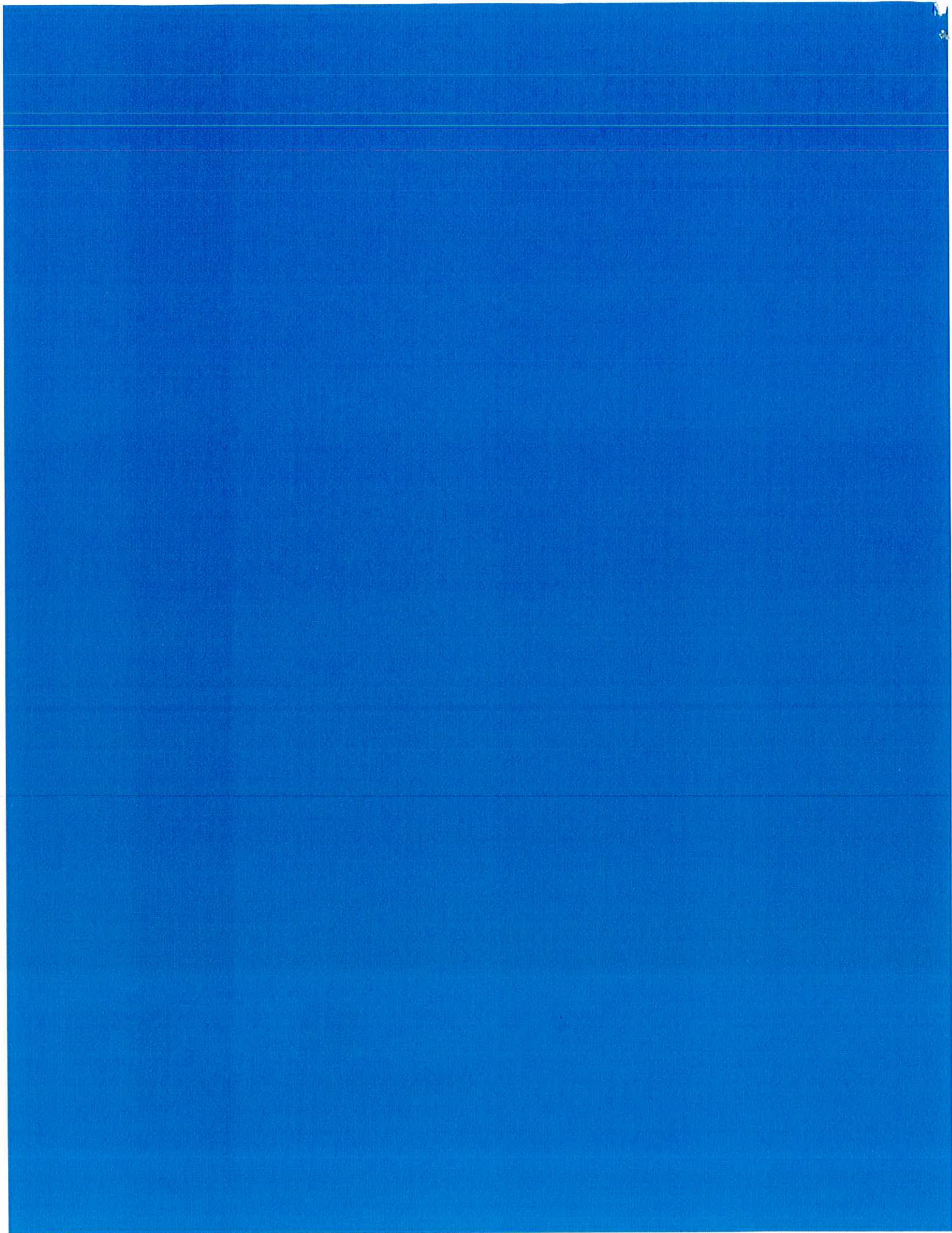


columbusindiana
unexpected.unforgettable.



COLUMBUS
REGIONAL
HEALTH

DESIGNWORKSHOP



ACKNOWLEDGMENTS

COLUMBUS REGIONAL HEALTH STEERING COMMITTEE MEMBERS

JIM BICKEL - PRESIDENT AND CEO

DON MICHAEL - TRUSTEE

DAVID DOUP - TRUSTEE

RICK SHEDD - TRUSTEE

DON TRAPP - TRUSTEE

ZACK ELLISON - TRUSTEE

KEVINA SCHUMAKER - TRUSTEE

STEVE BAKER - EXECUTIVE VICE PRESIDENT AND CHIEF OPERATING OFFICER

GRANT BYERS - EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER

JULIA ABEDIAN - EXECUTIVE VICE PRESIDENT AND CHIEF COMMUNITY IMPACT OFFICER

DAVID LENART - VICE PRESIDENT OF STRATEGIC FACILITY AND PLANNING OPERATIONS

MISTI GEPPI - PROGRAM MANAGER OF SYSTEM PROPERTY SERVICES AND FACILITIES MANAGEMENT

CITY OF COLUMBUS AND BARTHOLOMEW COUNTY STEERING COMMITTEE MEMBERS

JIM LIENHOOP - MAYOR, CITY OF COLUMBUS

CARL LIENHOOP - BARTHOLOMEW COUNTY COMMISSIONER

JEFF BERGMAN - PLANNING DIRECTOR

DAVID HAYWARD - EXECUTIVE DIRECTOR OF PUBLIC WORKS + CITY ENGINEER

JASON HESTER - PRESIDENT, GREATER COLUMBUS INDIANA ECONOMIC DEVELOPMENT

CONSULTANTS

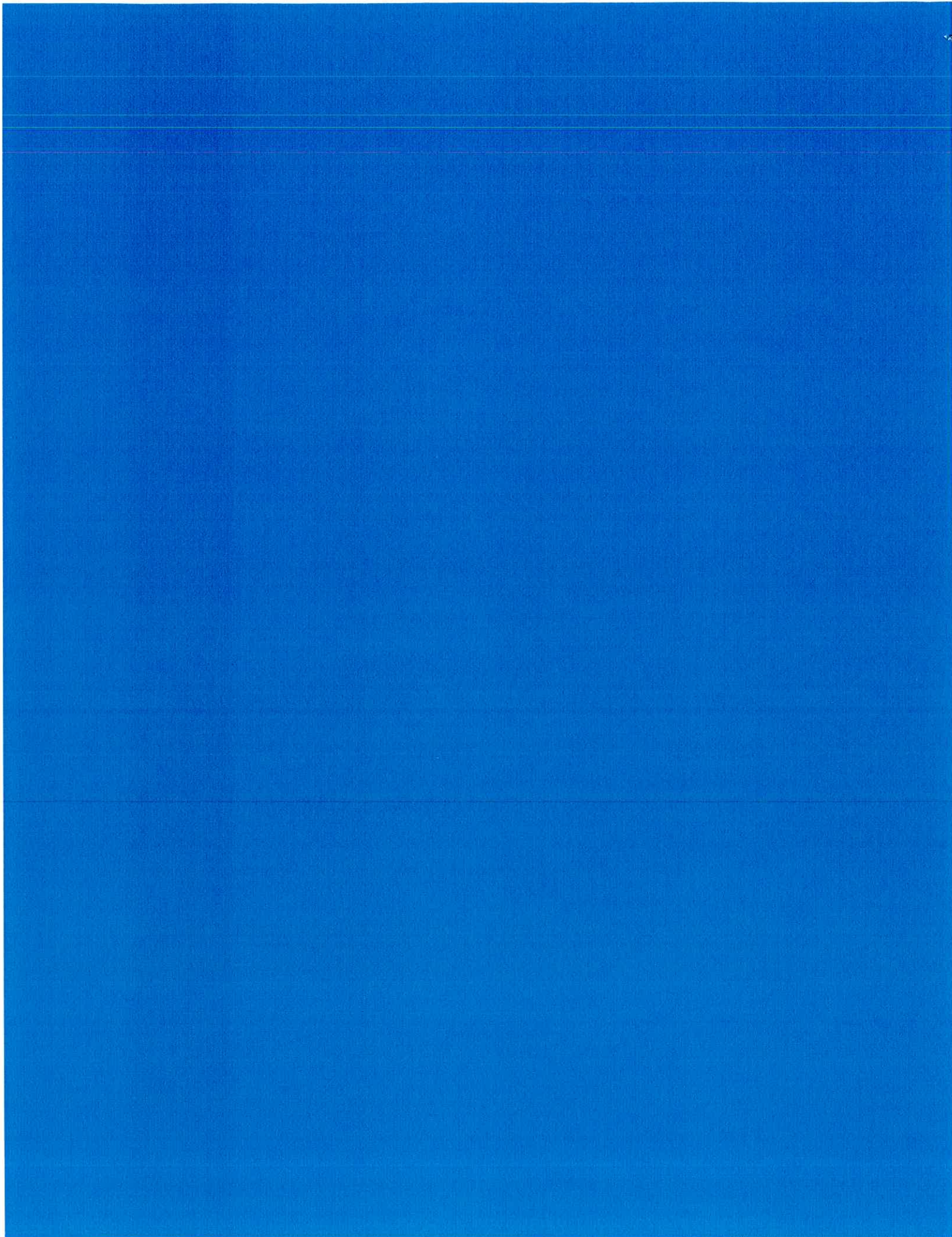
DESIGN WORKSHOP, LANDSCAPE ARCHITECTURE & PLANNING

S & ME WITH WSP (FORMERLY WOOD GROUP), STORMWATER, TRAFFIC & UTILITY

ADOPTION HISTORY

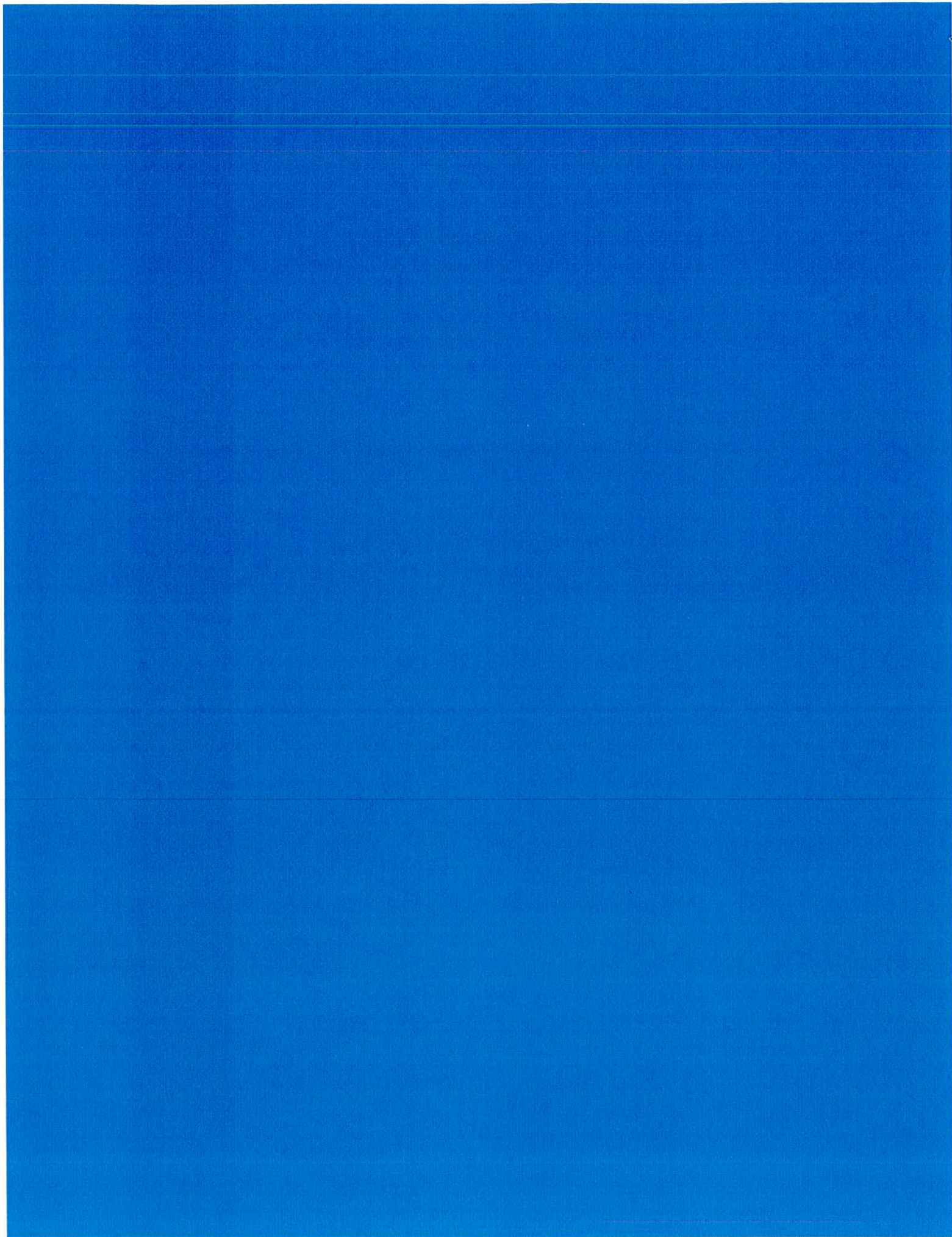
*THIS PLAN WAS APPROVED BY THE COLUMBUS PLAN COMMISSION AND RECOMMENDED FOR ADOPTION AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN THROUGH GENERAL RESOLUTION **DATE TO BE DETERMINED, 2023***

*THIS PLAN WAS ADOPTED AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN BY THE COLUMBUS CITY COUNCIL THROUGH RESOLUTION **DATE TO BE DETERMINED, 2023***



CONTENTS

OVERVIEW	9
PLANNING PROCESS.....	10
PLANNING GOALS	11
PROJECT STEERING COMMITTEE - INITIAL VISIONING.....	12
STAKEHOLDER ENGAGEMENT - COMMUNITY OPEN HOUSE.....	14
PLANNING FRAMEWORK.....	16
CONTEXT.....	17
CONTEXT FRAMEWORK.....	18
CITY VIEW DISTRICT VISION.....	20
EXISTING CONDITIONS	23
RECOMMENDATIONS	35
LAND USE AND DEVELOPMENT FRAMEWORK	36
LAND USE FRAMEWORK.....	38
OPEN SPACE FRAMEWORK.....	39
LAND USE PROGRAM.....	40
PARKS AND OPEN SPACE	50
BICYCLE INFRASTRUCTURE	63
STREETS	64



LIST OF FIGURES

Figure 1: Map of Planning Area and Context.....	17
Figure 2: Contextual Framework Diagram.....	18
Figure 3: Land Use Conceptual Diagram.....	19
Figure 4: The Illustrative Plan.....	20
Figure 5: Map of Existing Bicycle Infrastructure.....	24
Figure 6: Map of Existing Transit Routes.....	25
Figure 7: Map of Existing and Proposed Thoroughfares.....	26
Figure 8: Map of Existing Wellfield Protection Areas.....	27
Figure 9: Floodways and Floodplains.....	28
Figure 10: Steep Slopes.....	29
Figure 11: Existing Tree Canopy.....	30
Figure 12: Existing Utilities and Easements.....	31
Figure 13: Developable Lands Summary.....	32
Figure 14: Classified Developable Lands.....	33
Figure 15: Future Land Use Map.....	36
Figure 16: Land Use Framework Diagram.....	38
Figure 17: Walksheds.....	39
Figure 18: Land Use Program for the CRH Campus.....	40
Figure 19: Land Use Program for Retail/Mixed Use.....	42
Figure 20: Land Use Program for Residential Neighborhoods.....	44
Figure 21: Housing Diversity Toolkit.....	45
Figure 22: Parks Diagram.....	50
Figure 23: Open Space Types.....	51
Figure 24: Community and Neighborhood Parks.....	52
Figure 25: Active Recreation Park.....	56
Figure 26: CRH Parks and Plazas.....	58
Figure 27: Natural Areas.....	60
Figure 28: Open Space Frontage.....	62
Figure 29: Proposed Bicycle Network.....	63
Figure 30: Proposed Street Network.....	64
Figure 31: Commercial Minor Arterial Street Section.....	66
Figure 32: Commercial Collector Street Section.....	68
Figure 33: Residential Collector Street Section: Townhouse Neighborhood.....	70
Figure 34: Residential Collector Street Section: Medium/Low-Density.....	71
Figure 35: Urban Local Street Section: CRH Campus/Townhouse Neighborhood.....	72
Figure 36: Residential Local Street Section: Medium-Density Neighborhood.....	73
Figure 37: Residential Local Street Section: Low-Density Neighborhood.....	73



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.

