

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-22-0911

Applicant:	The Housing Authority
Owner:	Same
Location:	418 5th Avenue
Parcel:	020-009-001
Acreage:	8.20 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Mixed-Income Senior Housing (Multifamily)
Council District:	District 7 (Woodson)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Multifamily
Future Land Use Designation:	Mixed Use

Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase to 718 trips up from 317 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	LMI (Light Manufacturing / Industrial)
	East	LMI (Light Manufacturing / Industrial)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Seventy (70) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan

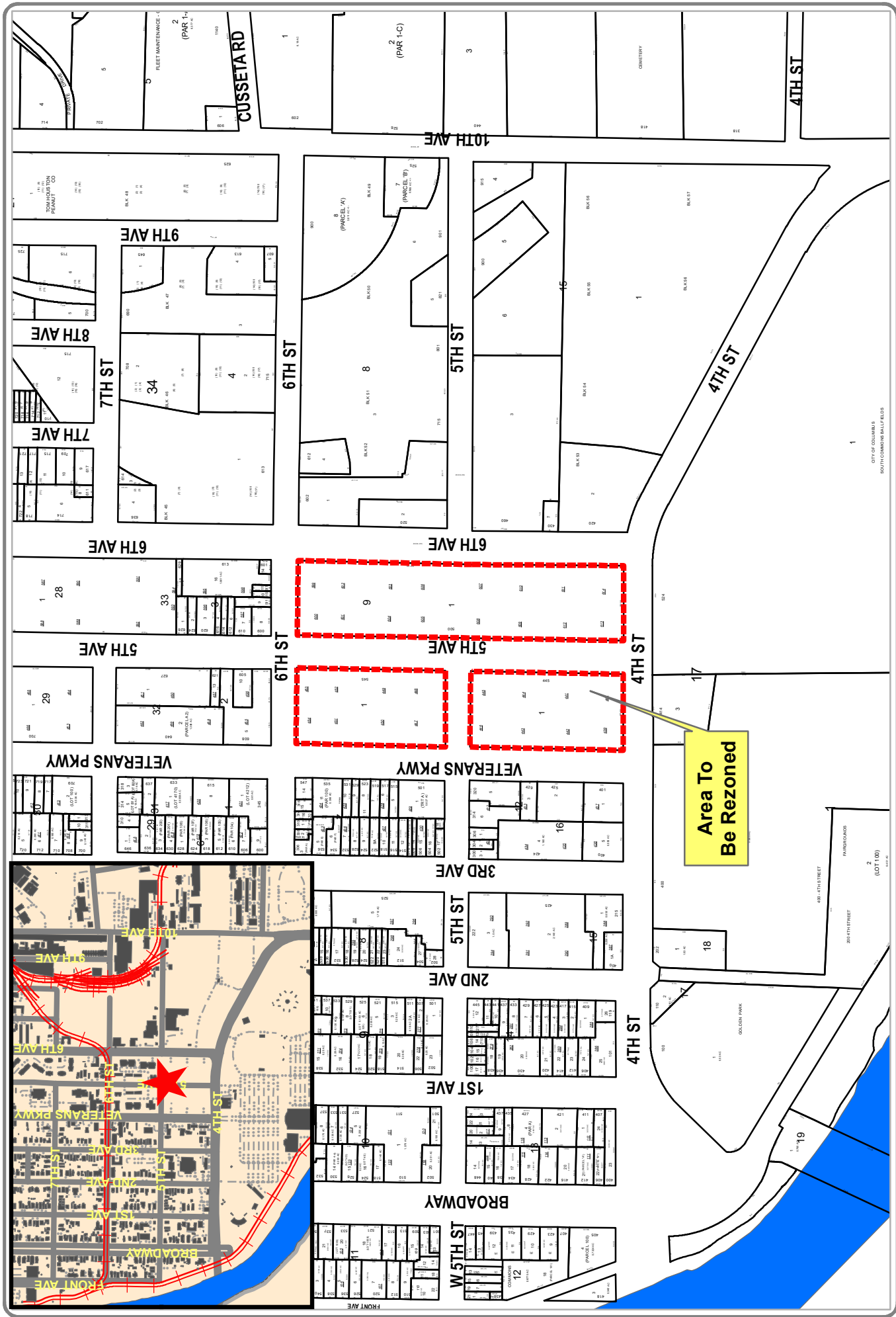


0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 05-22-0911
Map 020 Block 009 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service.
 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

 Date: 5/11/2022



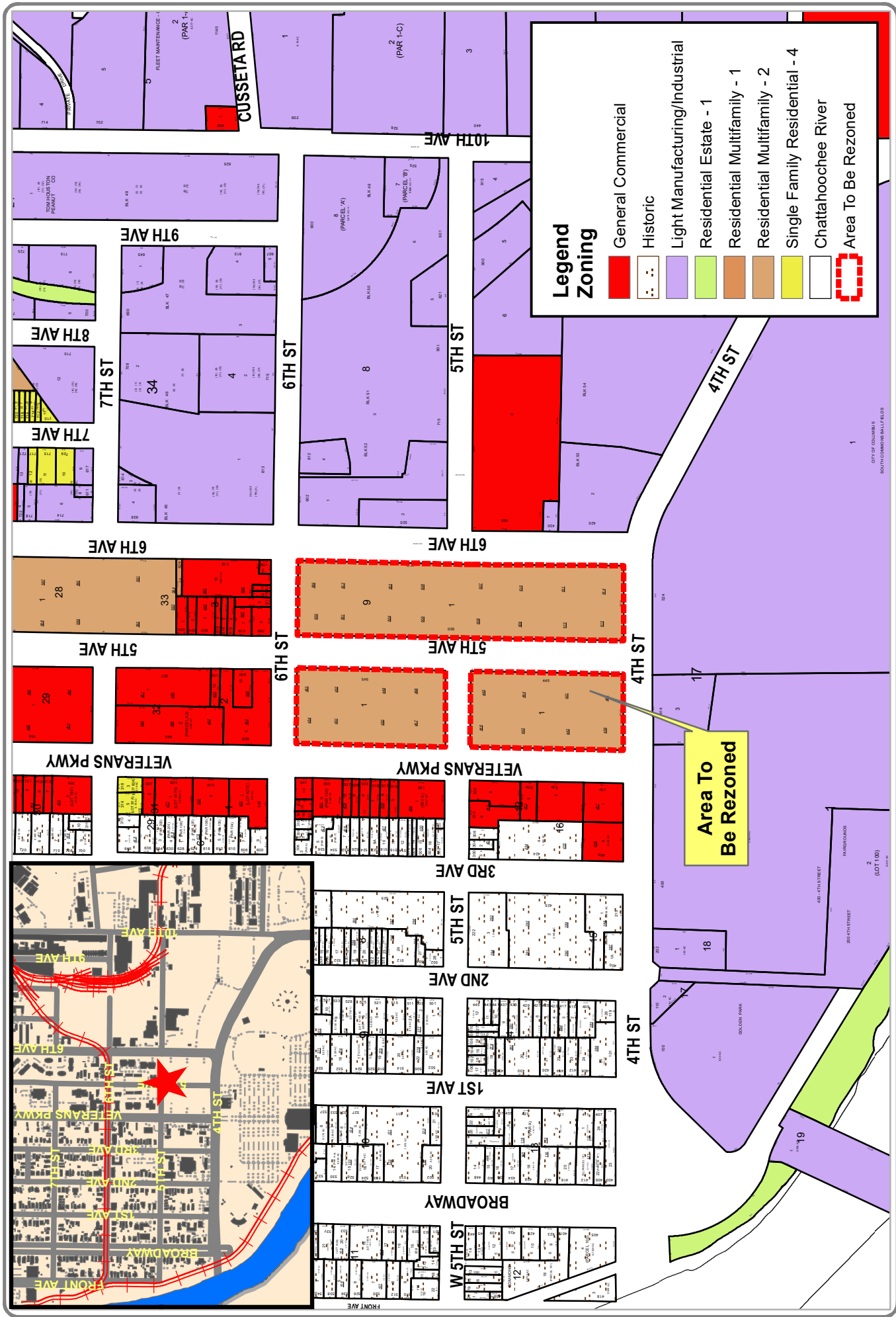
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Location Map for REZN 05-22-0911
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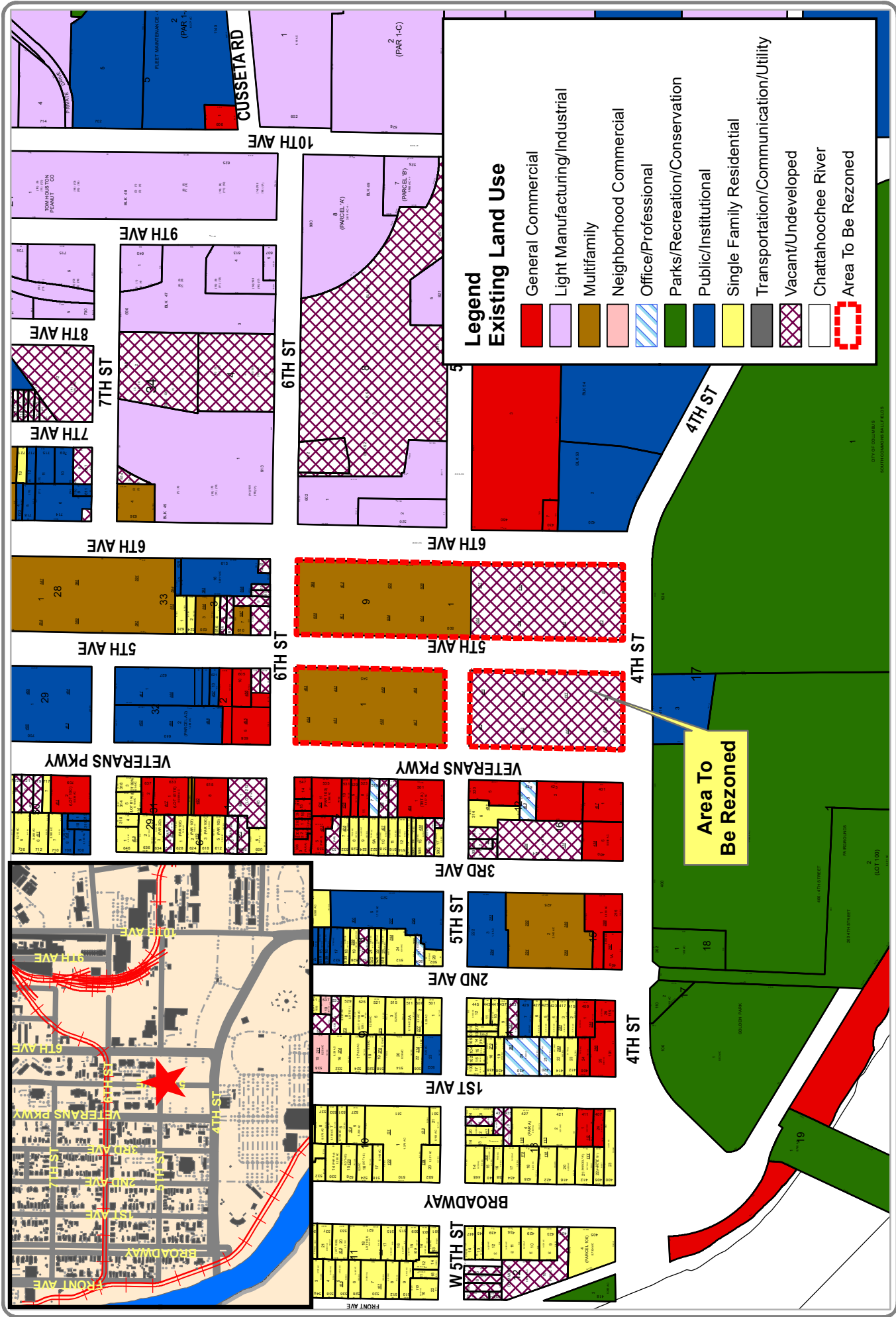
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Zoning Map for REZN 05-22-0911
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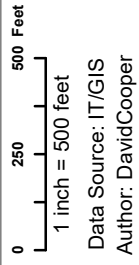