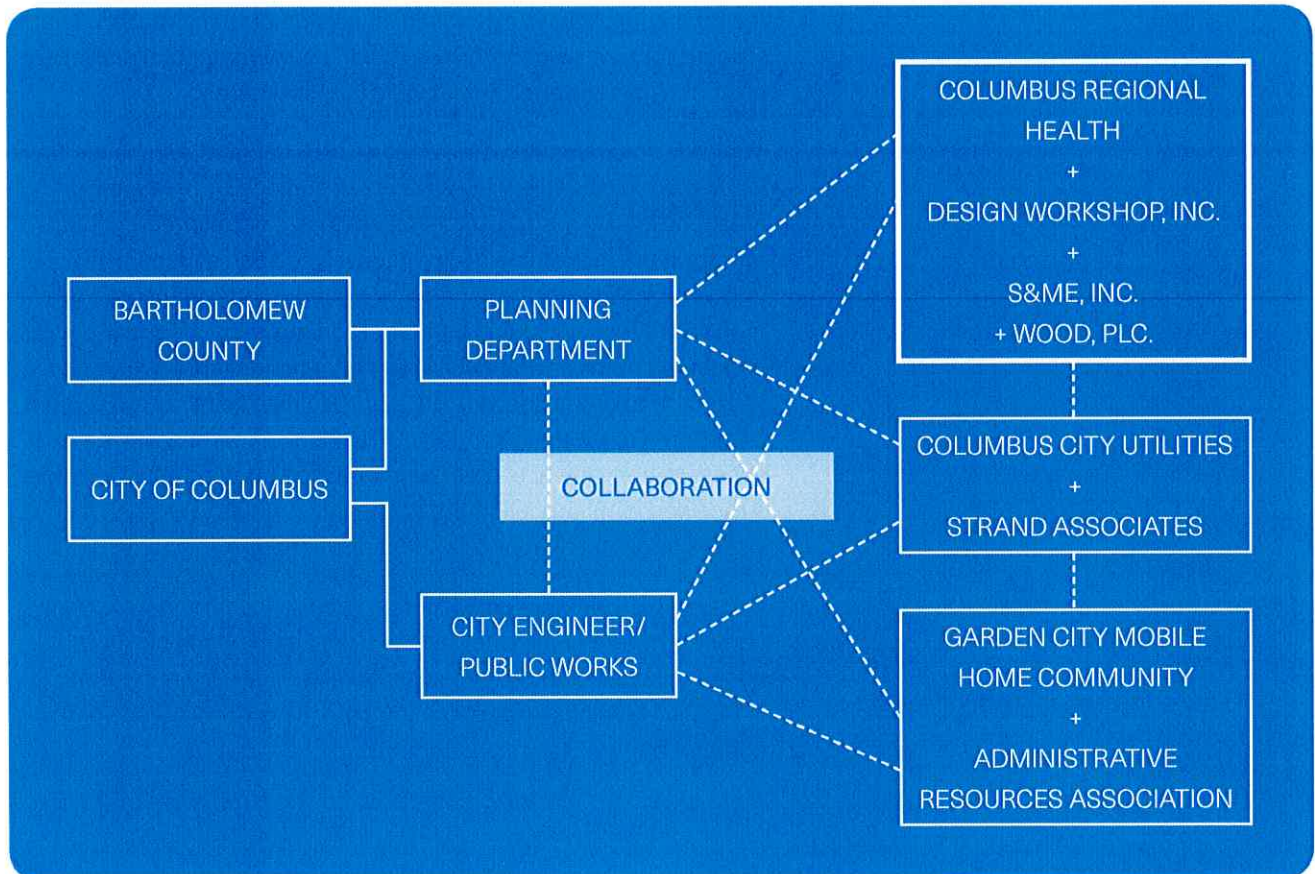
A market study was conducted to determine what opportunities exist for establishing a mixed-use development anchored by a future medical campus.

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

PLANNING GOALS

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.

LAND USE



- 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.
- 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, “age-in-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.

LAND USE



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

RECREATION



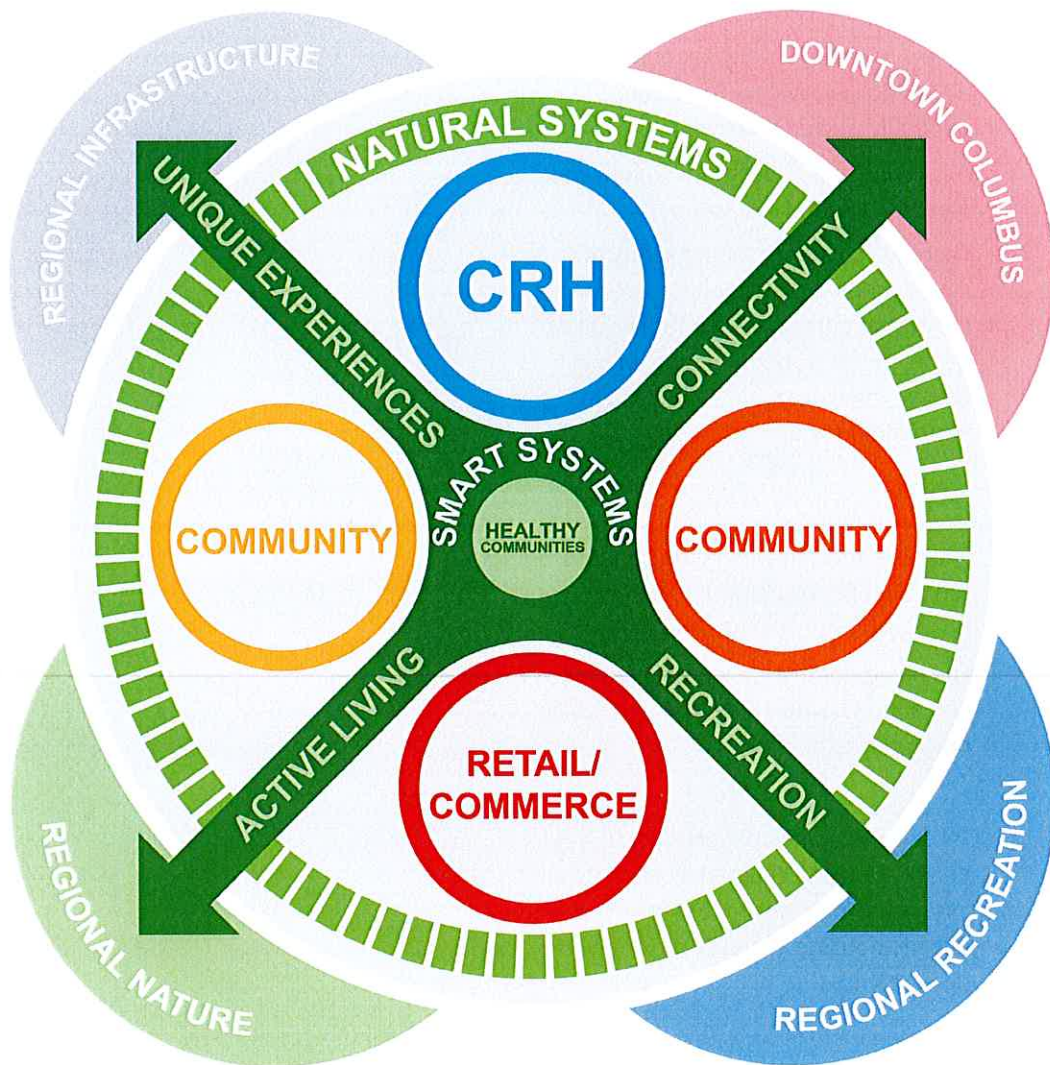
- There was clear support for active recreation spaces.

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.

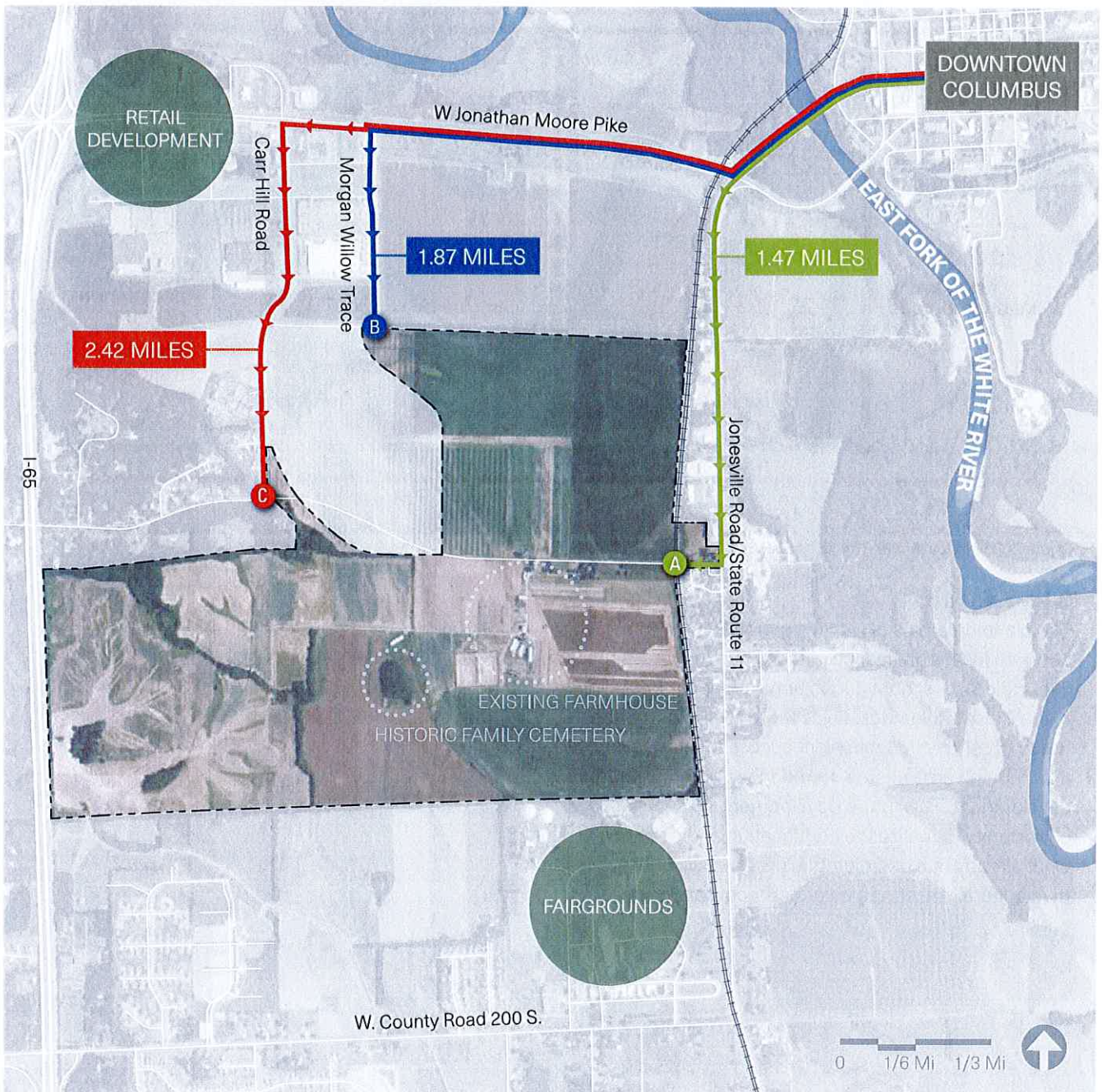


Figure 1: Map of Planning Area and Context

CONTEXT FRAMEWORK

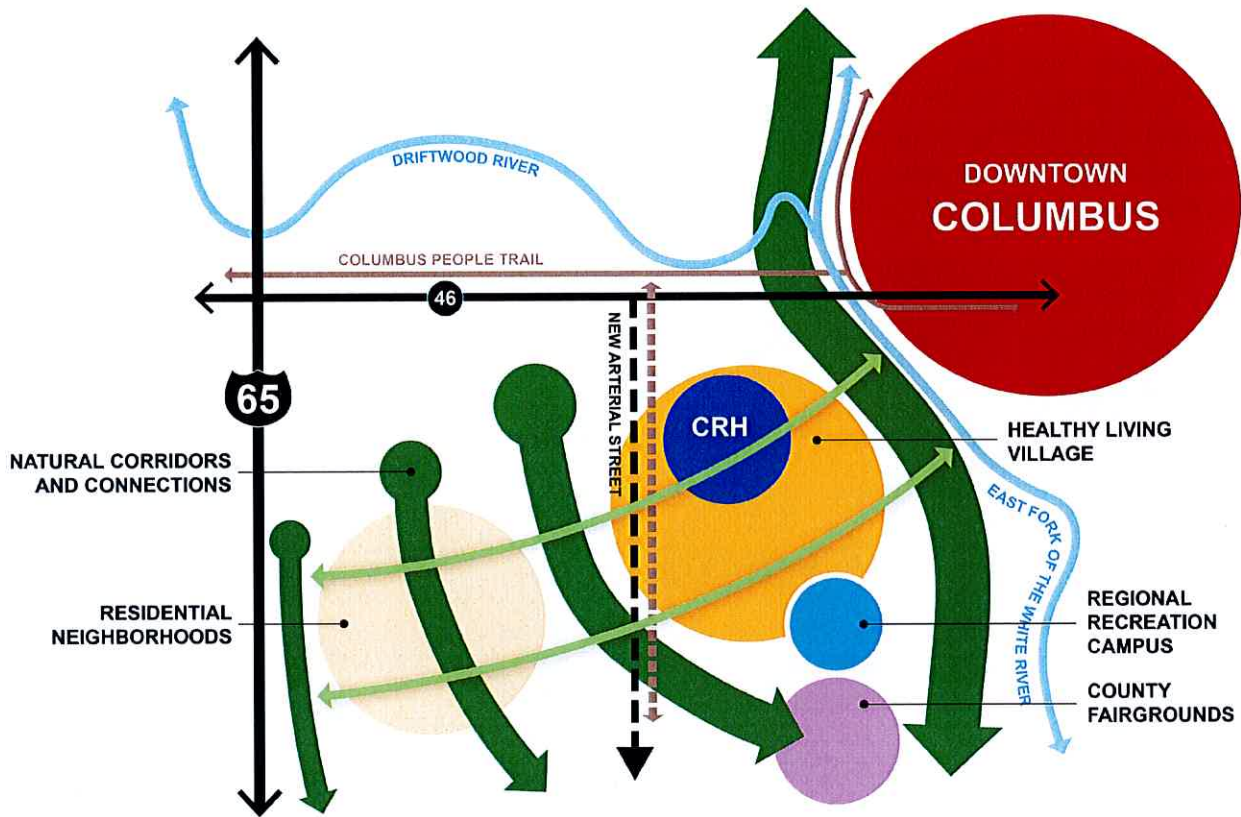


Figure 2: Contextual Framework Diagram

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 civic 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