Date: 5/11/2022



Legend Existing Land Use

	General Commercial
	Light Manufacturing/Industrial
	Multifamily
	Neighborhood Commercial
	Office/Professional
	Parks/Recreation/Conservation
	Public/Institutional
	Single Family Residential
	Transportation/Communication/Utility
	Vacant/Undeveloped
	Chattahoochee River
	Area To Be Rezoned

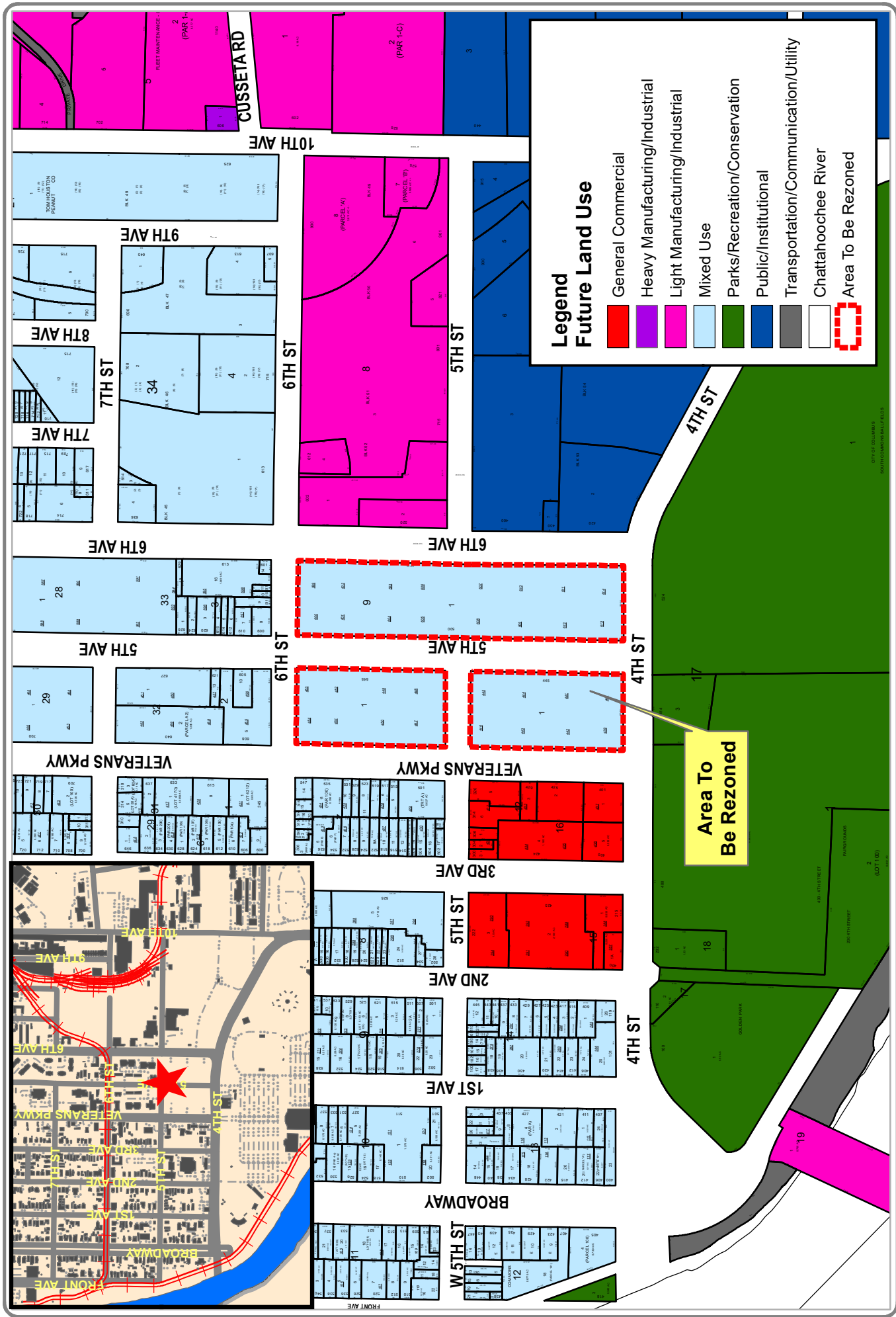


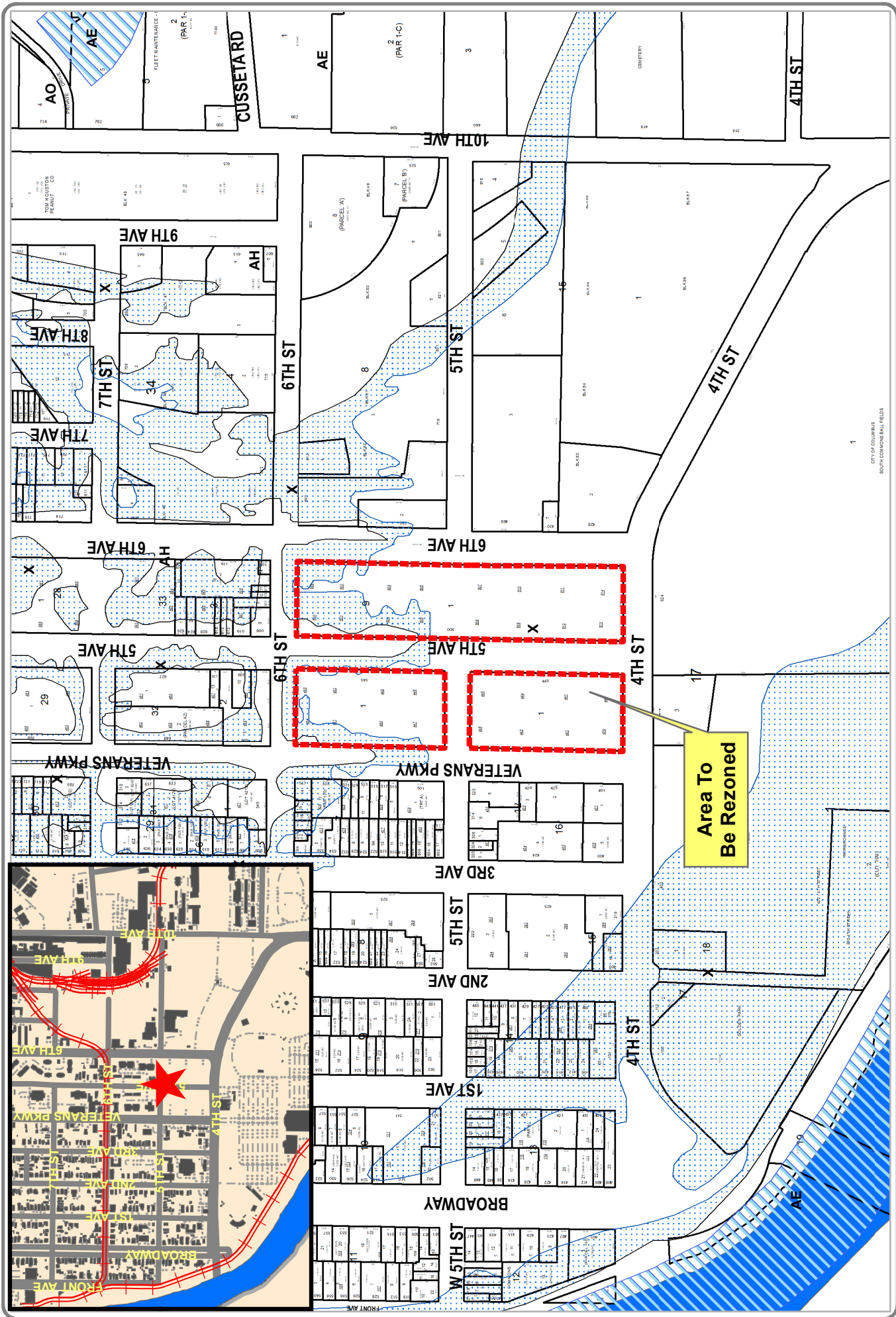
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 05-22-0911
Map 020 Block 009 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Flood Zone Map for REZN 05-22-0911
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Date: 5/11/2022