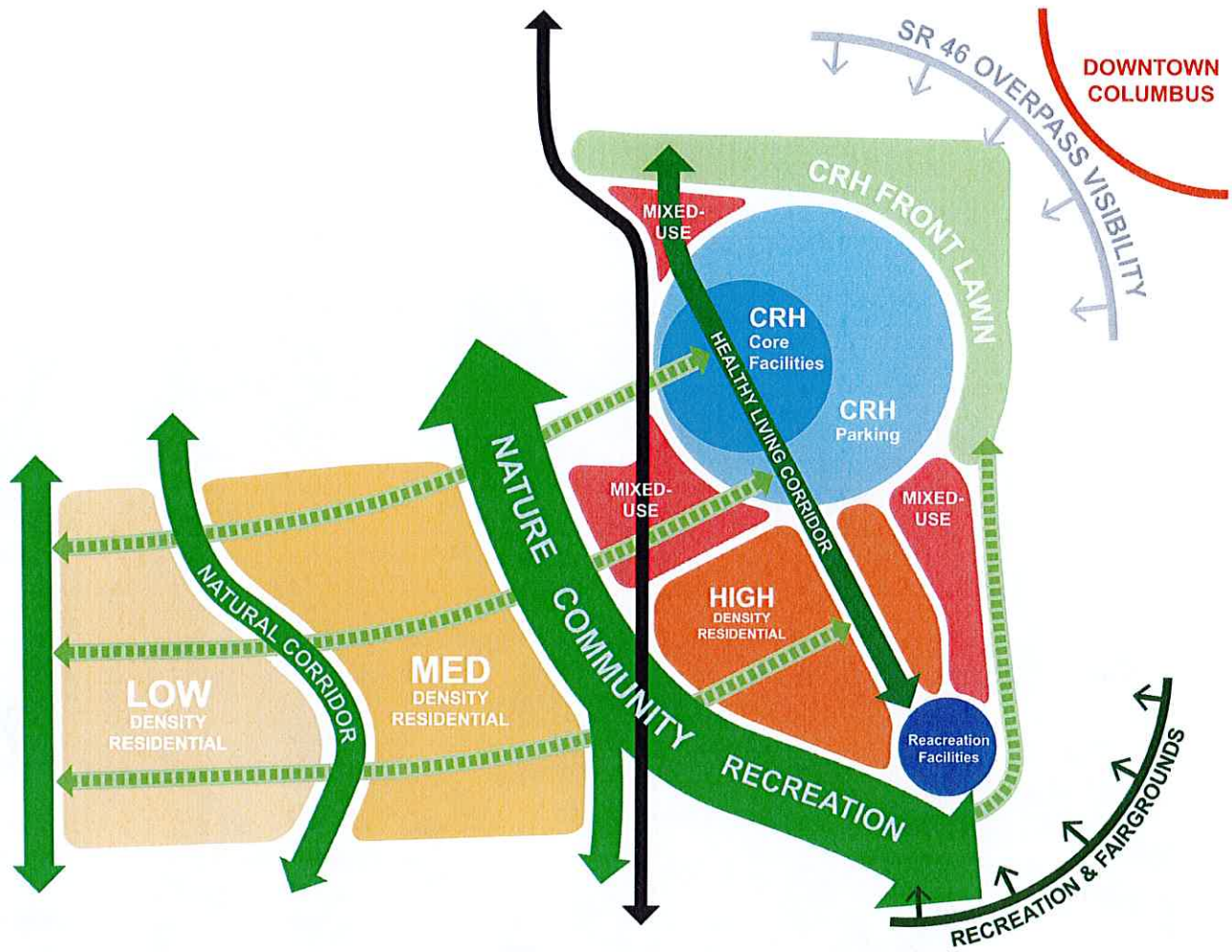


Figure 3: Land Use Conceptual Diagram

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

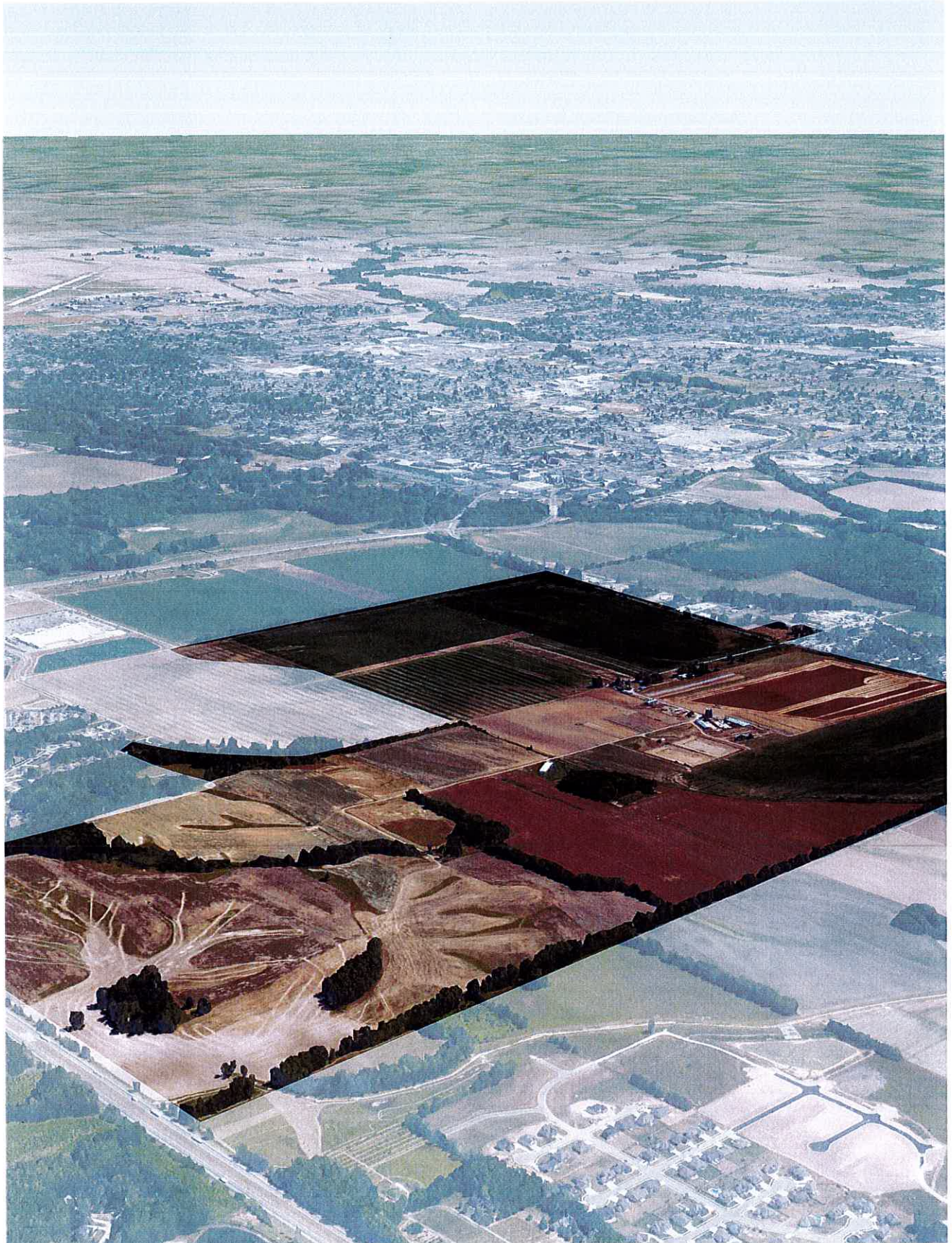


Legend

- 1 CRH Campus
- 2 North Gateway Area
- 3 Mixed-use Village Center
- 4 East Gateway / Research and Development Campus
- 5 Townhouse Neighborhood / High Density
- 6 Medium-density Residential Neighborhood
- 7 Low-density Residential Neighborhood
- 8 Natural Area - Interim Community Agriculture/ Restored Forest
- 9 Community Park
- 10 Sculpture Park
- 11 Linear Neighborhood Park
- 12 Natural Area - Restored Forest
- 13 Natural Area - Restored Forest/ Prairie
- 14 Recreation Park and Maintenance Facility
- 15 Urban Plaza Park

TYPOLOGIES AND LAND USE

PARKS AND OPEN SPACE



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.

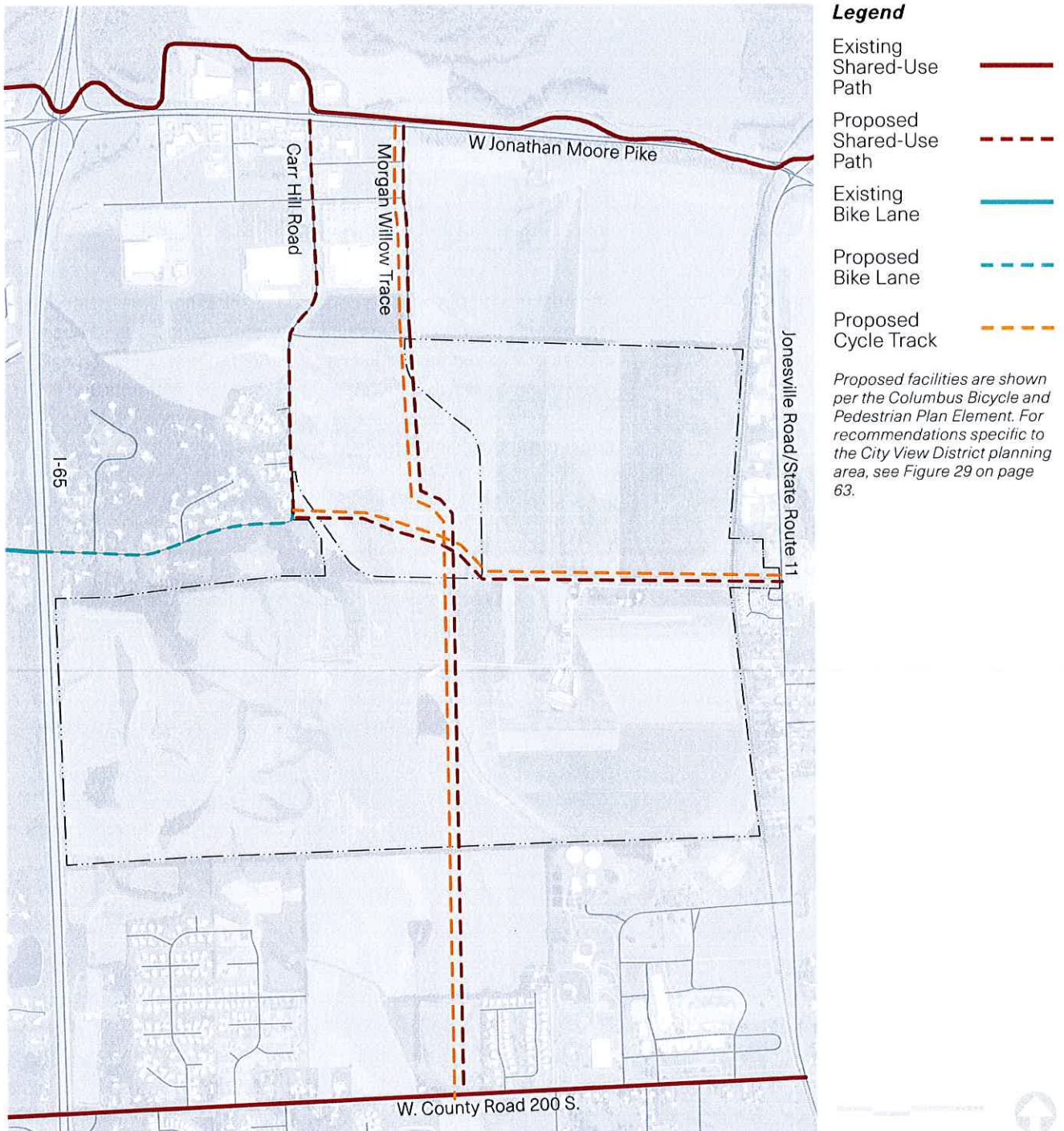


Figure 5: Map of Existing Bicycle Infrastructure Source: Columbus Bicycle and Pedestrian Plan Element

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.

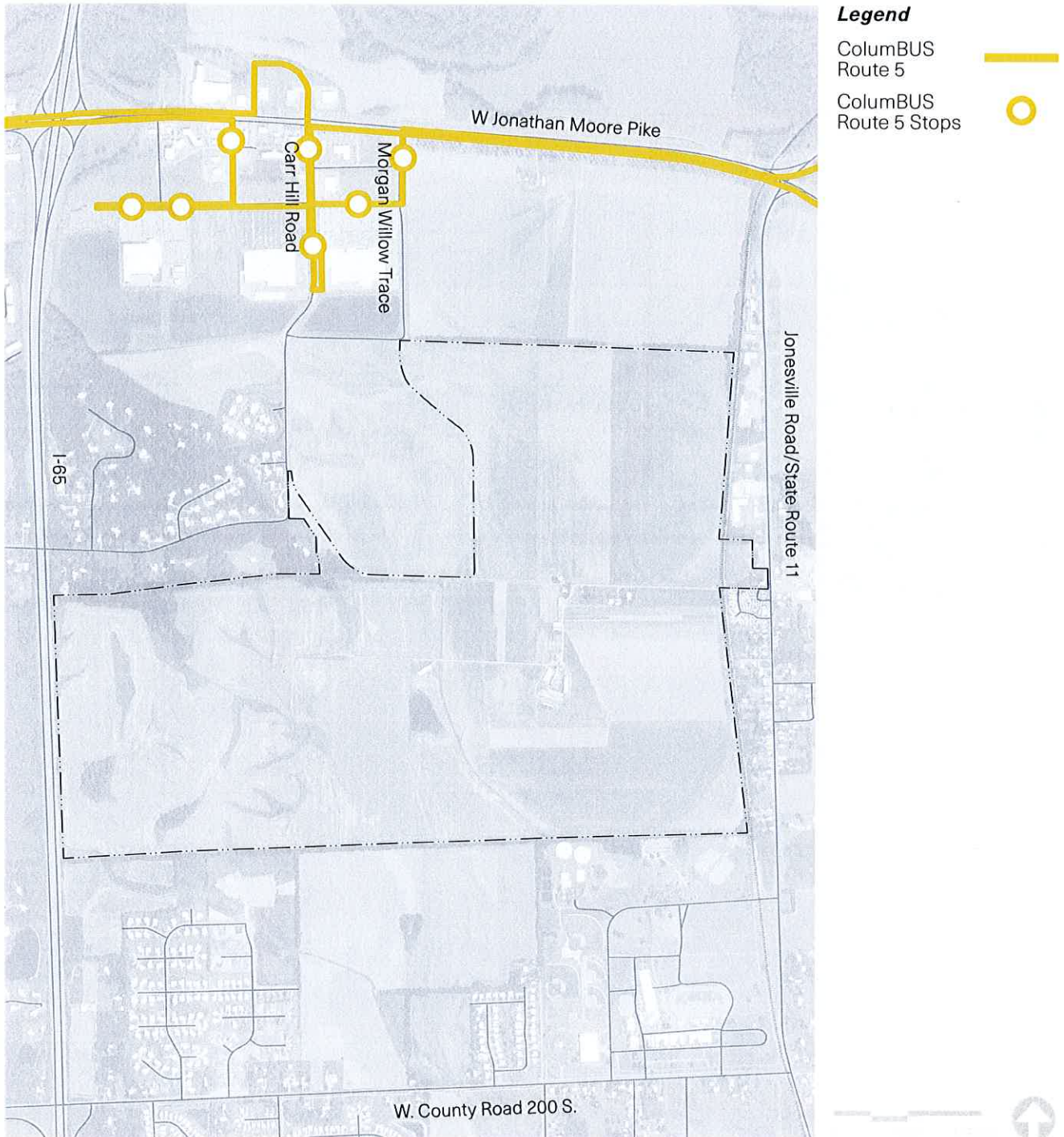


Figure 6: Map of Existing Transit Routes Source: ColumBUS Transit

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

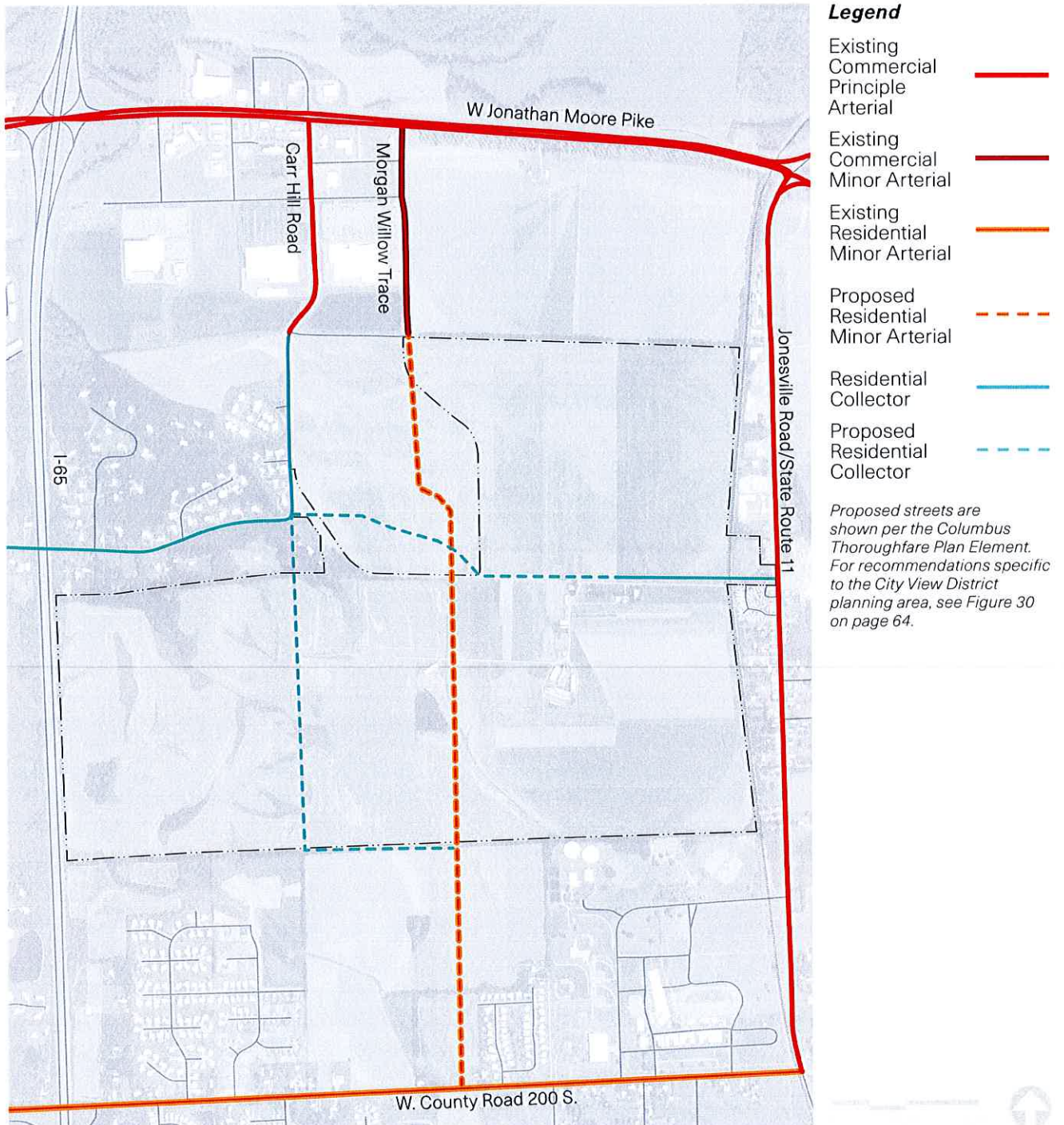


Figure 7: Map of Existing and Proposed Thoroughfares Source: Columbus Thoroughfare Plan Element

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

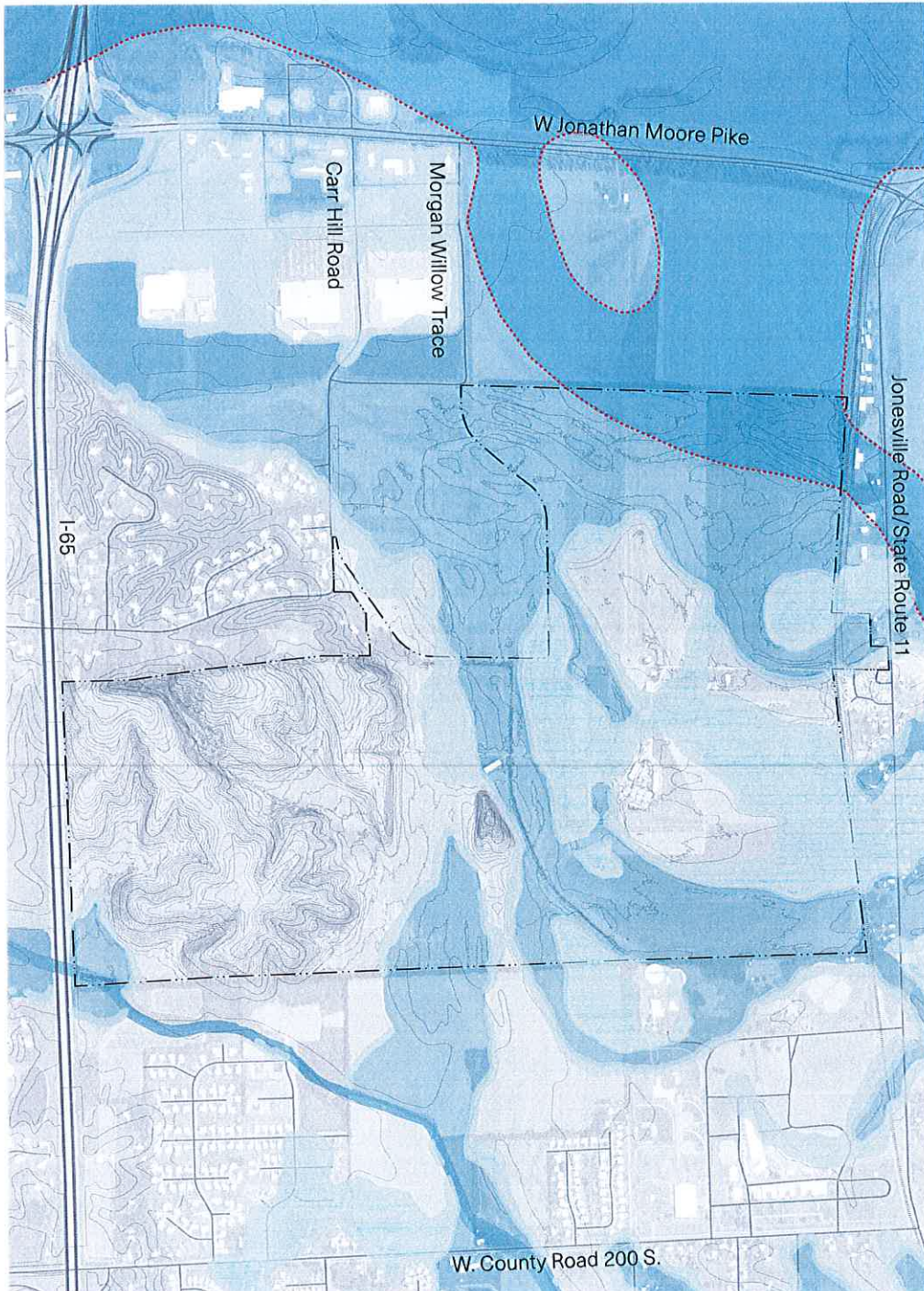
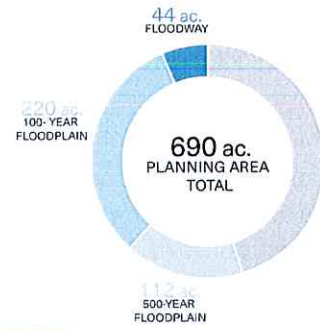
harmful substance to reach the wellfield upon infiltration within the boundary.