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-22-0911
PROJECT 418 5th Avenue
CLIENT
REZONING REQUEST RMF2 to RO

LAND USE

Trip Generation Land Use Code* 220, 224 & 814
 Existing Land Use Residential-Multi-Family 2 (RMF2)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit RMF2 - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - Number of Units and square footage of commercial building

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Apartment	220	RMF2	8.2 Acres	6.65	317
Daily (Proposed Zoning)					
Apartment	220	RO	48 Units	6.65	319
Rental Townhouse	224	RO	12 Units		18
Specialty Retail Center	814	RO	8,000 Sq. Ft.		381
Total					718

AM Peak - 9 Trips & PM Peak - 9 Trips
 Weekday 158 Trips, Sat. 150 Trips & Sunday 73 Trips

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF2)

Name of Street	5th Avenue
Street Classification	Undivided Local Road
No. of Lanes	2
City Traffic Count (2020)	1,810
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	317
Total Projected Traffic (2022)	2,127
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RO)

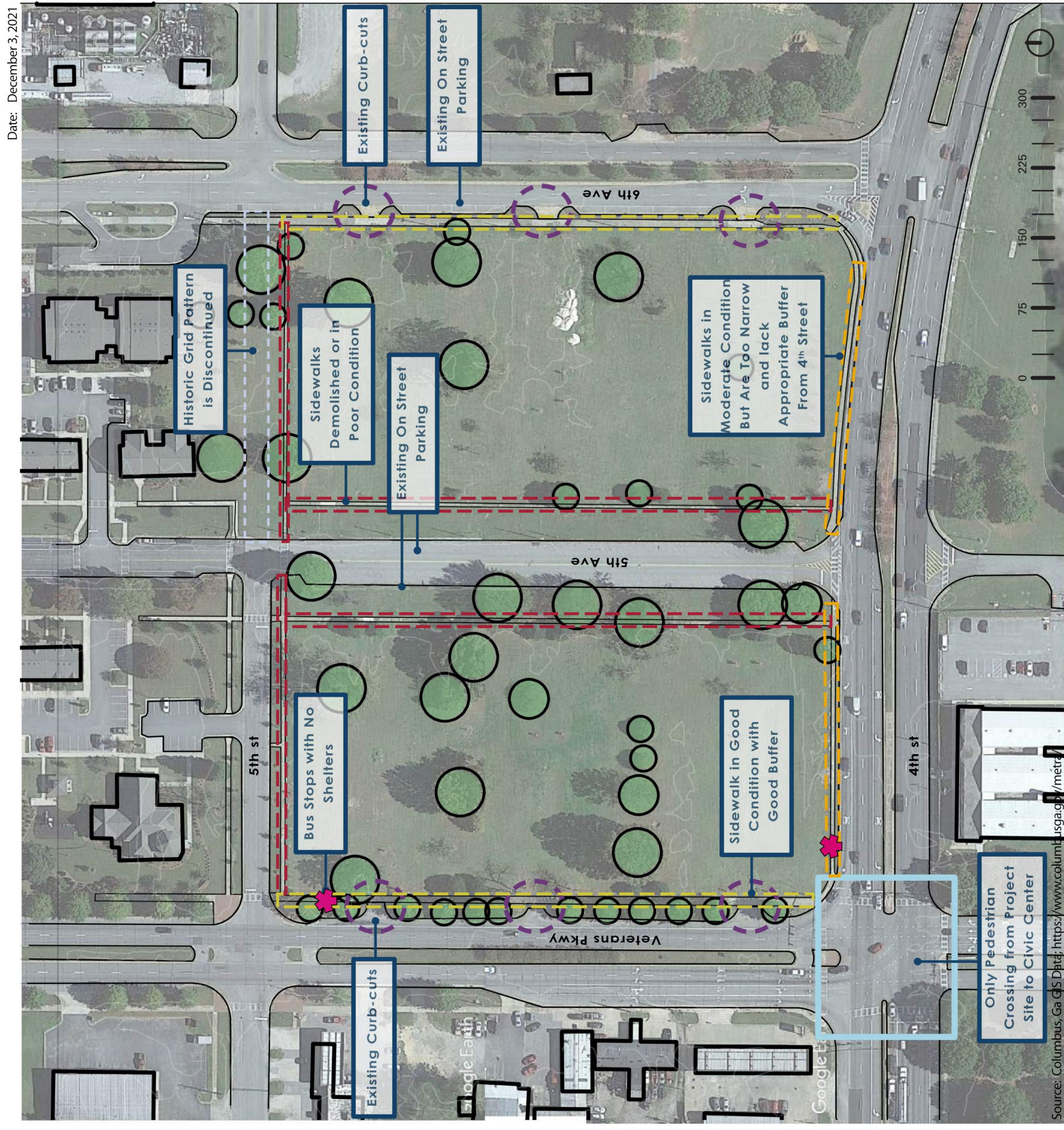
Name of Street	5th Avenue
Street Classification	Undivided Local Road
No. of Lanes	2
City Traffic Count (2020)	1,810
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	718
Total Projected Traffic (2022)	2,528
Projected Level of Service (LOS)**	B

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*

Site Analysis

Warren Williams/ Rivers + BTW South • Housing Authority of Columbus, GA

Prepared by Lord Aeck Sargent



LEGEND

- = Bus Stops
- = Trees
- = Existing Curb-cuts
- = Sidewalk Condition in Good Condition
- = Sidewalk Condition in Moderate Condition
- = Sidewalk Condition in Poor Condition