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




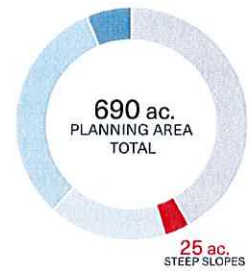
- Floodway 
- 100-year Floodplain 
- 500-year Floodplain 

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.



Legend

Steep Slope
30% +

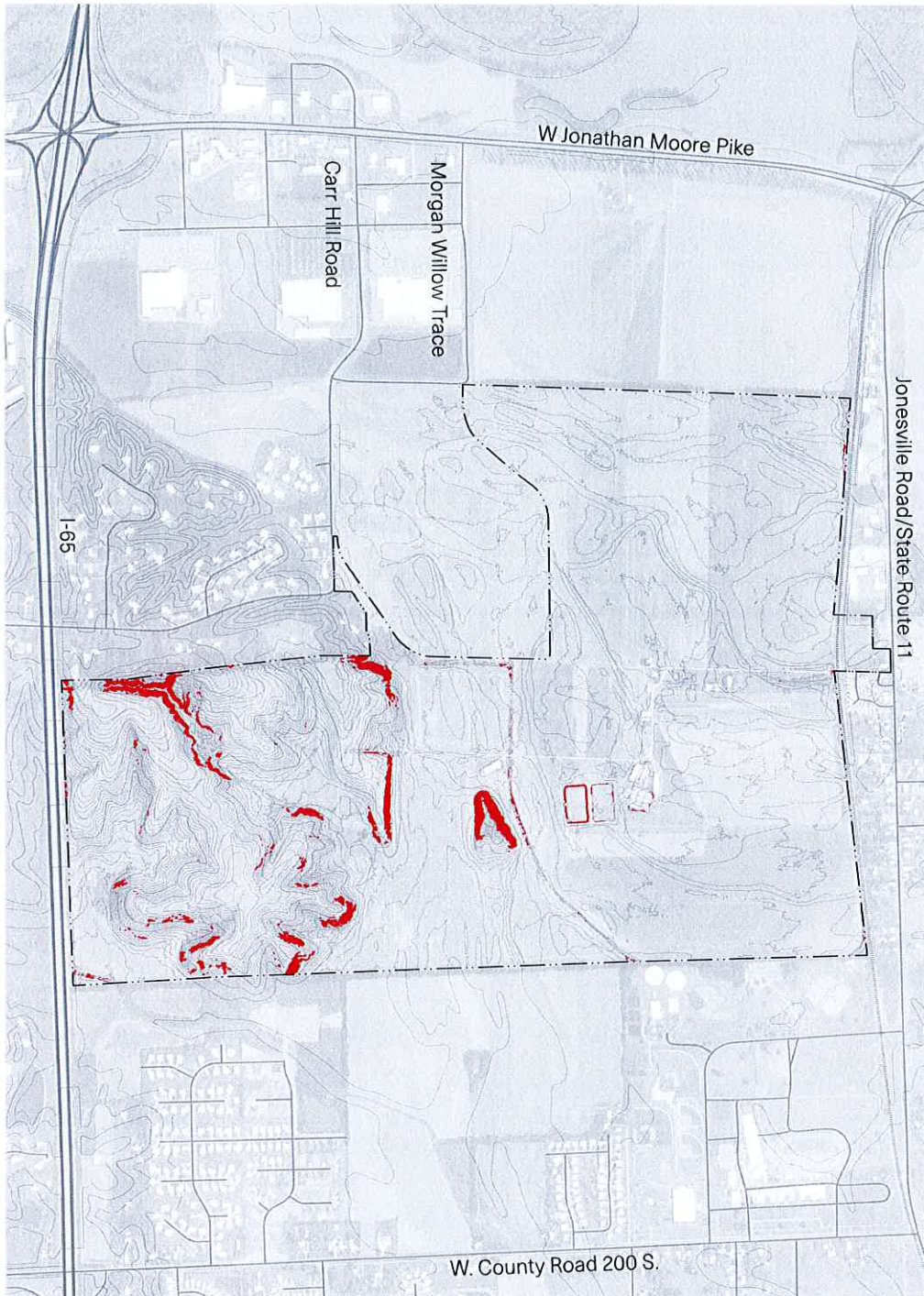
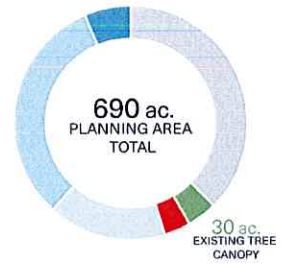


Figure 10: Steep Slopes

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.



Legend

Existing Tree Canopy

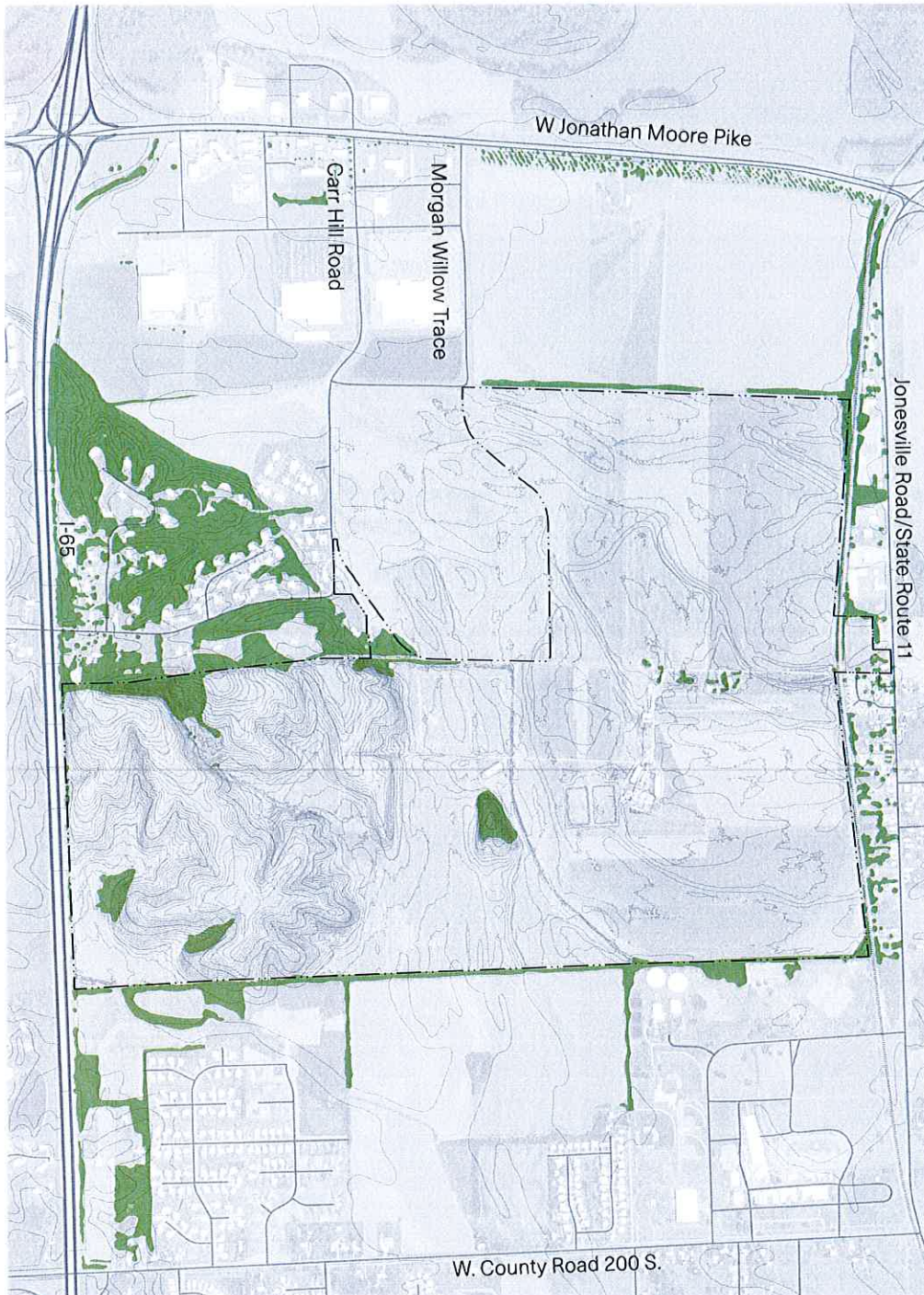
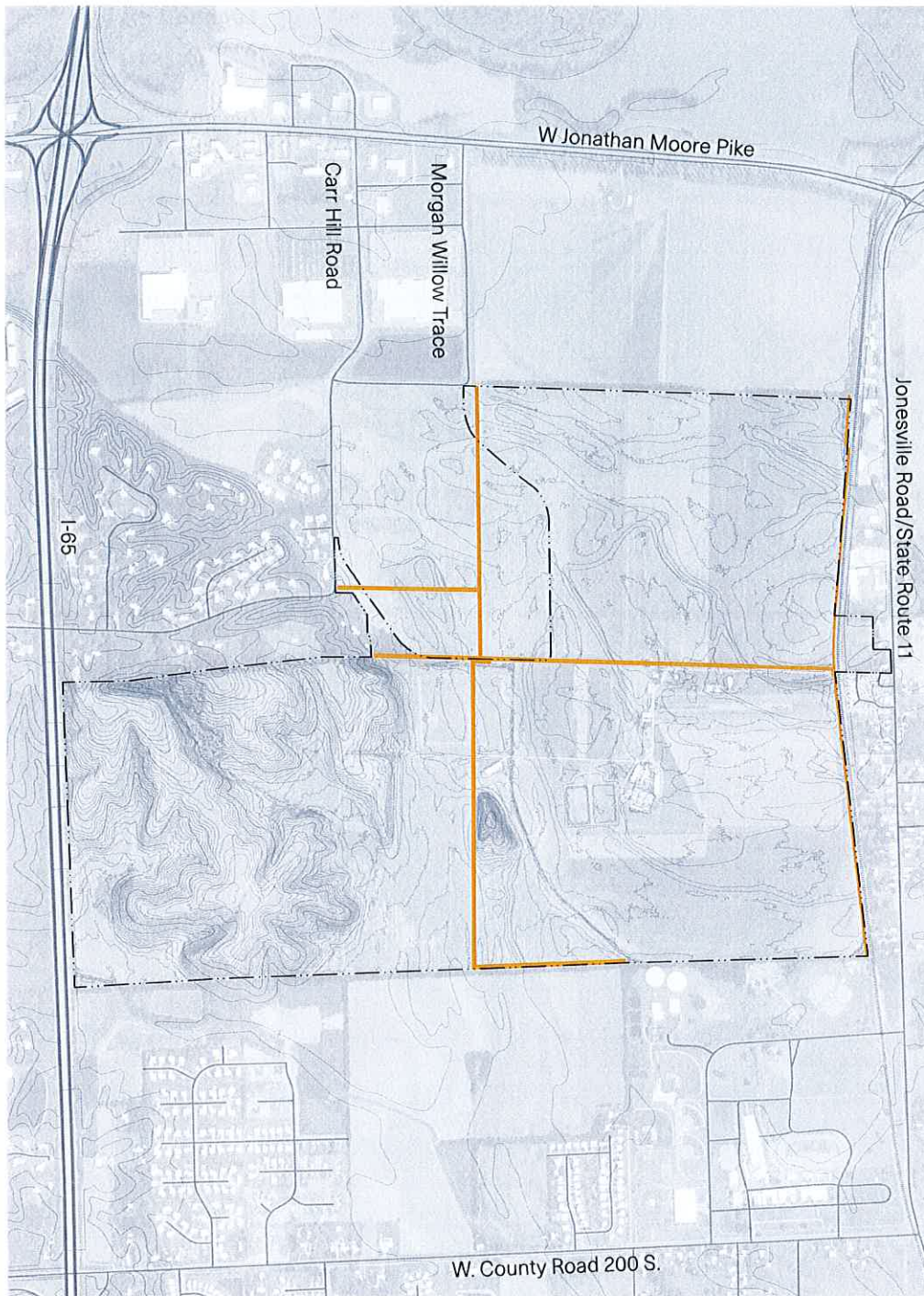
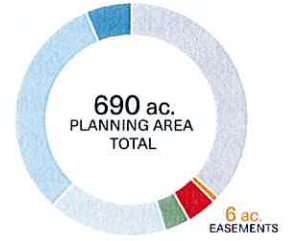


Figure 11: Existing Tree Canopy

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.



Legend

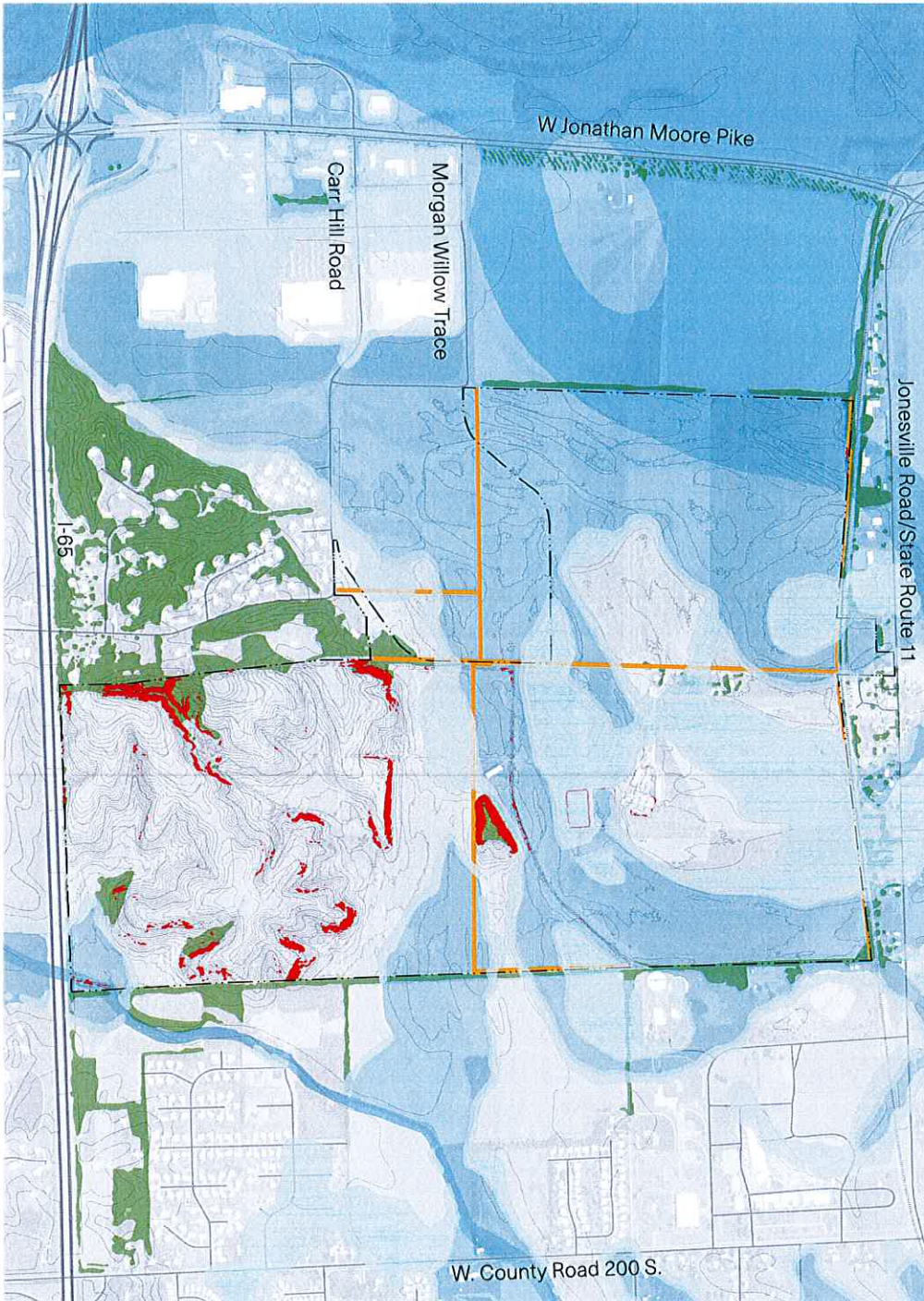
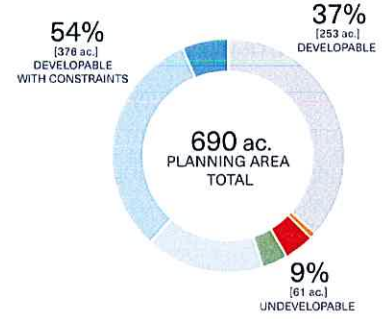
Existing Utility Easement



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.



Legend




- Floodway 
- 100-Year Floodplain 
- 500-year Floodplain 
- Steep Slopes 30%+ 
- Existing Tree Canopy 
- Existing Utility Easement 

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.