BTW South: Land Use Map

Warren Williams/ Rivers + BTW South • Housing Authority of Columbus, GA

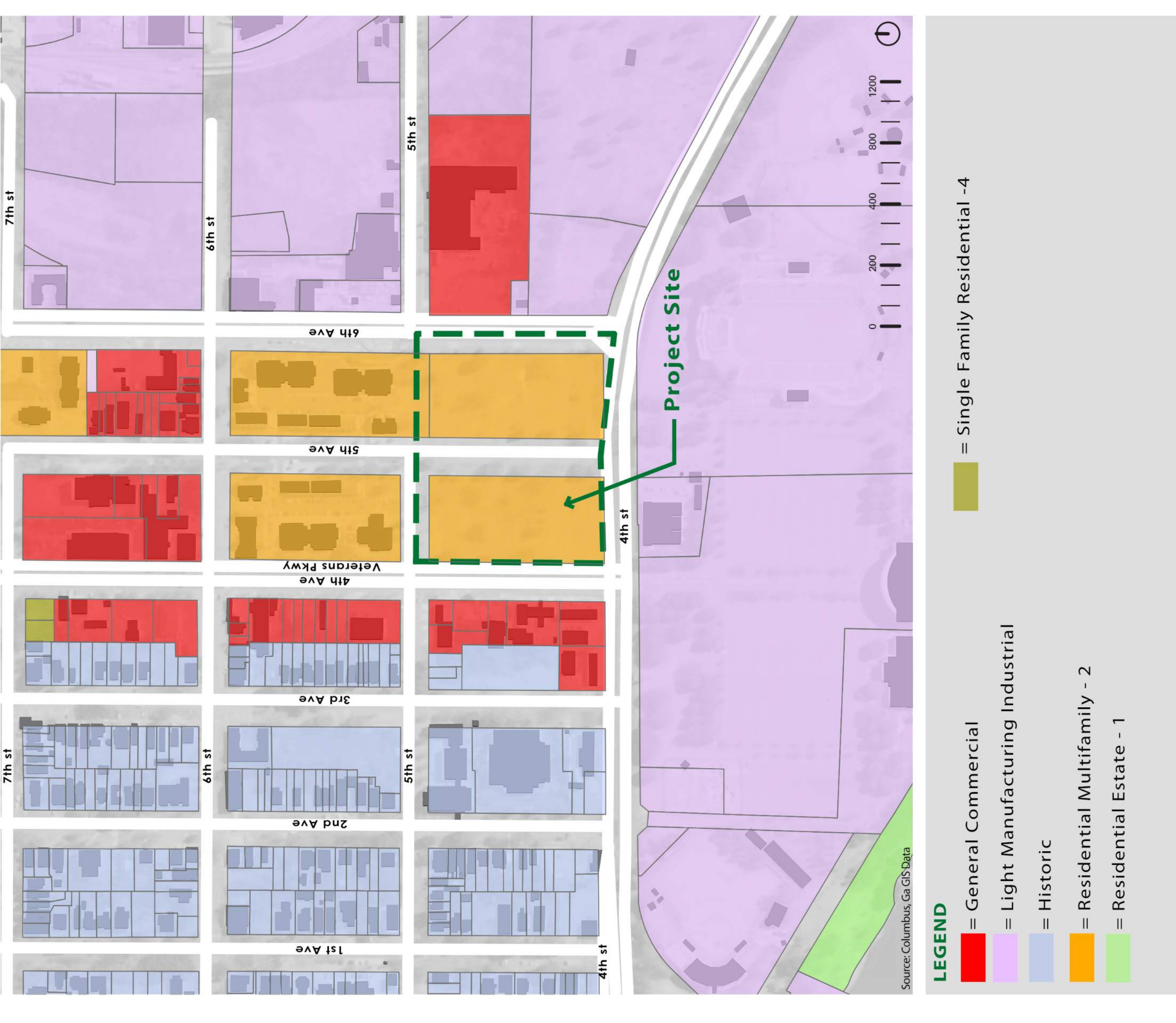
Prepared by Lord Aeck Sargent



BTW South: Zoning Map

Warren Williams/ Rivers + BTW South • Housing Authority of Columbus, GA

Prepared by Lord Aeck Sargent

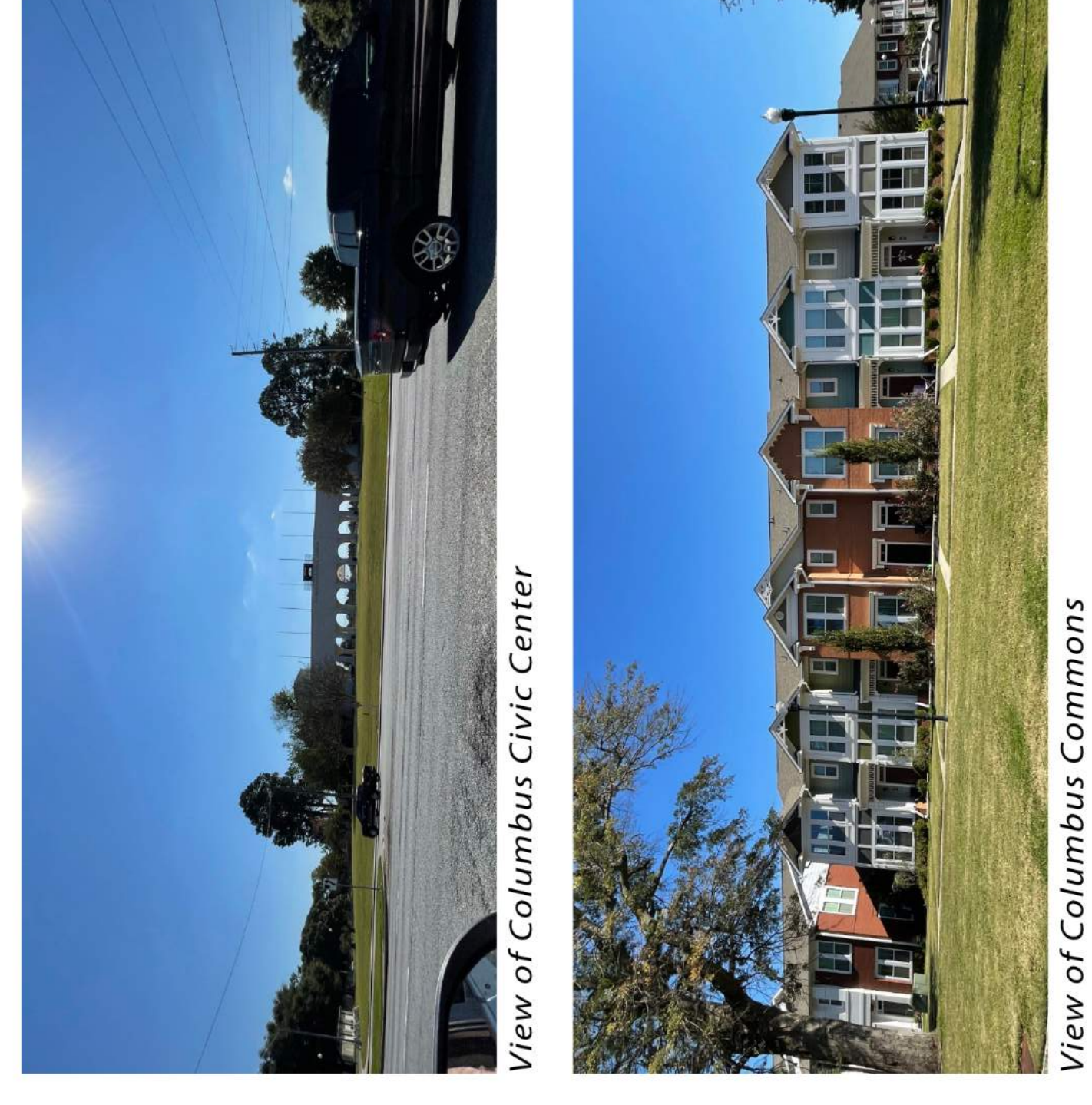


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Warren Williams/ Rivers + BTW South • Housing Authority of Columbus, GA

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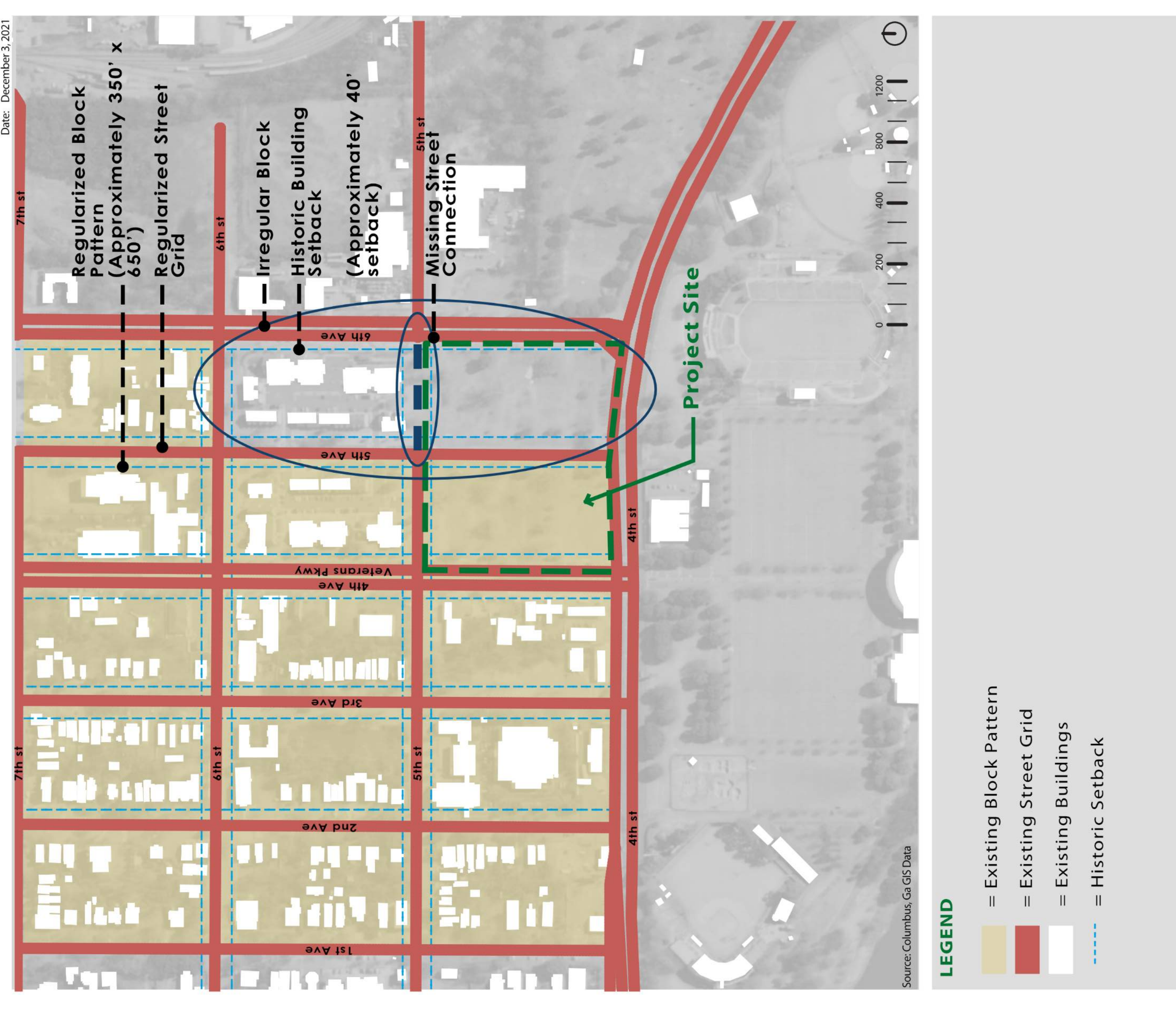
- NOTES**
- Existing Site Condition:** Site is a "blank slate" with no existing structures. The site is bordered by the Porterdale Cemetery, Civic Center, a bus station, and the Columbus Commons housing community.
 - Topography:** Site is relatively flat
 - Natural Features:** There are numerous old growth trees on the site. Considerations should be made for preserving some of these trees.
 - Transit / Mobility:** The historic grid pattern is disconnected along 5th street, and there is no direct access to the Civic Center at 4th street and Veterans Parkway. The western area of the site has two METRA bus stops (no shelters).
 - Parking:** There is existing on-street parking along 5th and 6th avenue.



BTW South: Block Pattern

Warren Williams/ Rivers + BTW South • Housing Authority of Columbus, GA

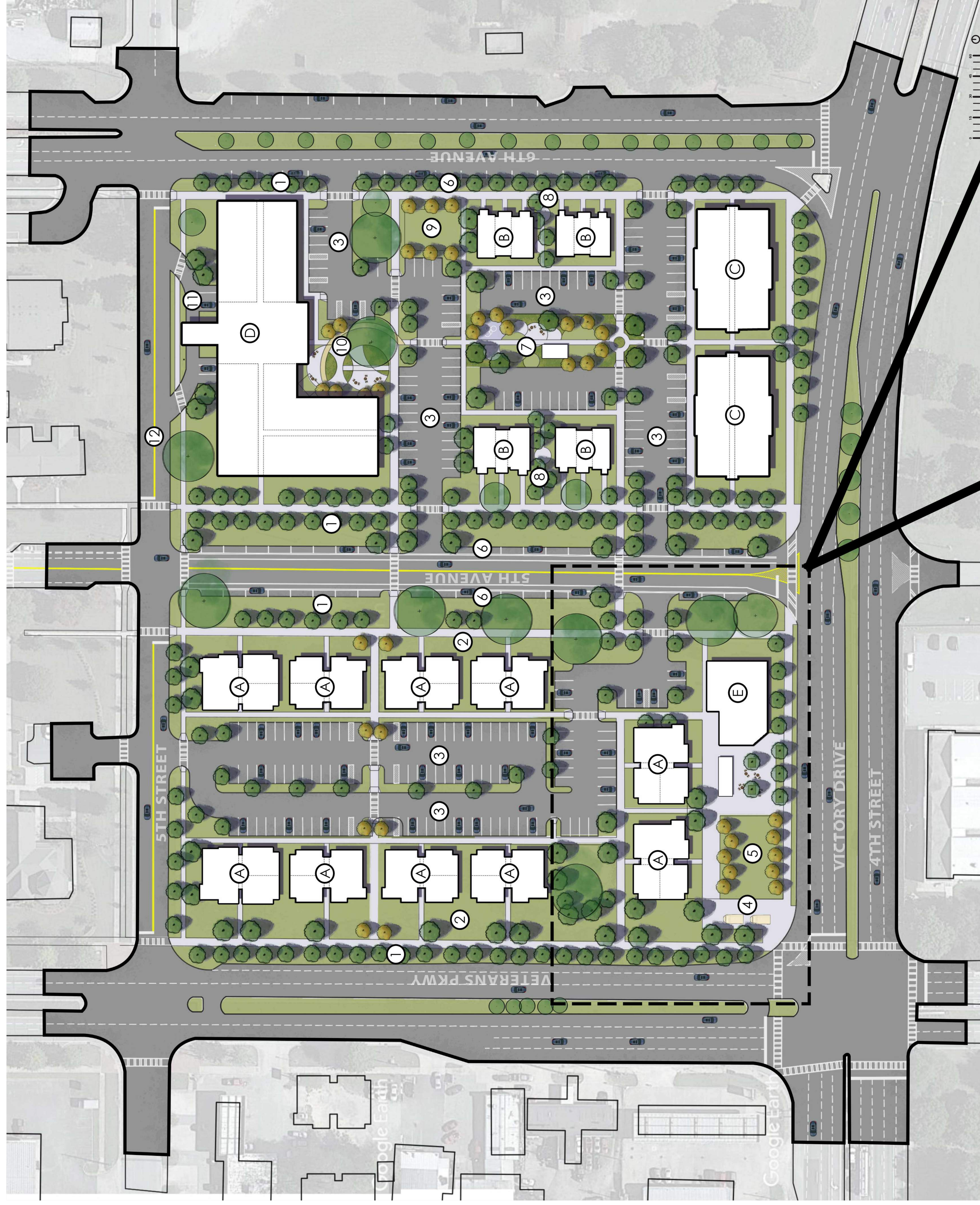
Prepared by Lord Aeck Sargent



A comprehensive existing conditions assessment was completed and will be included in the final report.

BTW SOUTH EXISTING CONDITIONS ASSESSMENT

BTW SOUTH SITE PLAN + DESIGN PRINCIPLES



SITE PLAN - ALTERNATIVE A



ALTERNATIVE B

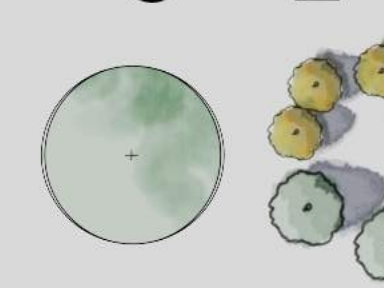
LEGEND

BUILDING TYPES

- (A) Big House Stacked Flats
- (B) Townhomes
- (C) 2-Story Corridor Stacked Flats
- (D) Senior Housing
- (E) Leasing / Amenity / Community Building, etc.
- (F) Commercial

SITE IMPROVEMENTS

- (1) New Streetscaping (Wide Sidewalks, Street Trees, etc)
- (2) Large Residential Front Yards (Consistent with Historical Character)
- (3) Parking (Shown per Columbus Zoning Ordinance Guidelines)
- (4) Community Event Space (For Foodtrucks, Farmers Markets, etc)
- (5) Community Lawn
- (6) On-Street Parallel Parking
- (7) Resident Gathering Space (With Pavilions, Play Elements, Seating, and Passive Recreational Spaces, etc)
- (8) Seating Areas
- (9) Neighborhood Pocket Park
- (10) Senior Housing Open Space (With Seating Areas, Small Shade Structures, etc)
- (11) Senior Housing Drop-off
- (12) New Street Connection
- (13) Public Plaza (With Unique Paving, Seating, Public Art, etc)



Old Growth Existing Trees to be Preserved

New Trees

TOTAL UNIT COUNTS

Alternative A: 167 Units
Alternative B: 155 Units + 8,000 Square Feet of Commercial

HISTORIC NEIGHBORHOOD CONTEXT

- Align building setbacks to generally match the Historic District and create a similar pattern of large front yards
- Maintain historic sidewalk locations to create visually consistent walking corridors with large landscape zones between the public sidewalk and the curb
- Orient buildings to face public streets and sidewalks rather than block interiors
- Re-establish the missing portion of 5th Street between 5th and 6th Avenues to recreate the historic pattern of streets and blocks



MULTIPLE OPEN SPACES + COMMUNITY AREAS

- Incorporate multiple small pocket parks and courtyards throughout the development
- Activate the corner of Veterans Parkway and 4th Street with a signature public plaza that can host a wide variety of temporary events and activities including the potential for "pop-up" retail (eg. food carts, food trucks, kiosks, etc.)
- Locate the leasing/amenity building near the signature public plaza in order to help activate the space; explore opportunities for community space(s) in the building (eg., available for public use)



WALKABILITY

- Include perimeter sidewalks to create extended connections to the surrounding neighborhood
- Include interior sidewalks to connect community open spaces, parking and unit entries



MIXED-INCOME, MIXED-TENURE HOUSING

- Provide housing for seniors
- Provide a mix of affordability levels including exploring market rate housing options
- Provide a mix of unit sizes and configurations to maximize opportunities for different household sizes



COMPATIBLE SCALE + MASSING

- Use housing typologies in the west block to create a residential character compatible with the Historic District
- Keep development primarily to 2 stories
- Limit 3 story development to the east block (i.e., away from the historic district)
- Include front porches/stoops connected to public sidewalks to create a residential character compatible with the Historic District