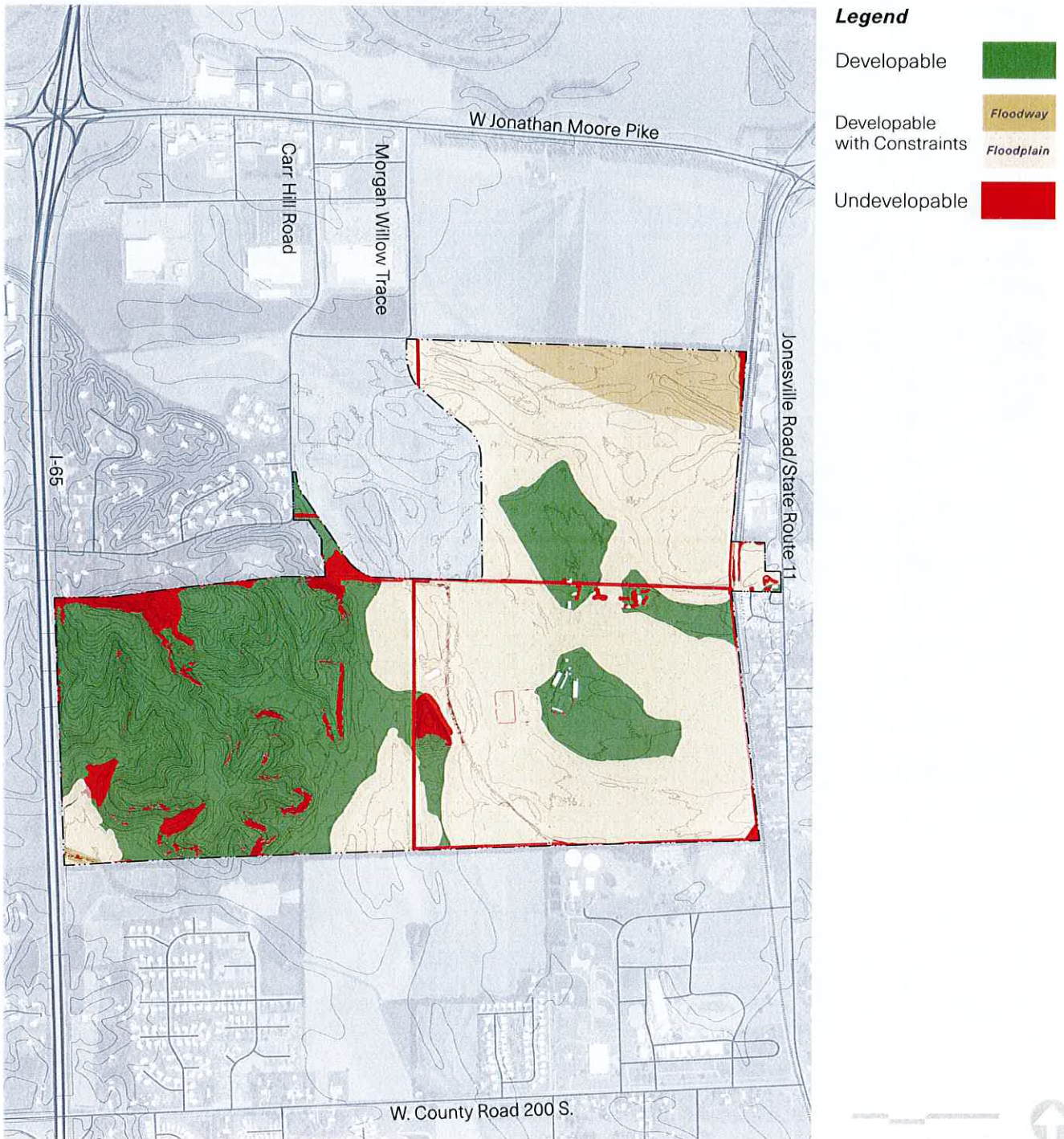


Figure 14: Classified Developable Lands



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, mixed-use 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

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) 345 Units (8 DU/AC)		
Res. – Medium Density (85 AC) 500 Units (6 DU/AC)		
Res. – Low density (67 AC) 120 Units (2 DU/AC)		

*see Open Space Types on pg. 49



LAND USE FRAMEWORK

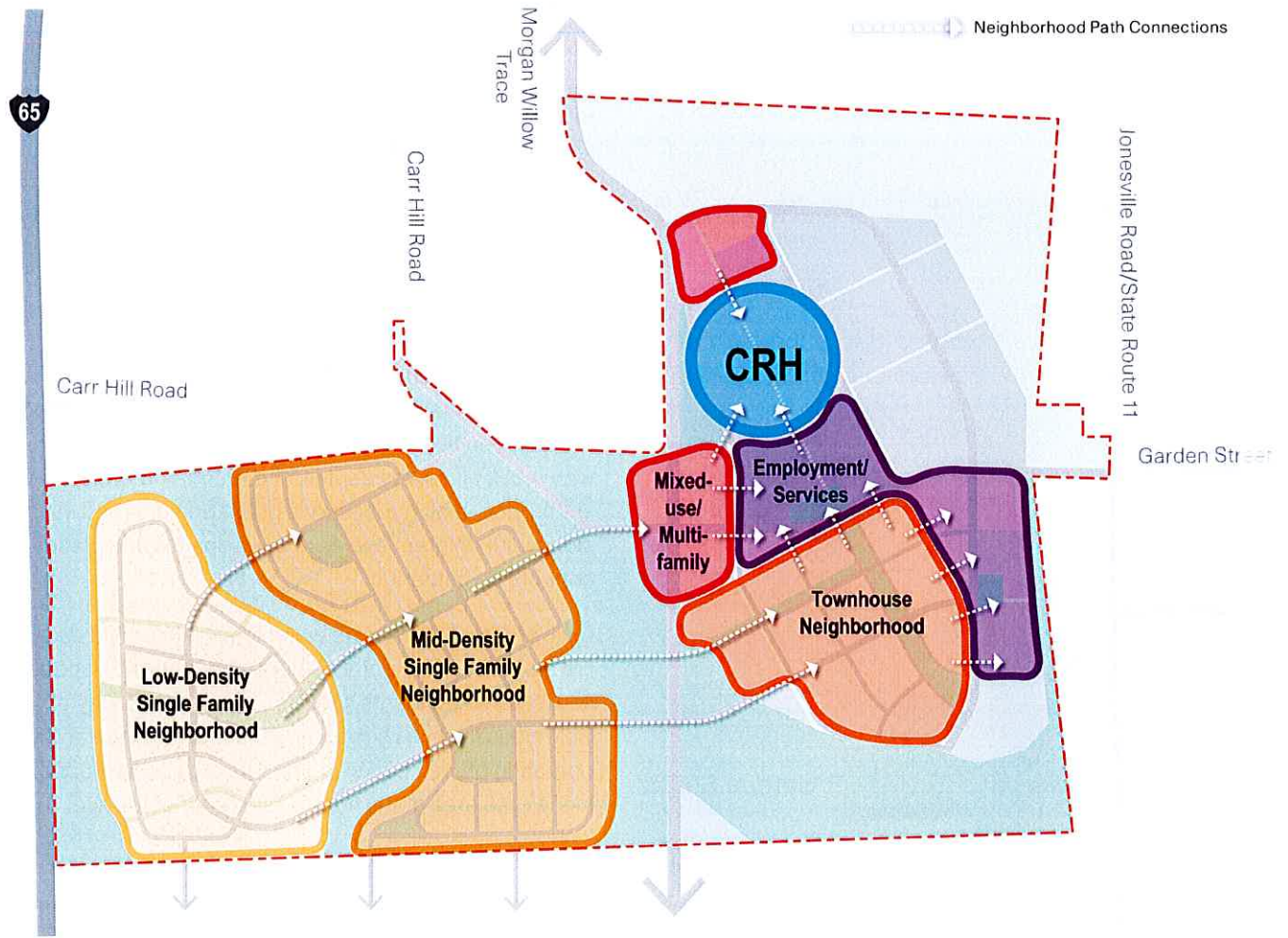


Figure 16: Land Use Framework Diagram

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 high-density 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 <i>assumes 10-12 units per acre</i>	50 acres	500-600
Mid-Density Single Family Neighborhood	100 acres	500
Low-Density Single Family Neighborhood	80 acres	100

OPEN SPACE FRAMEWORK

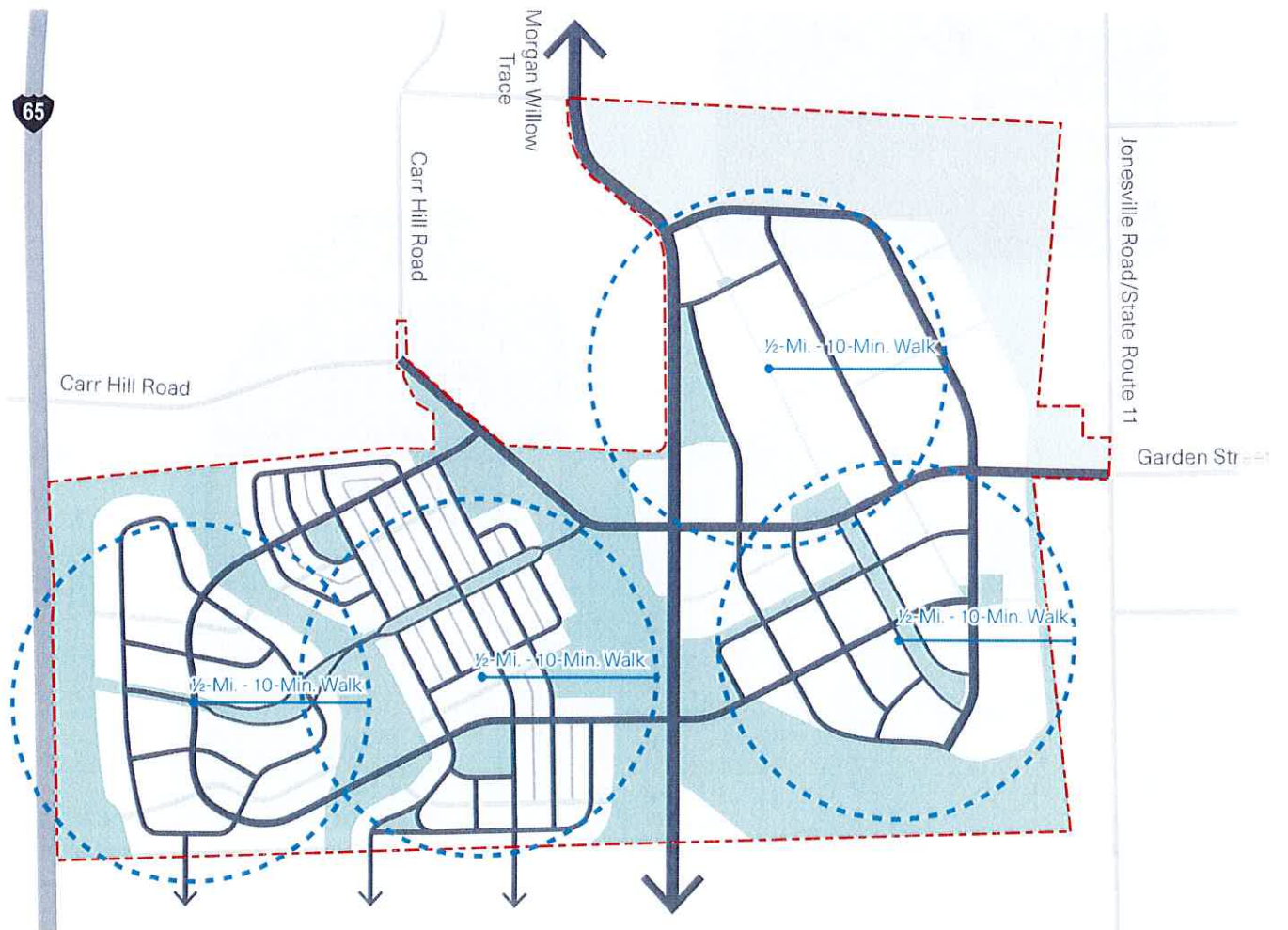


Figure 17: Walksheds

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

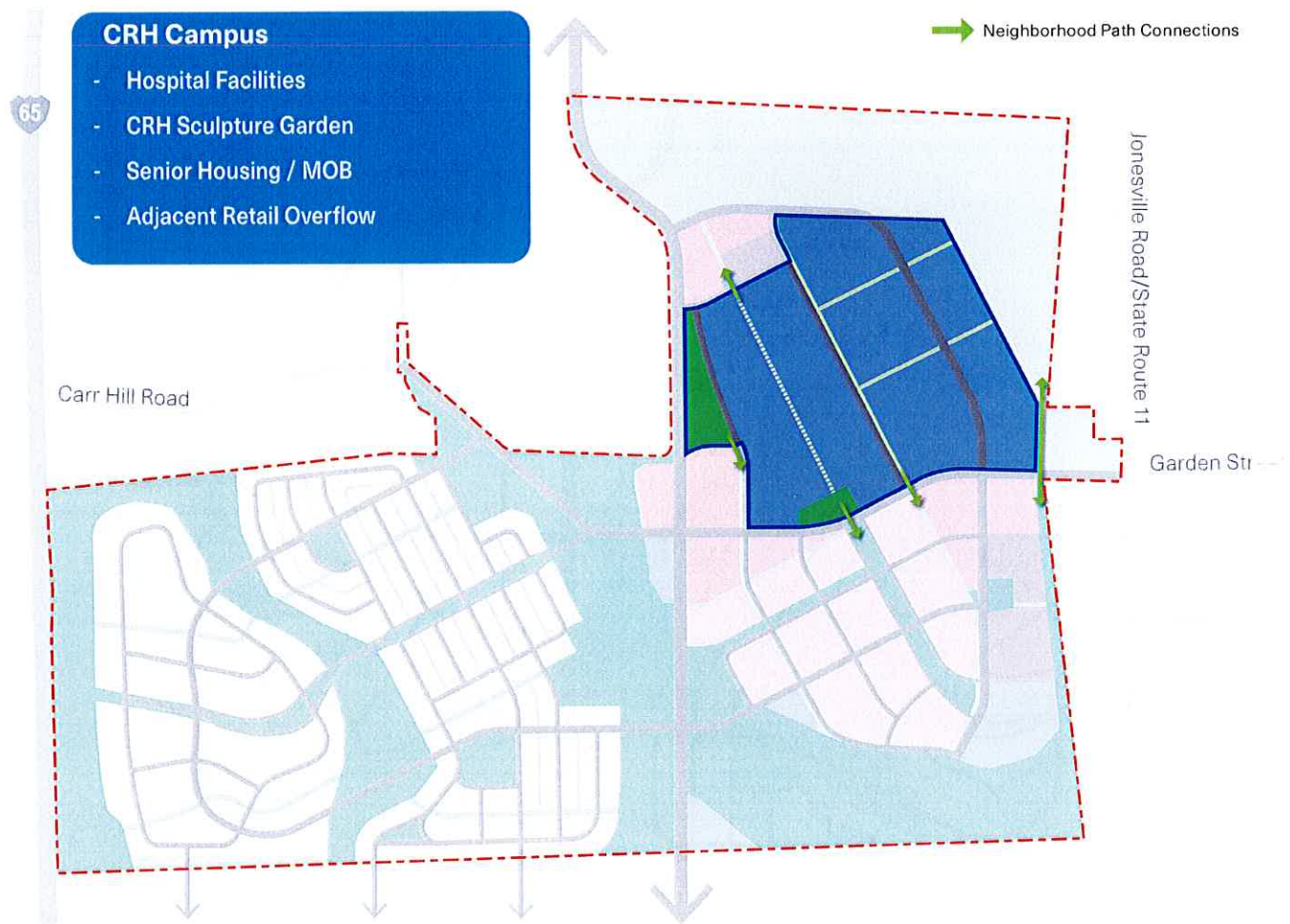


Figure 18: Land Use Program for the CRH Campus

CRH CAMPUS

The proposed campus location is accessed by east-west 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 north-south 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)



HOSPITAL CAMPUS CHARACTER



Functional Landscape and Alternative Transit Amenities



Flexible Work, Respite and Gathering Spaces



Campus-wide Trail System



LAND USE PROGRAM

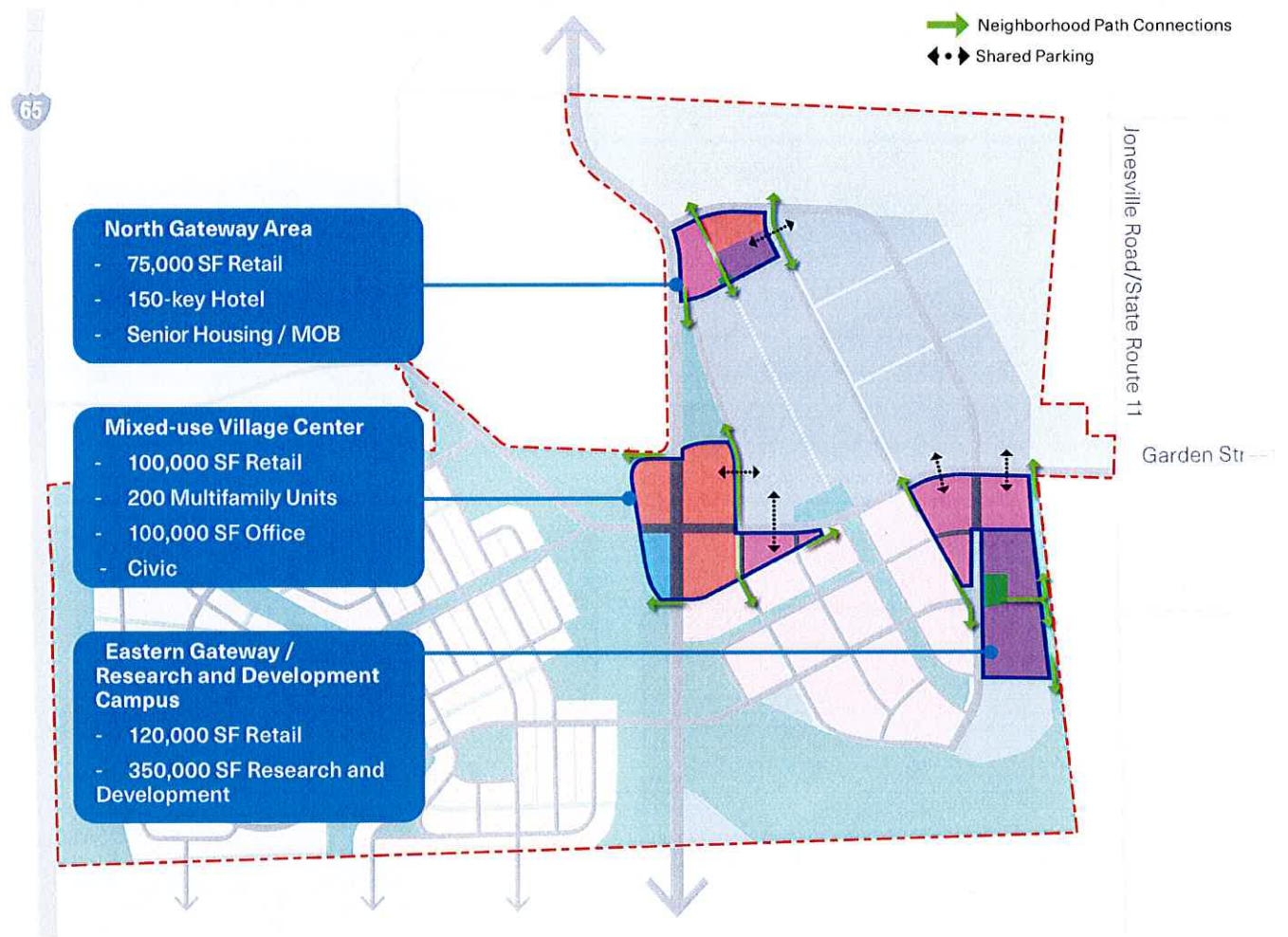


Figure 19: Land Use Program for Retail/Mixed Use

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.