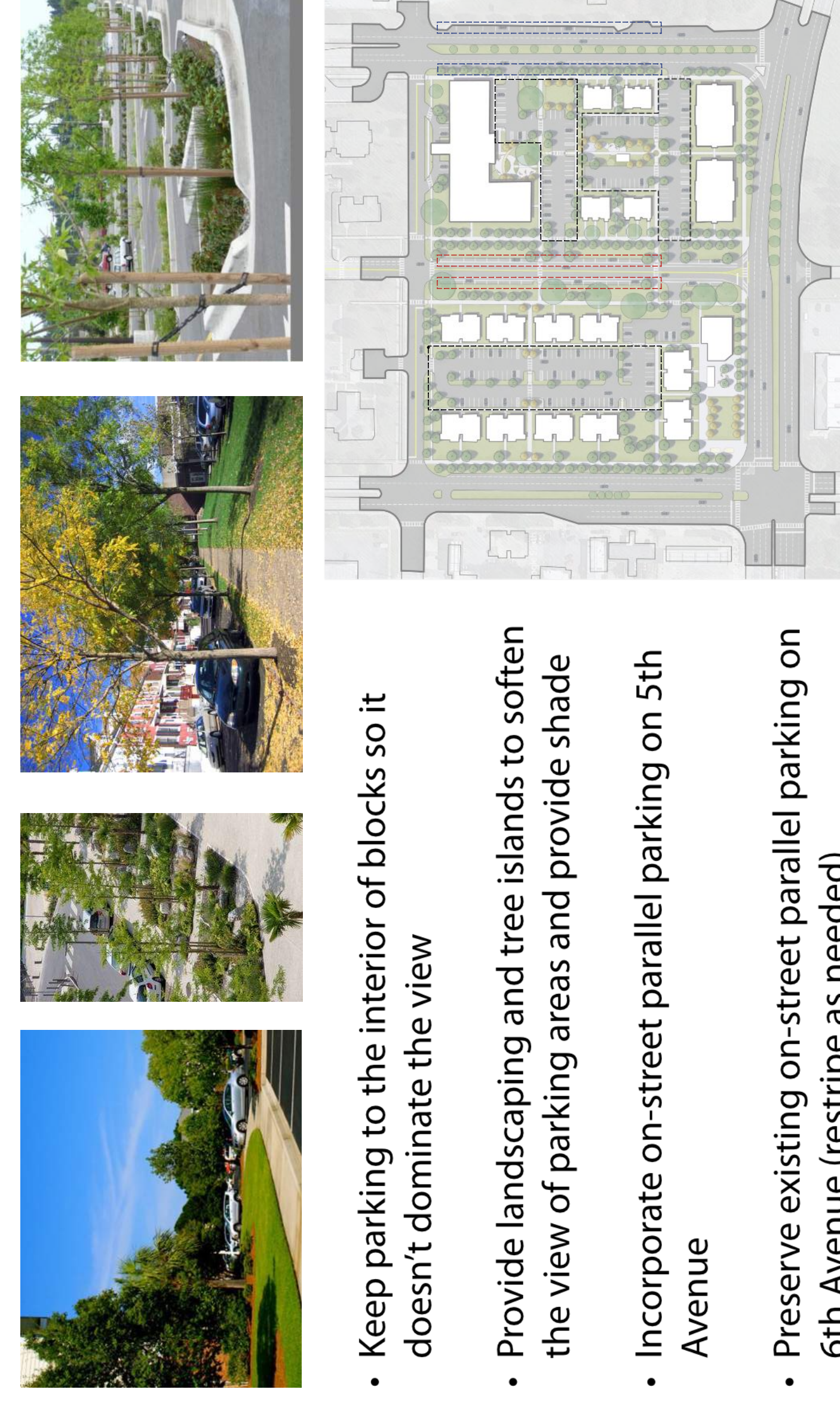
TREE PRESERVATION + LANDSCAPE

- Preserve existing old growth trees where feasible (individual tree health has not been assessed yet)
- Incorporate new overstory street trees in the landscape zone between the public sidewalk and the curb to create a historically compatible streetscape (at mature growth)



PARKING

- Keep parking to the interior of blocks so it doesn't dominate the view
- Provide landscaping and tree islands to soften the view of parking areas and provide shade
- Incorporate on-street parallel parking on 5th Avenue
- Preserve existing on-street parallel parking on 6th Avenue (restripe as needed)



FUTURE POTENTIAL COMMERCIAL / MIXED-USE

- Phase the development in order to assess the future market conditions for small-scale commercial development at the corner of Veterans Parkway and 4th Street



All parking shown is per Columbus zoning ordinance based on an assumed mix of unit types. Development concept is conceptual only, not engineered, and not intended to convey specific architecture.

BTW SOUTH 3D CONCEPTS +PHASING



PHASING DIAGRAM

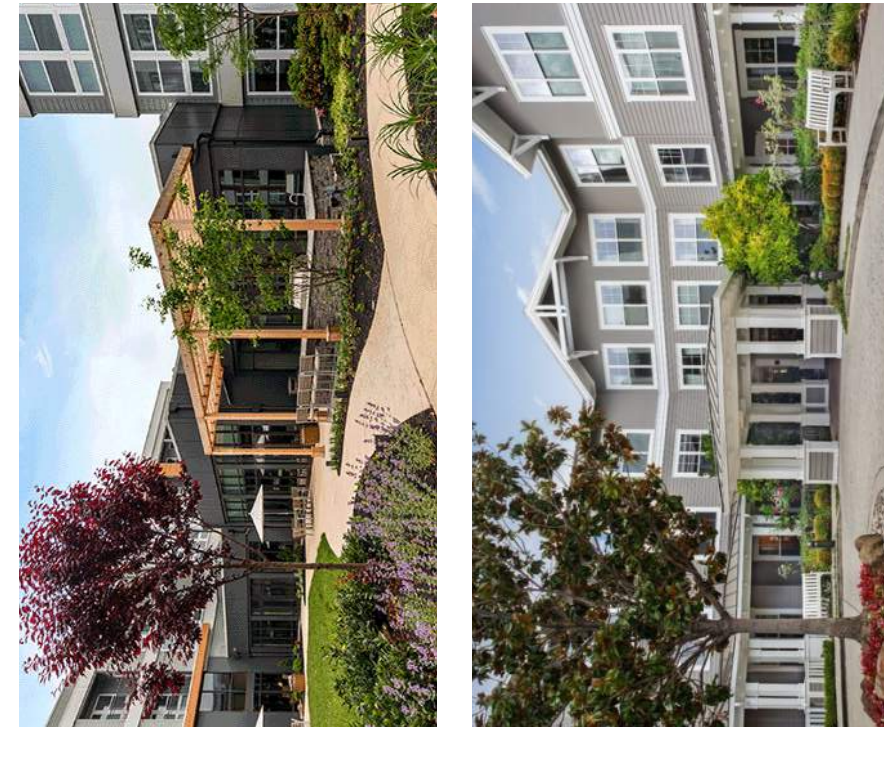
PHASE 1 SENIOR HOUSING



Phase 1 includes a 3-story, 71-unit senior housing development complete with necessary parking and resident amenity space.

UNITS
Senior Housing: 71

CHARACTER IMAGES



PHASE 2 RESIDENTIAL HOUSING

ALT A: ADDITIONAL HOUSING

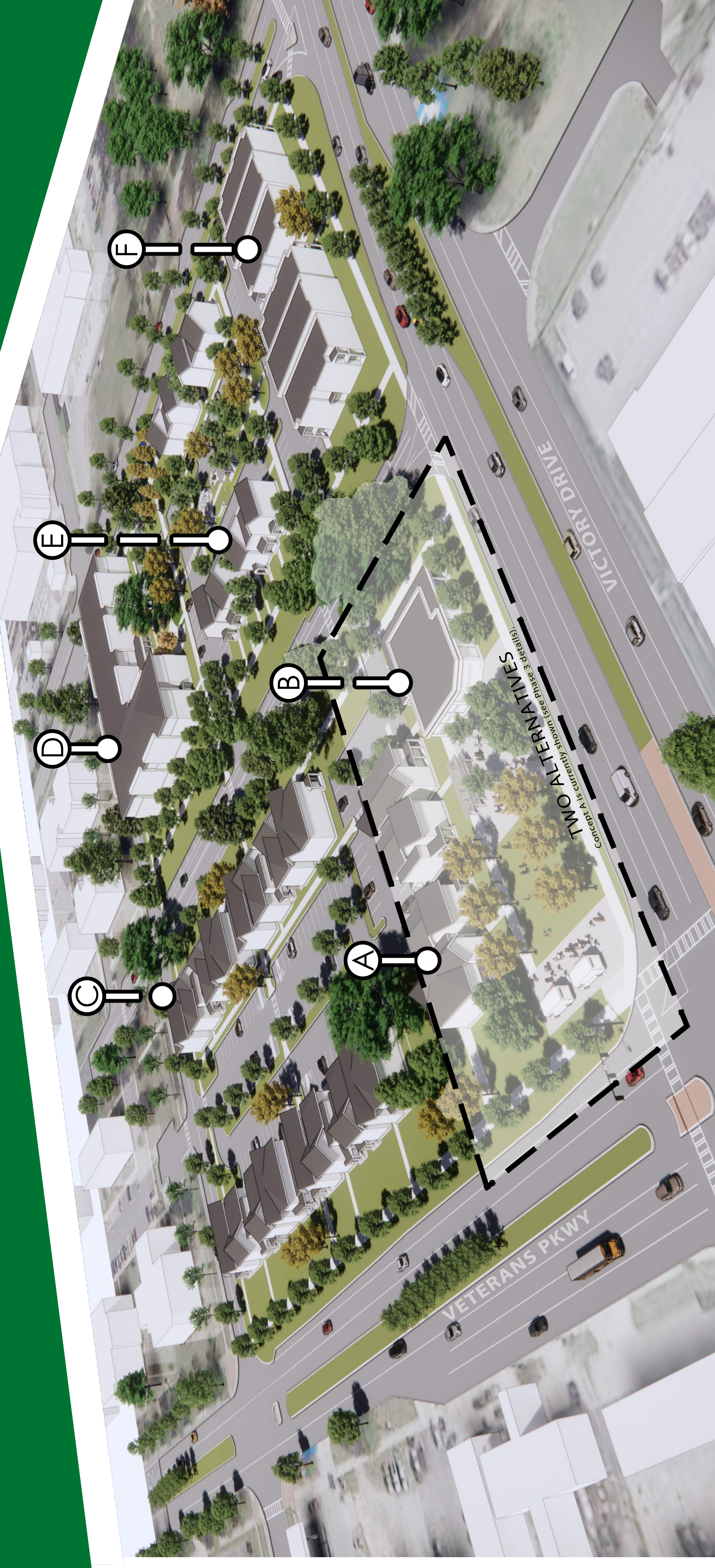
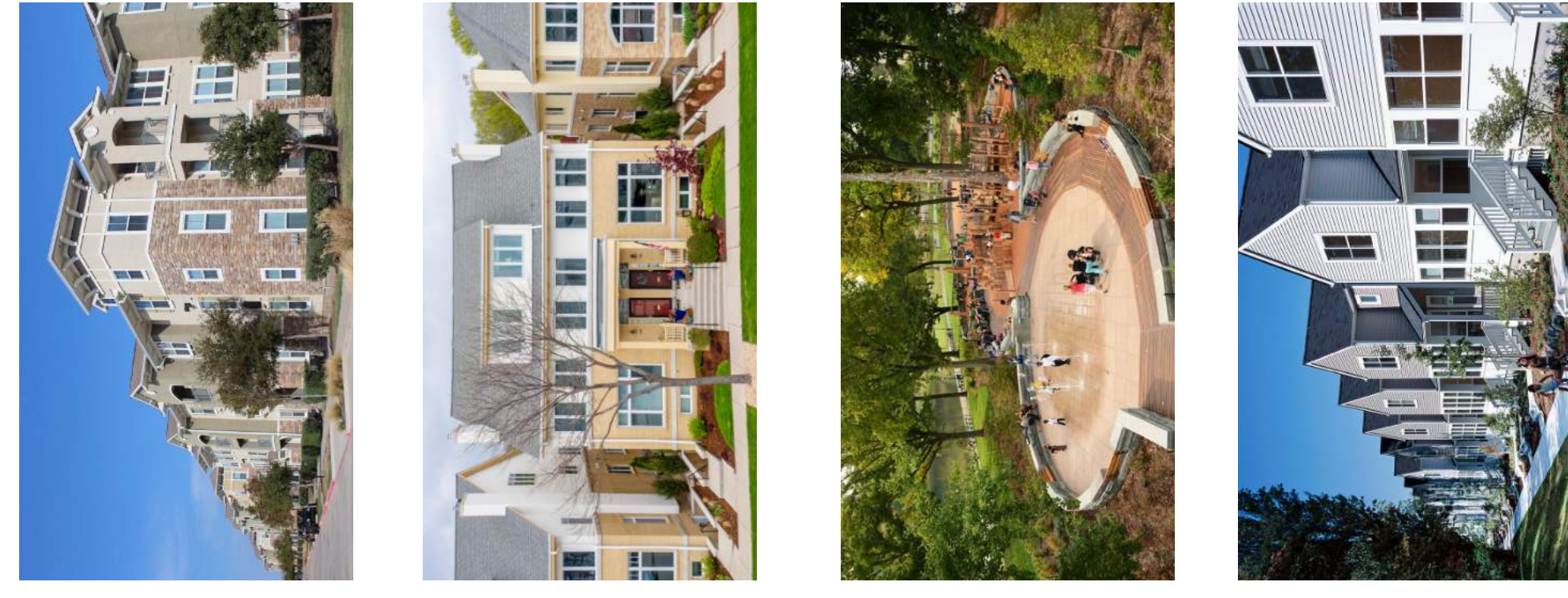
ALT B: COMMERCIAL NODE

Phase 2 is the main housing phase including rental town homes, big house stacked flats, and corridor stacked flats. This phase includes a linear park and amenity space for residents.



UNITS
Rental Townhomes: 12
Big House Stacked Flats: 48
Corridor Stacked Flats: 24
Total Units: 84 (plus an additional 12 units for Alternative A)

CHARACTER IMAGES



(A) ALTERNATE A: HOUSING
ALTERNATE B: COMMERCIAL

(B) LEASING OFFICE

(C) BIG HOUSE STACKED FLATS

(D) SENIOR HOUSING

(E) RENTAL TOWNHOMES

(F) CORRIDOR STACKED FLATS

PHASE 2 ALTERNATE A - ADDITIONAL HOUSING

ALTERNATE A - ADDITIONAL HOUSING



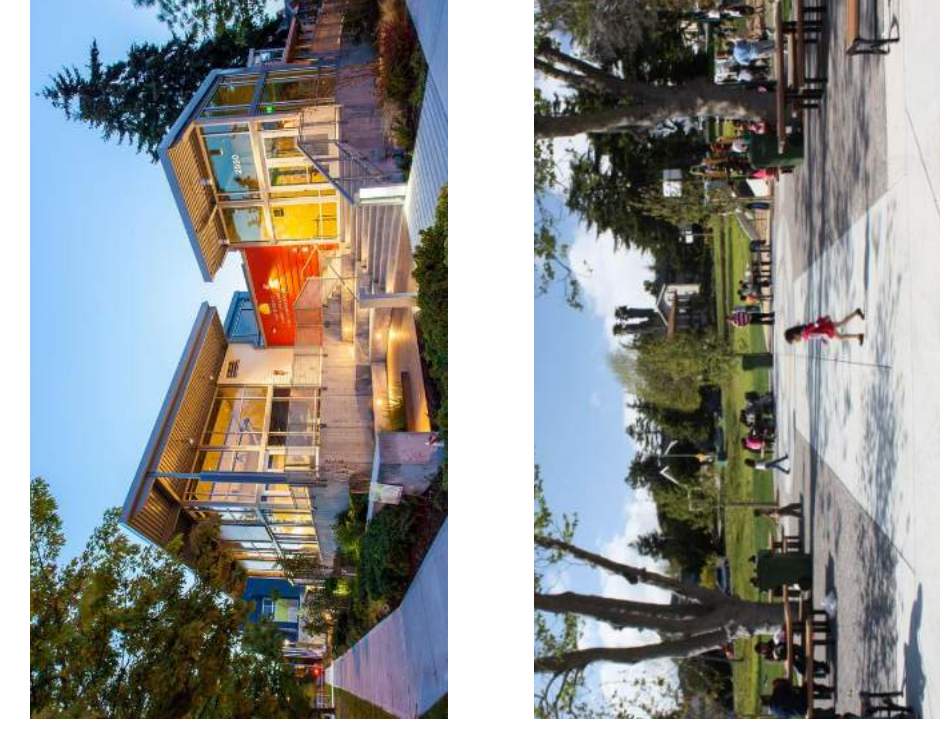
Phase 2 Alternative A is a continuation of the housing master plan, including two additional big home stacked flats buildings and the leasing/ amenity/ community building. The area at the SW corner would serve as a flexible use community amenity space with the potential to host small events, food trucks, and temporary vendors.

UNITS

Big Home Stacked Flats: 12 additional



CHARACTER IMAGES



PHASE 2 ALTERNATE B - COMMERCIAL NODE

ALTERNATE B - COMMERCIAL NODE

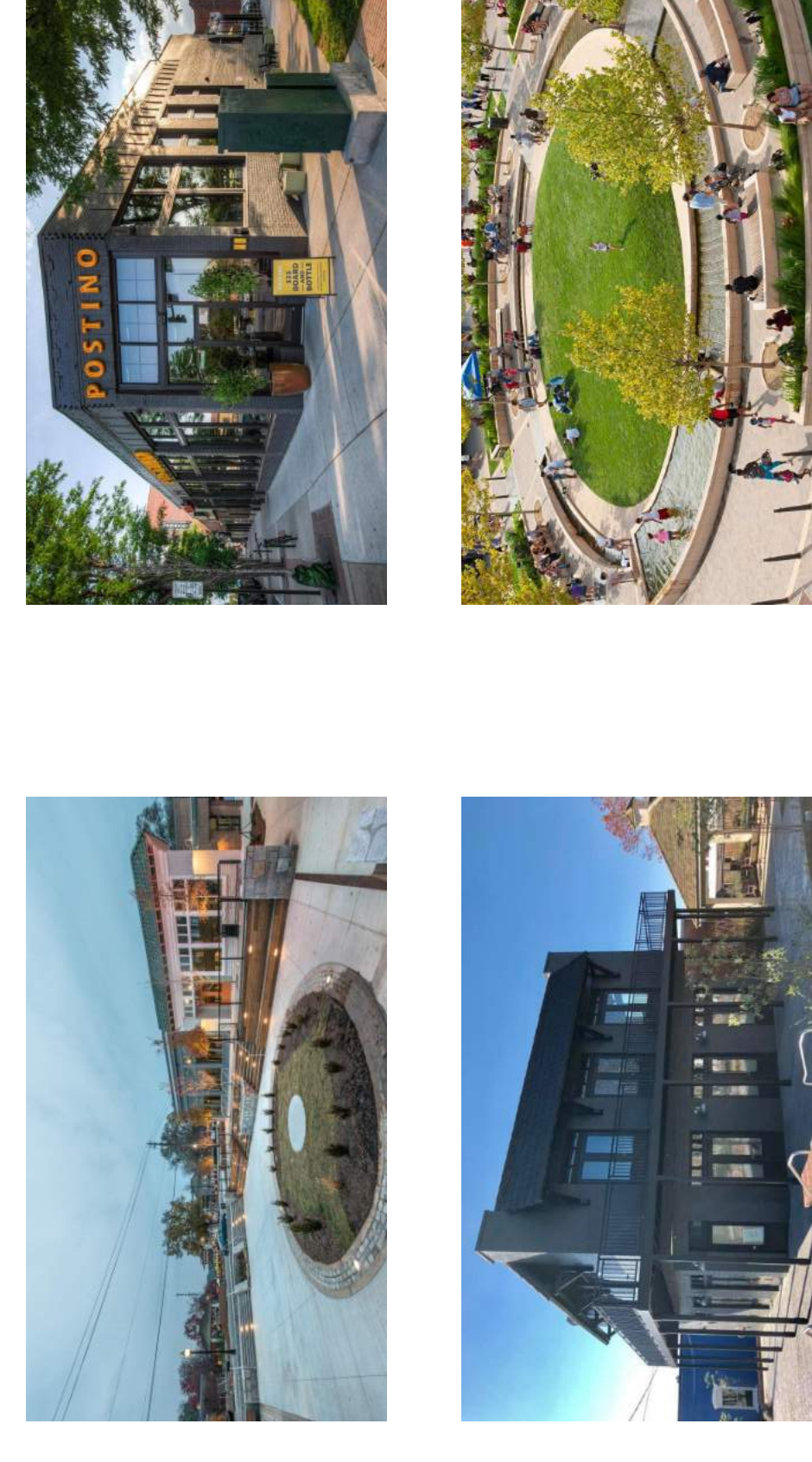
Phase 2 Alternative B is a commercial node at the intersection of Veterans Pkwy and Victory Drive. This phase includes the leasing/ amenity/ community building and two commercial buildings framing a public amenity space.