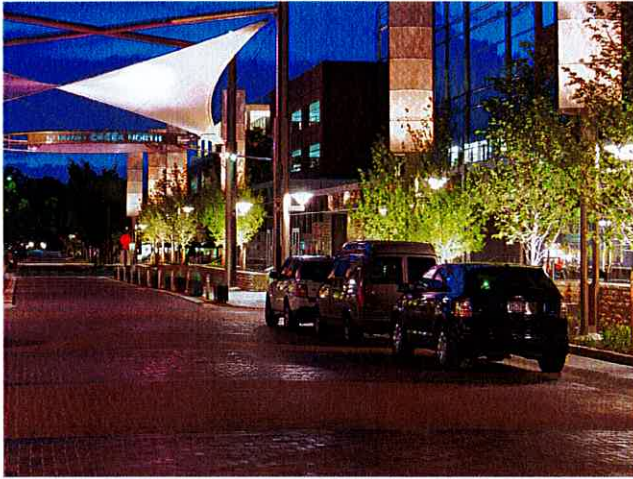
The North Gateway Area can support the CRH campus with retail, a hotel, and senior housing and/or a medical office building. The Mixed-use Village Center includes retail, multifamily and office buildings. It also includes civic space that could connect to the East Gateway/ Research & Development Campus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

Legend

- 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



RETAIL AND MIXED-USE NODES CHARACTER



Streets and Gateways



Retail Placemaking



Hotel



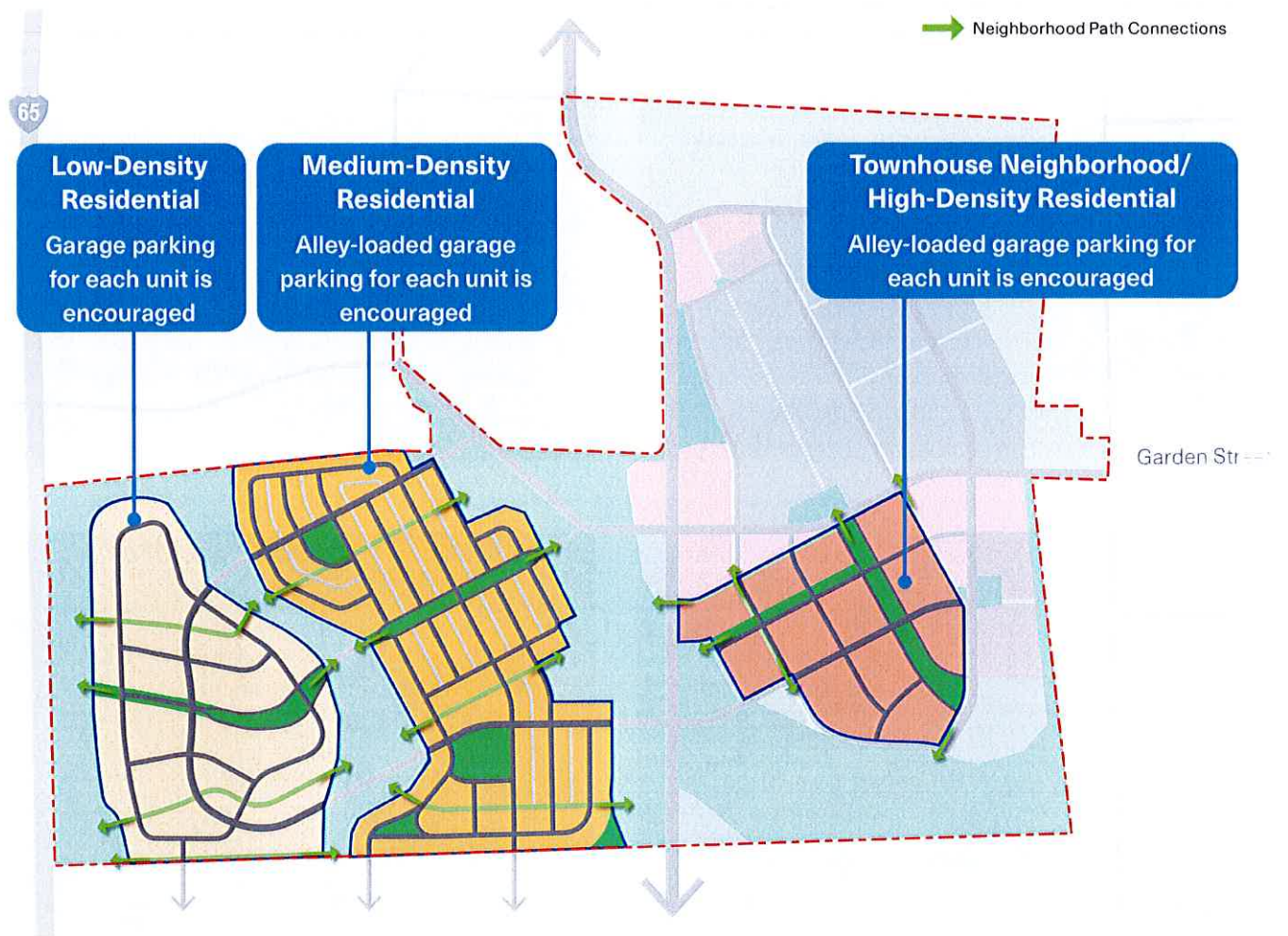


Figure 20: Land Use Program for Residential Neighborhoods

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

Residential (100+)	Light Blue
Business and Development	Medium Blue
Community (100-400)	Light Purple
Urban (400-1,000)	Light Pink
Suburban (1,000-2,000)	Light Orange
Medium Density (2,000-5,000)	Light Blue
High Density (5,000+)	Light Blue
Res. - High Density (43 AC) Approx. 345 Units	Orange
Res. - Medium Density (85 AC) Approx. 500 Units	Yellow
Res. - Low density (67 AC) Approx. 120 Units	Light Orange

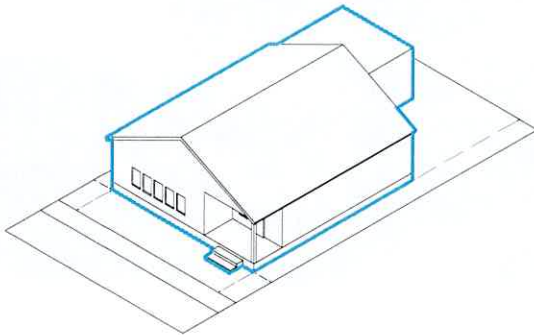
HOUSING DIVERSITY TOOLKIT

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

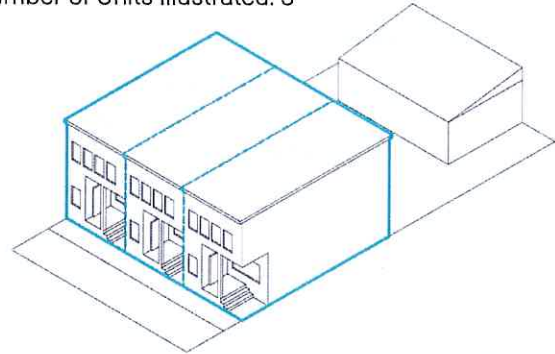
Number of Units Illustrated: 1



TOWNHOUSE

Average Density: 14-20 Units/Acre

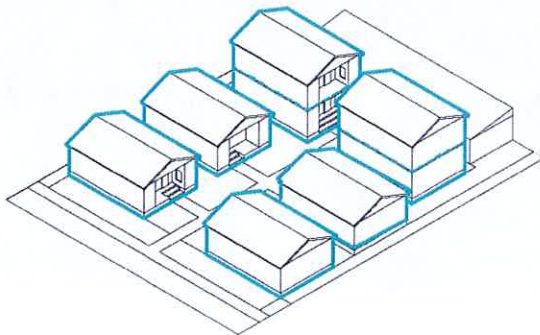
Number of Units Illustrated: 3



COTTAGE COMMUNITY/CLUSTER

Average Density: 6-12 Units/Acre

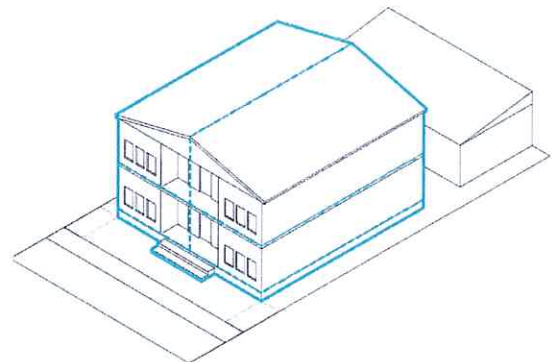
Number of Units Illustrated: 8 (including 4 single-family structures and 2 stacked duplex structures)



FOUR PLEX

Average Density: 14-20 Units/Acre

Number of Units Illustrated: 4



STACKED DUPLEX

Average Density: 14-20 Units/Acre

Number of Units Illustrated: 3 (including an accessory dwelling unit above a detached garage)

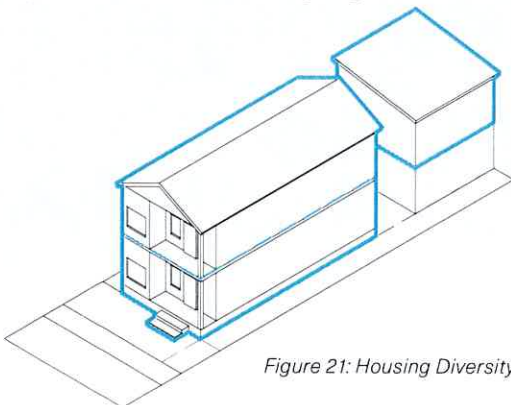


Figure 21: Housing Diversity Toolkit

TOWNHOUSE NEIGHBORHOOD/HIGH-DENSITY RESIDENTIAL

The highest density neighborhood may include multi-family 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.

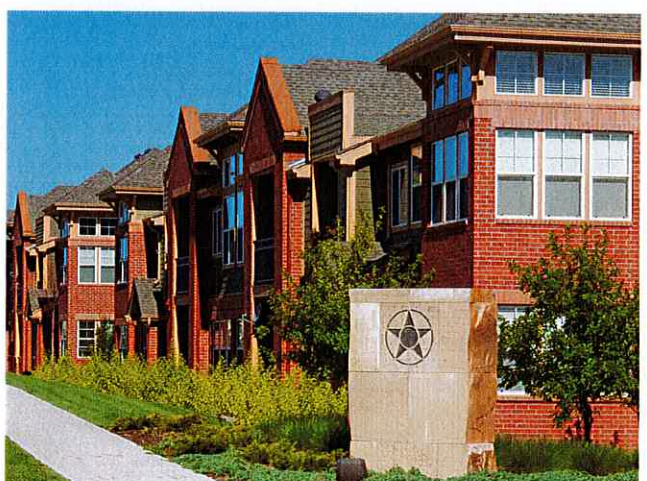
LOW-DENSITY RESIDENTIAL

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



Figure 22: Parks Diagram

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 pedestrian-friendly 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.

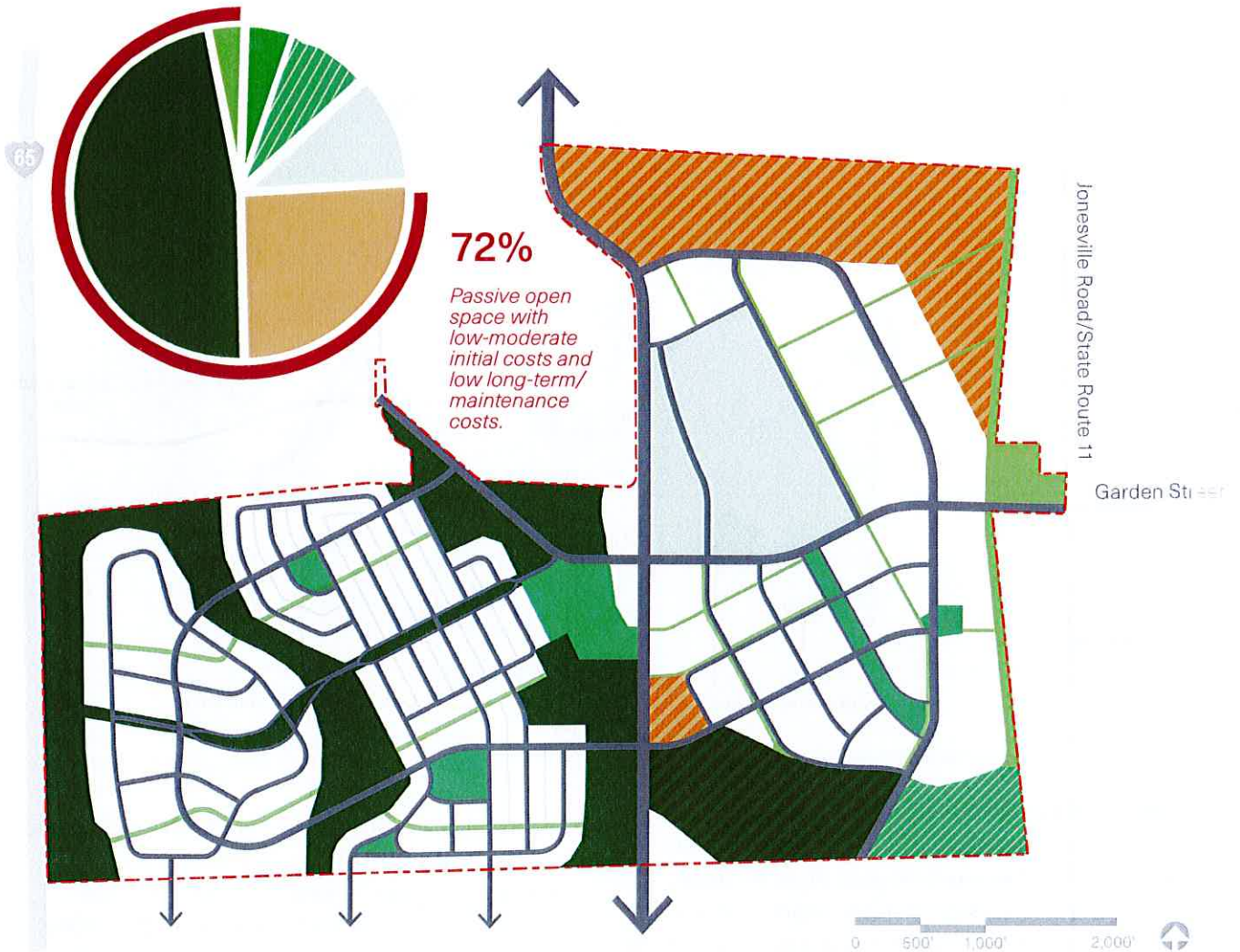


Figure 23: Open Space Types

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

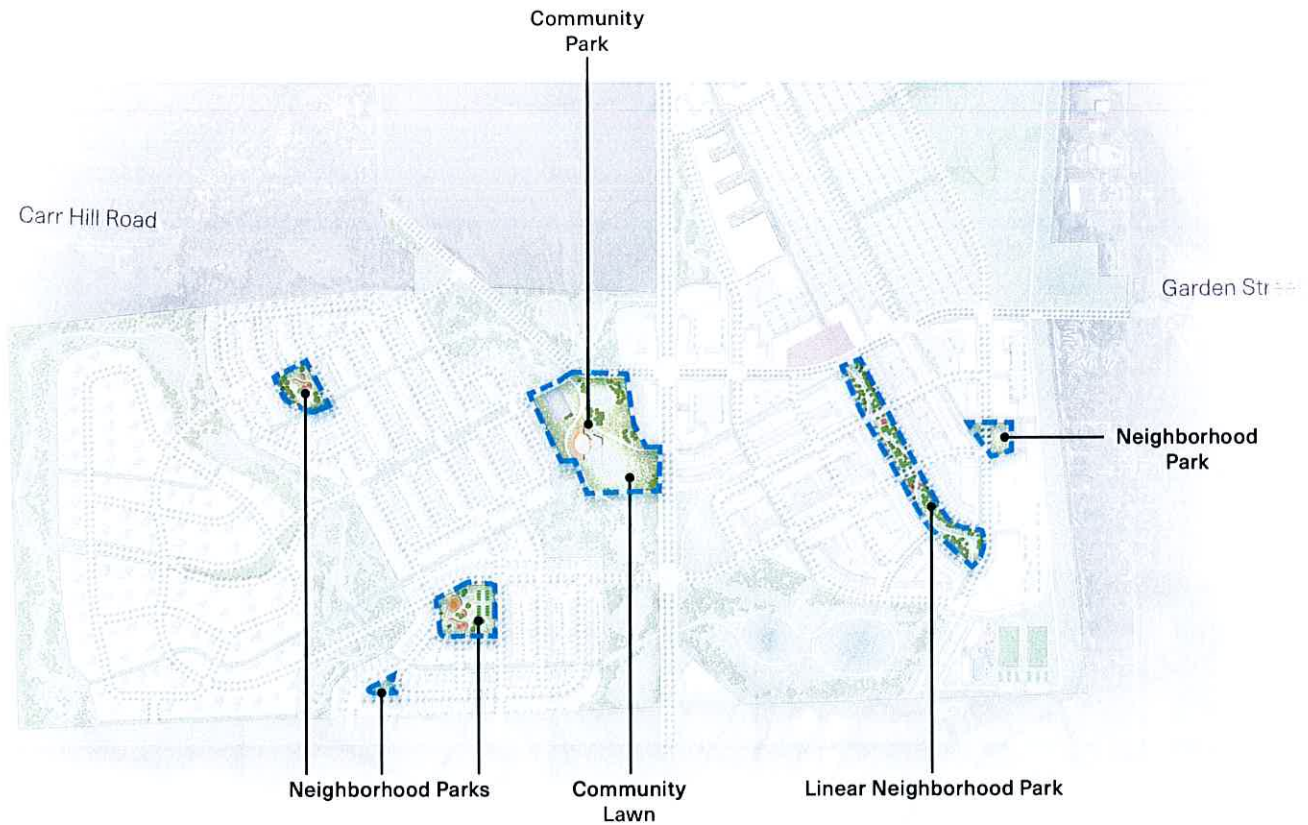


Figure 24: Community and Neighborhood Parks

COMMUNITY AND NEIGHBORHOOD PARKS

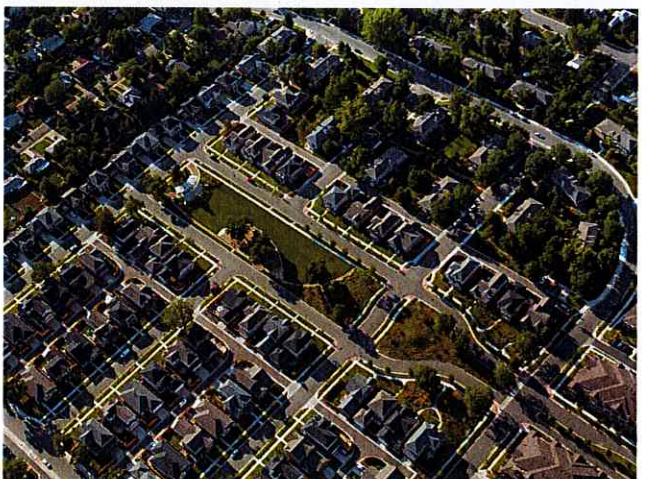
Neighborhood parks serve as the recreational and social focus of the neighborhoods. While the focus of neighborhood park programs is on active play and informal recreation, the programs and elements can vary between neighborhoods.

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.

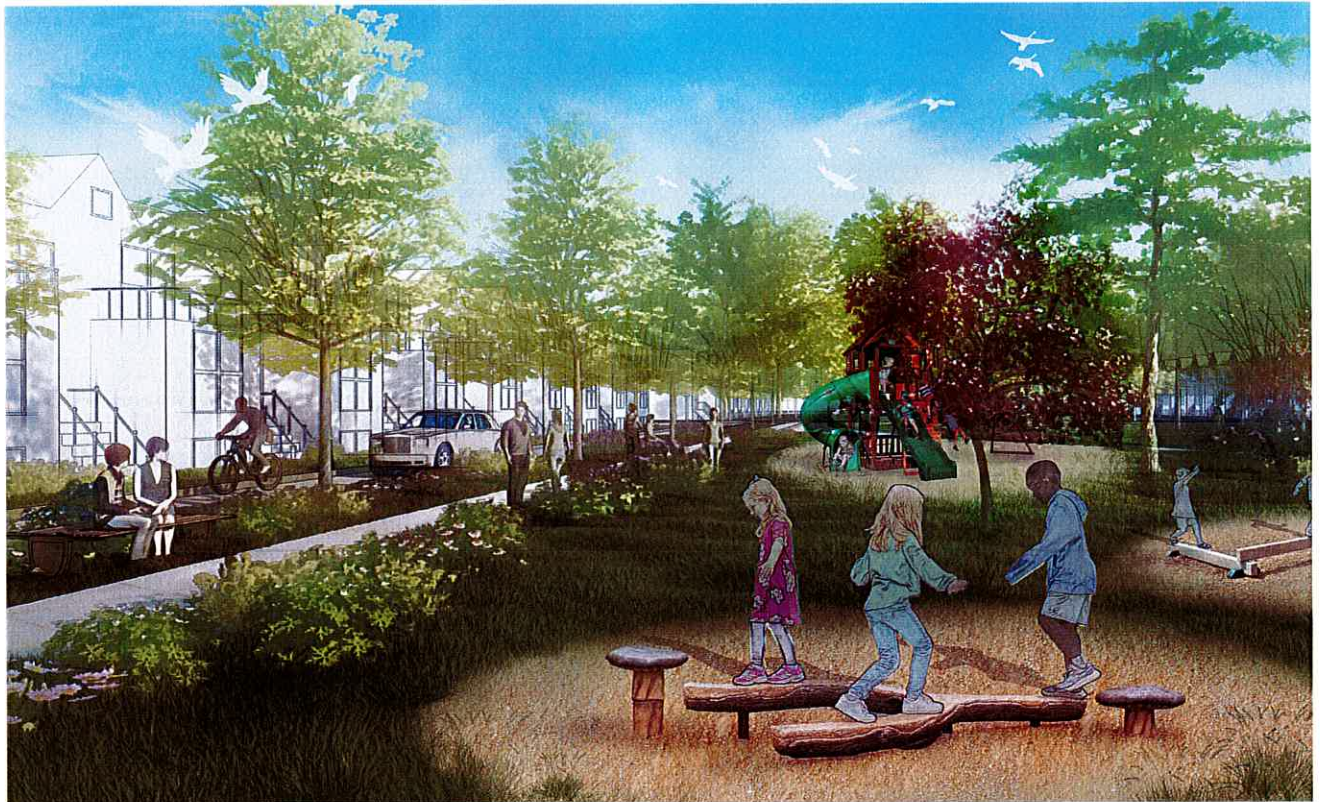
The townhouse/ high-density residential neighborhood adjacent to the CRH campus shares a larger neighborhood park. A residential park and linear green connection link the townhouse neighborhood to new, street-fronted "Main Street" style retail and mixed-use program that bounds the northern edge of the 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.





Figure 25: Active Recreation Park

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.

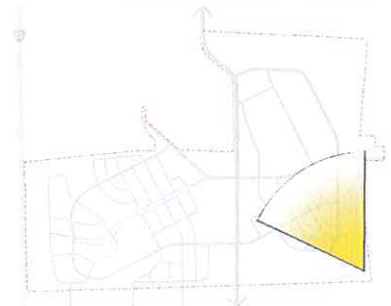




Figure 26: CRH Parks and Plazas

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.

50% Of units at 6 DU/AC have open space frontage.

76% Units at 12 DU/AC have open space frontage.

BICYCLE INFRASTRUCTURE

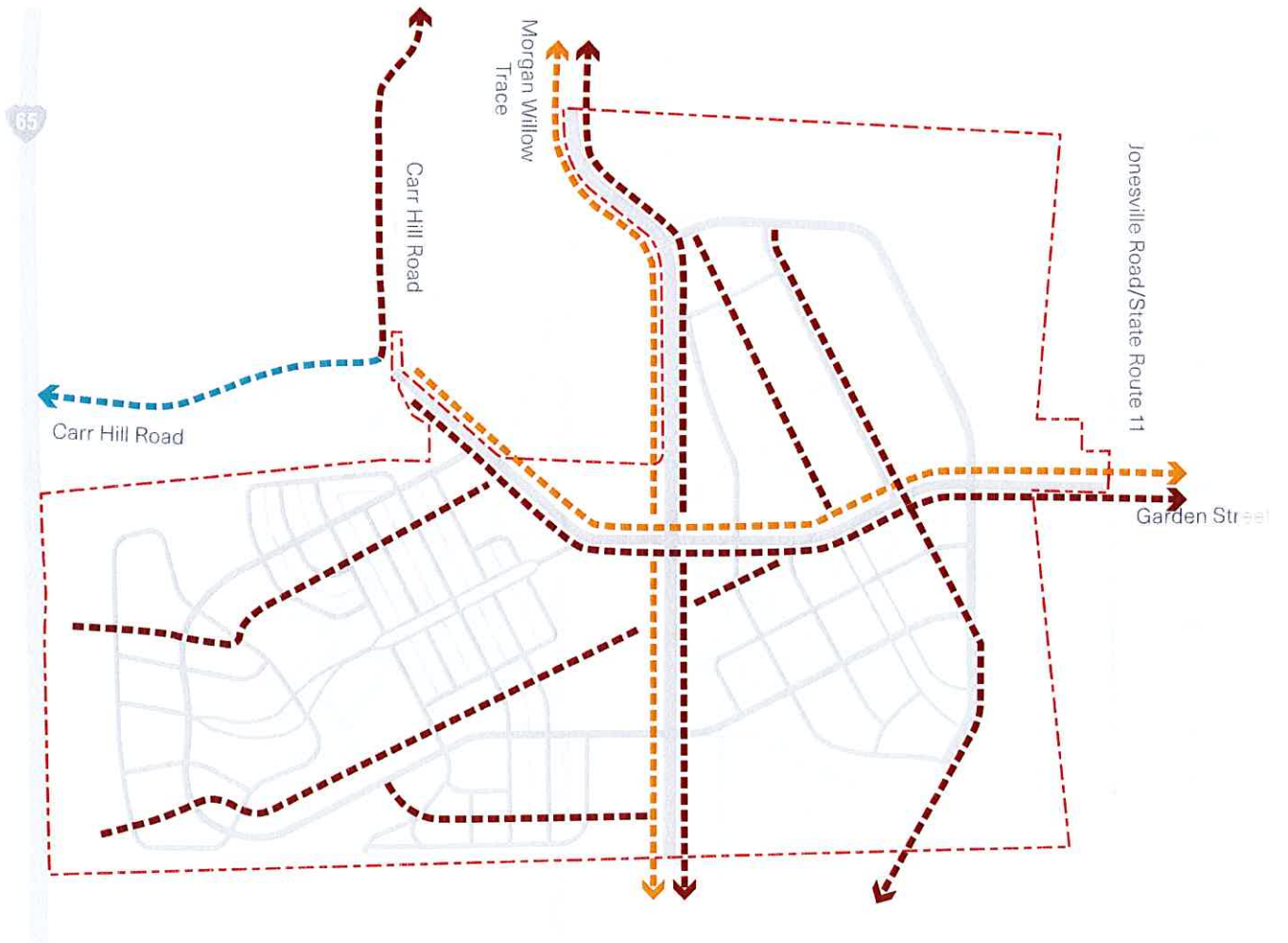





Figure 29: Proposed Bicycle Network

Legend

- Shared-Use Path 
- Cycle Track 
- Conventional Bike Route 

STREETS

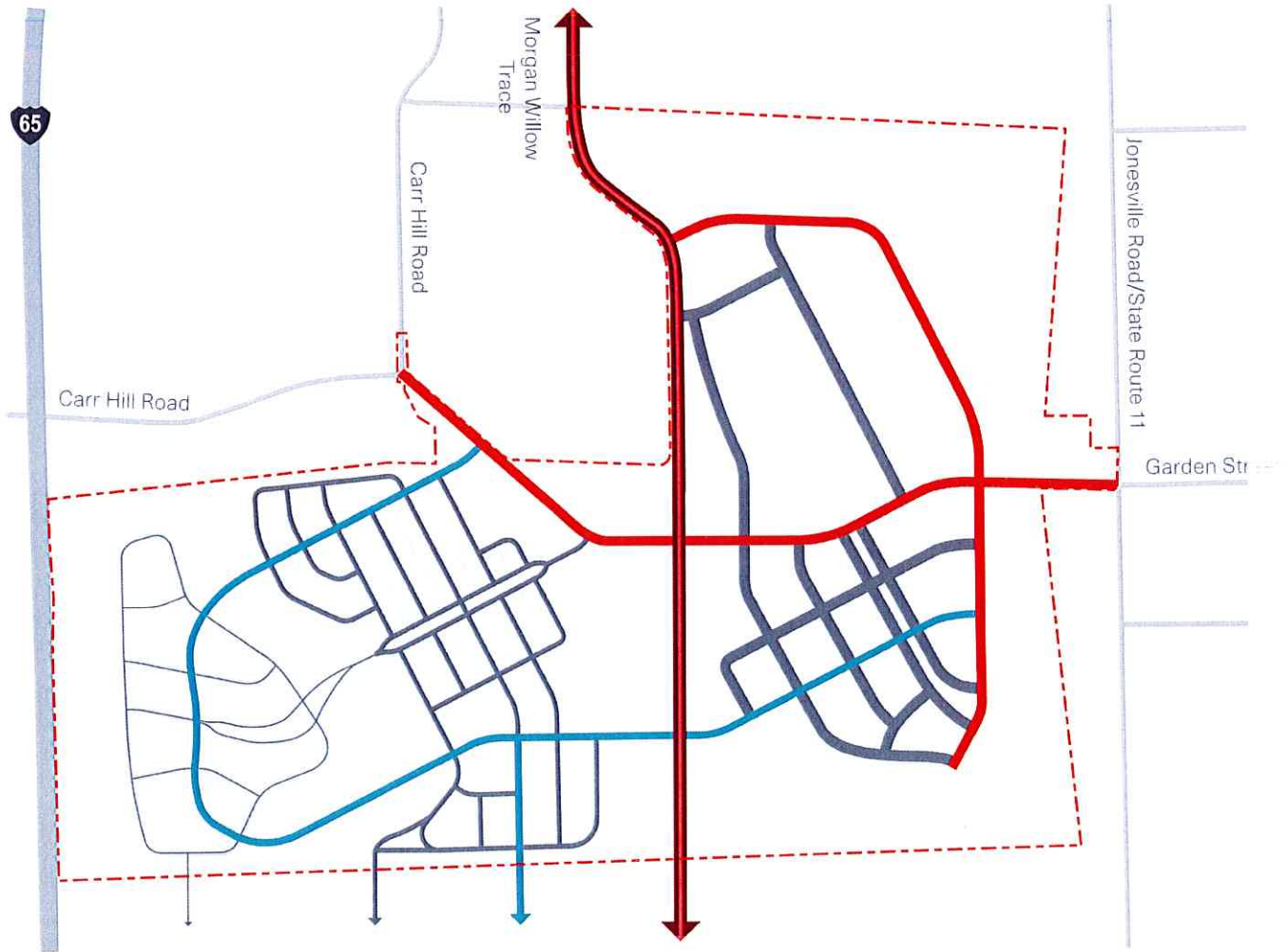


Figure 30: Proposed Street Network

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.

Legend

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

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 low-density neighborhood. The presence of on-street parking will vary with the development density found along each street.

COMMERCIAL MINOR ARTERIAL

The arterial right-of-way is designed to be a high-capacity 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 twelve-foot 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.

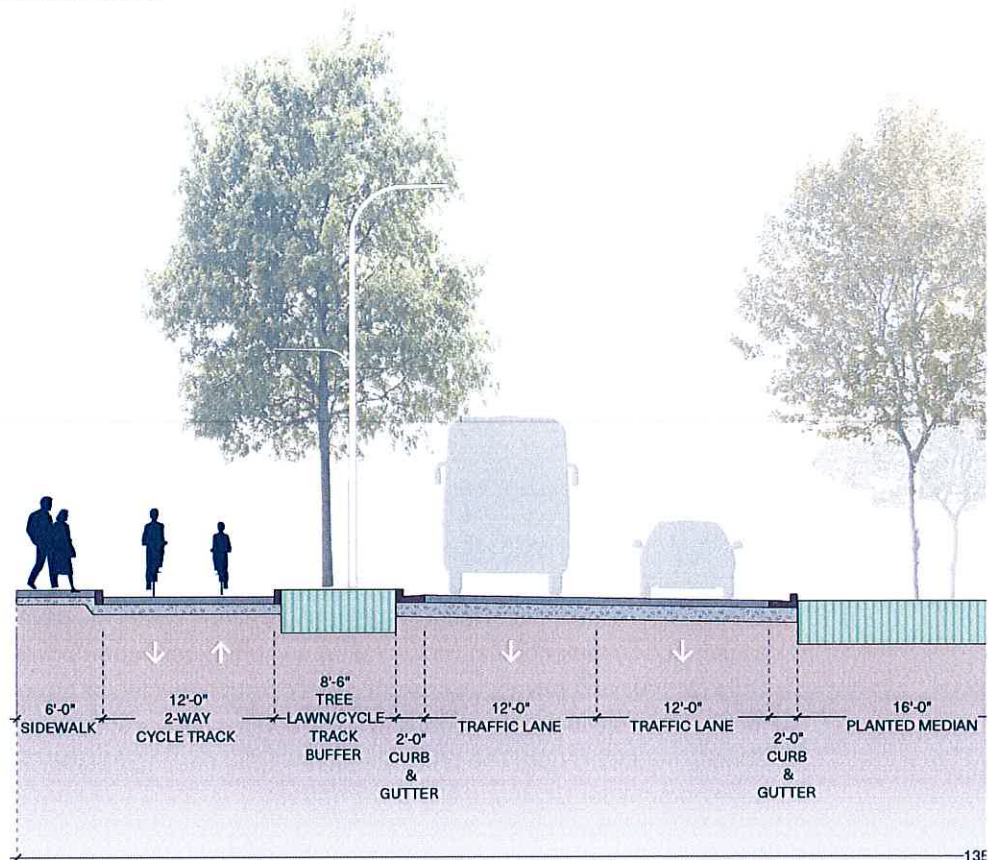


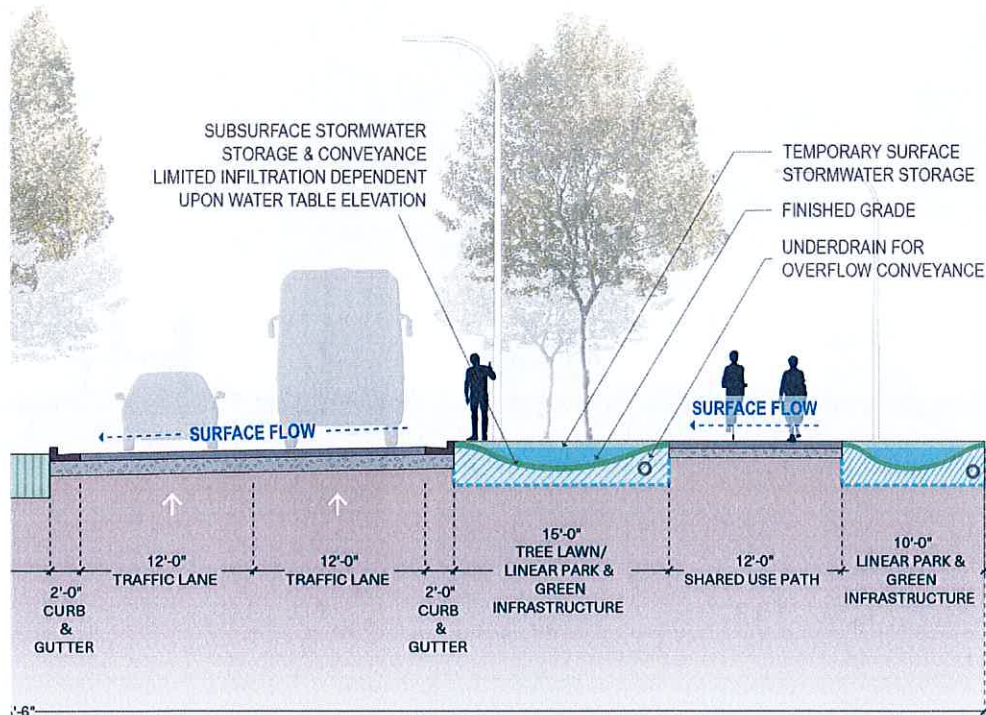
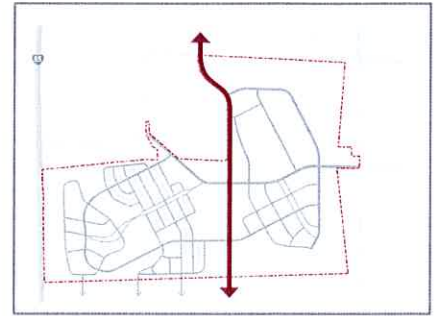
Figure 31: Commercial Minor Arterial Street Section
Scale 1" = 12'-0"

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.



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.

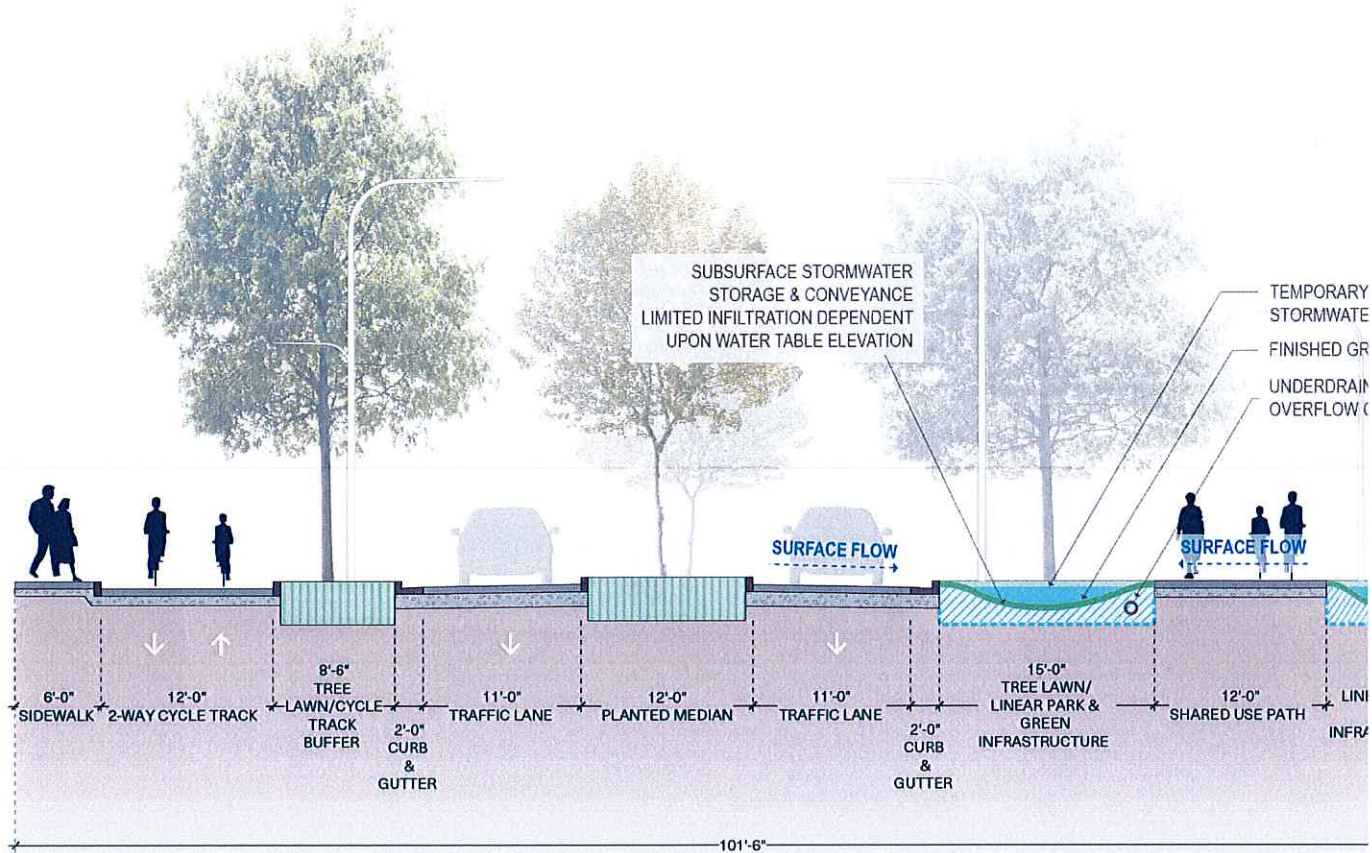
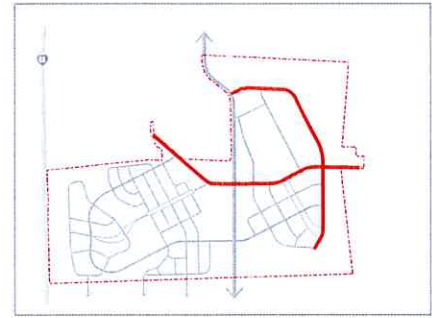


Figure 32: Commercial Collector Street Section
Scale 1" = 12'-0"

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
ONVEYANCE



RESIDENTIAL COLLECTOR

The residential collector serves as the primary vehicular route within the residential neighborhoods. The two-lane road accommodates all traffic with 10-foot 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.

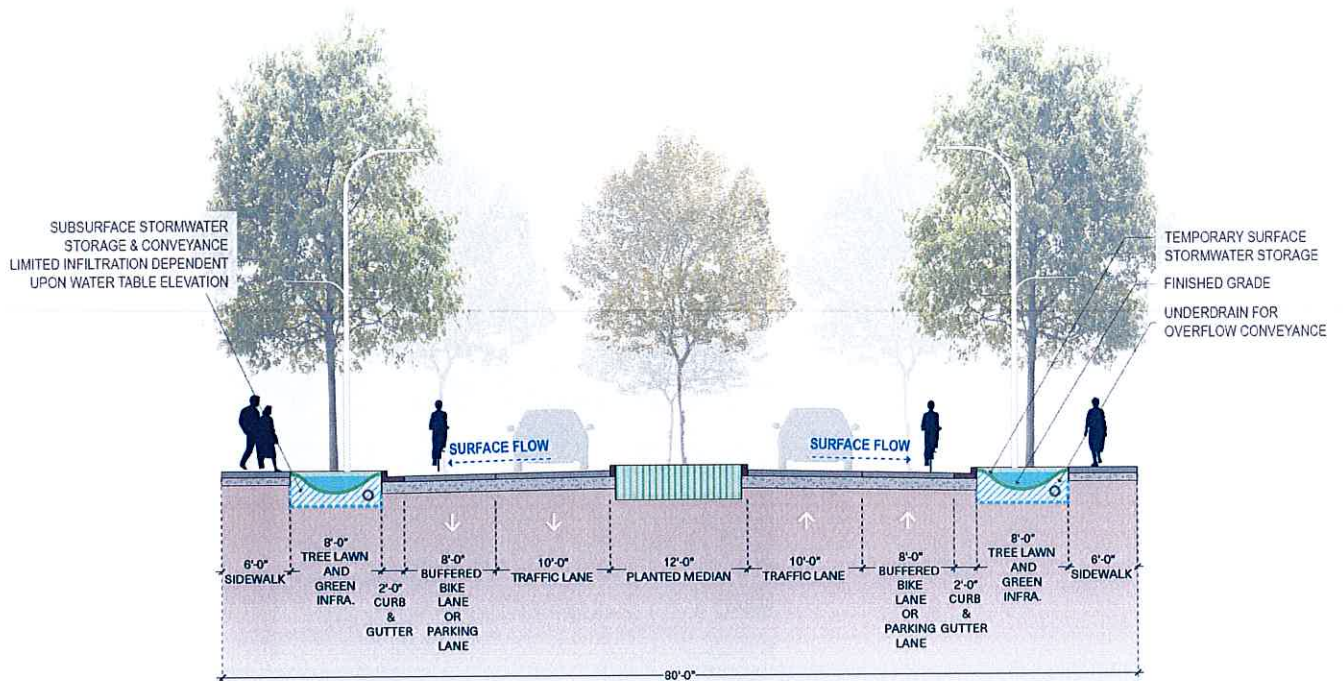
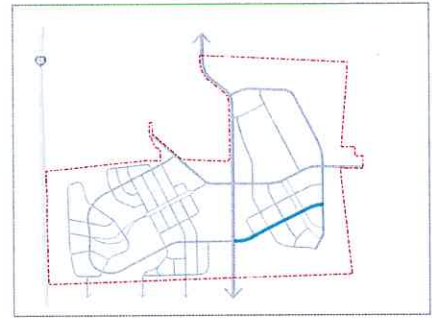


Figure 33: Residential Collector Street Section - Townhouse Neighborhood
Scale 1" = 16'-0"

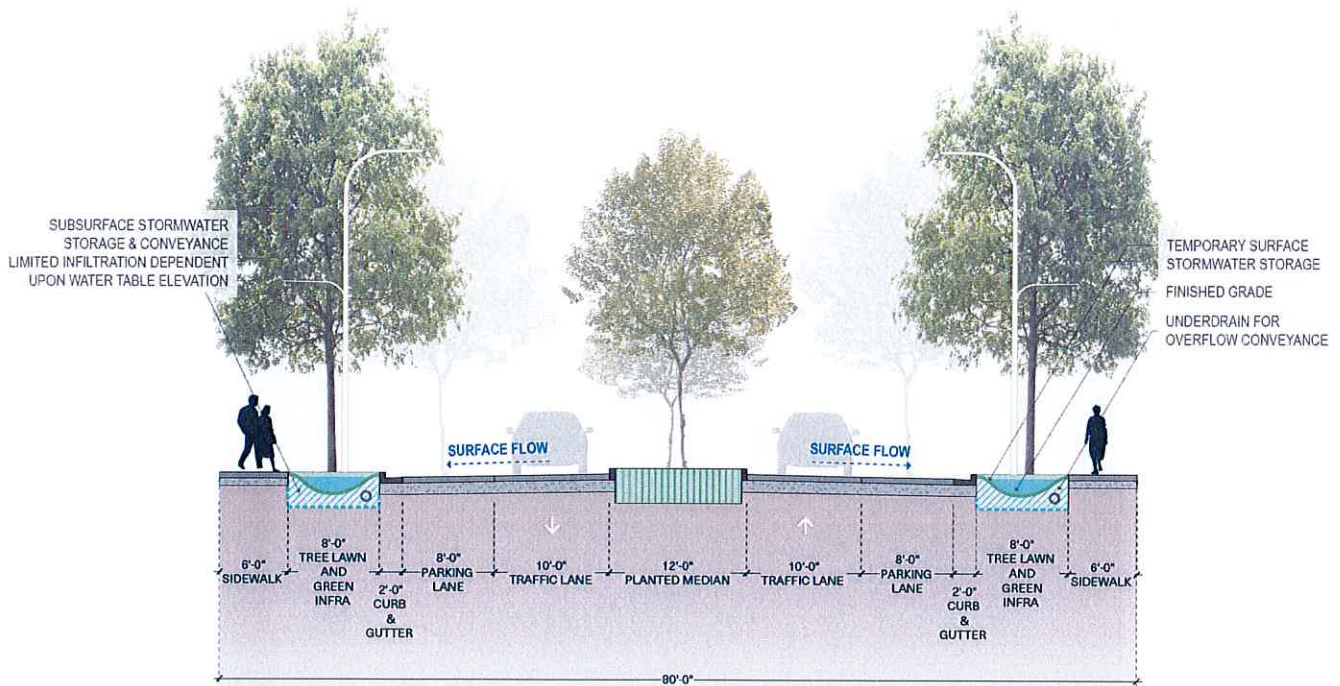
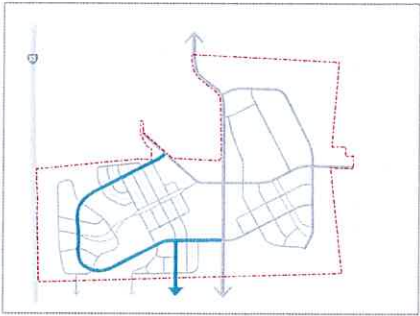


Figure 34: Residential Collector Street Section - Medium/Low-Density
Scale 1" = 16'-0"

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.

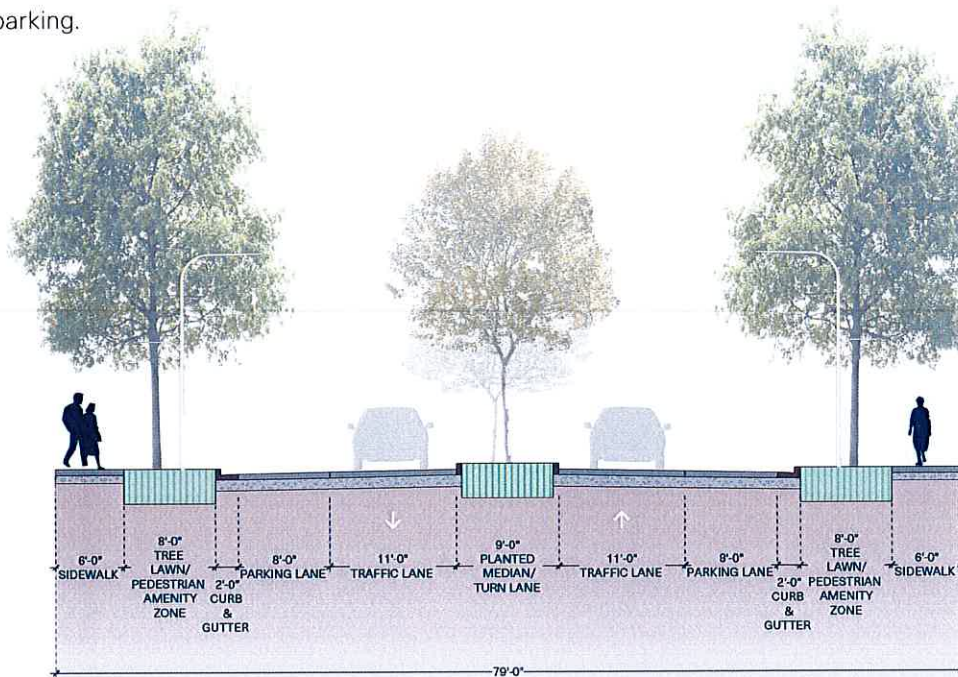
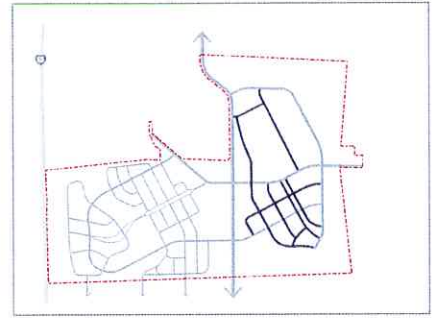


Figure 35: Urban Local Street Section - CRH Campus and Townhouse Neighborhood
Scale 1" = 16'-0"

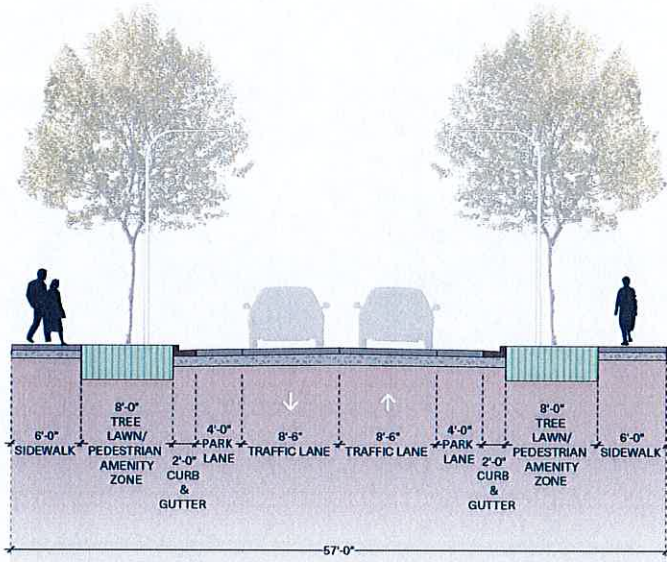


Figure 36: Residential Local Street Section - Medium-Density Neighborhood
Scale 1" = 16'-0"

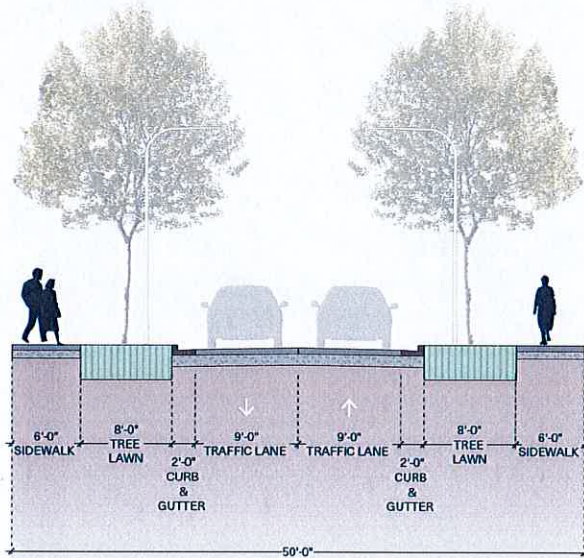


Figure 37: Residential Local Street Section - Low-Density Neighborhood
Scale 1" = 16'-0"