UNITS

Commercial: 8,000 sq.ft.

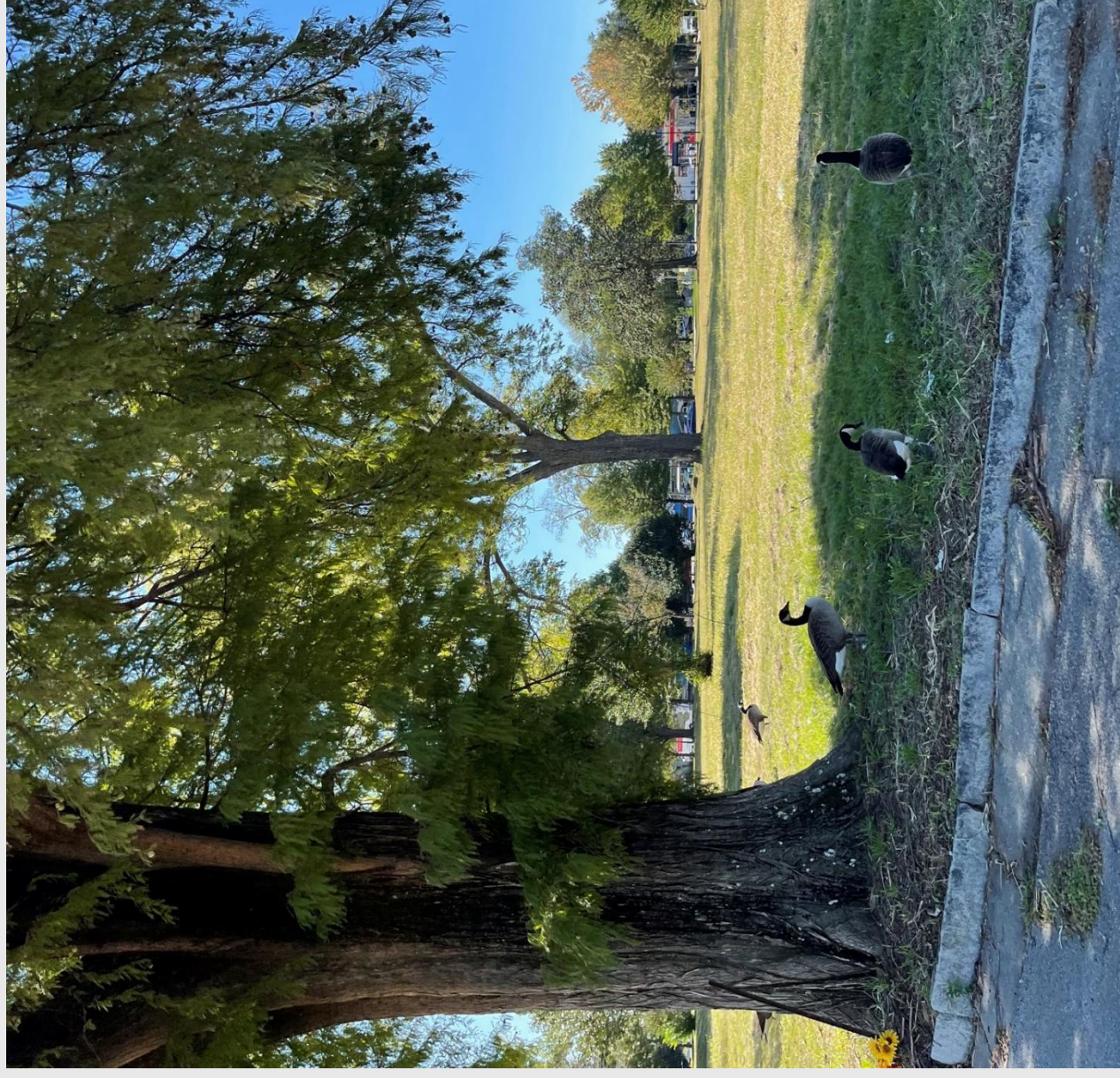


CHARACTER IMAGES



Planning Advisory Commission (PAC)

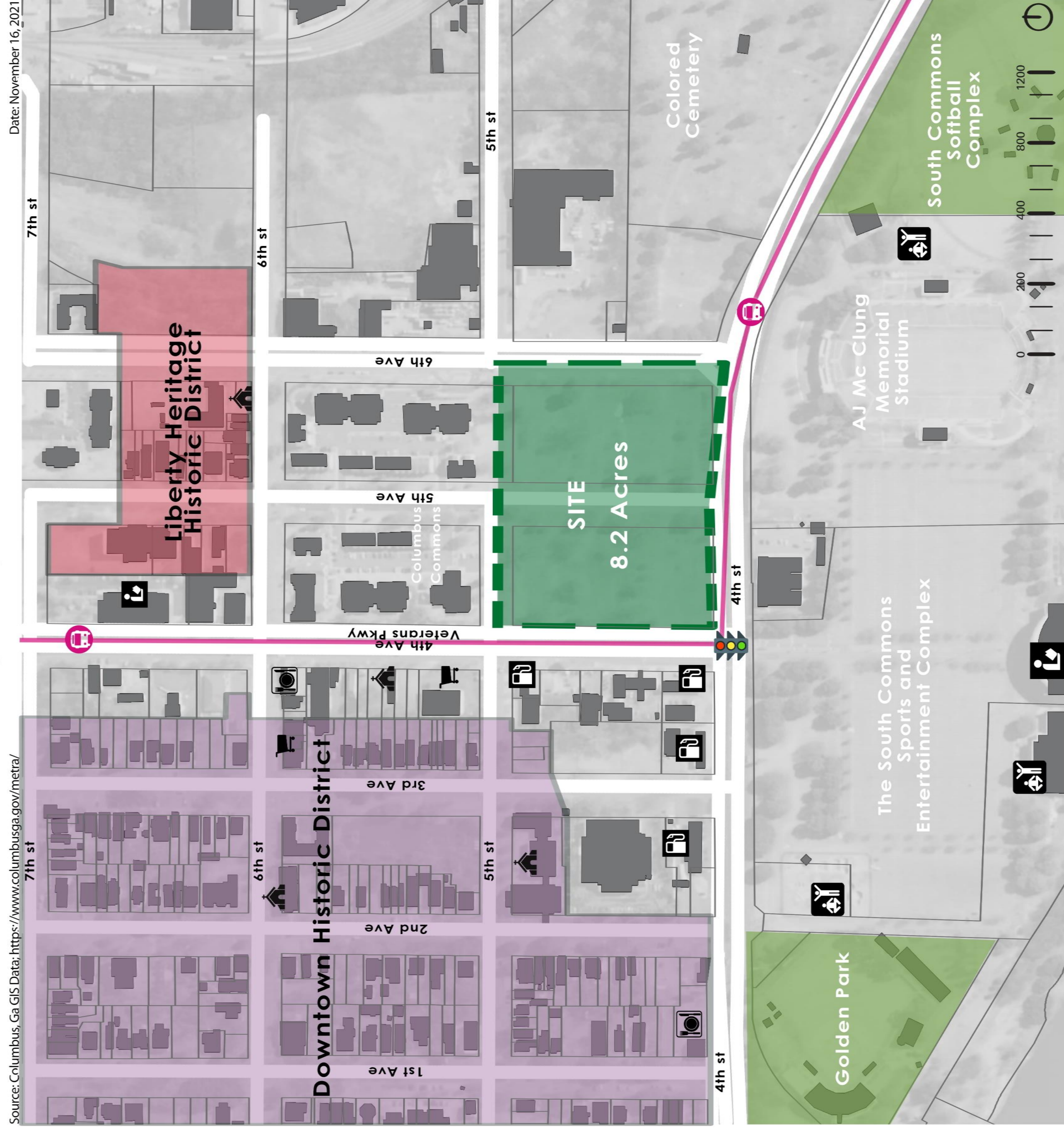
– June 1st, 2022

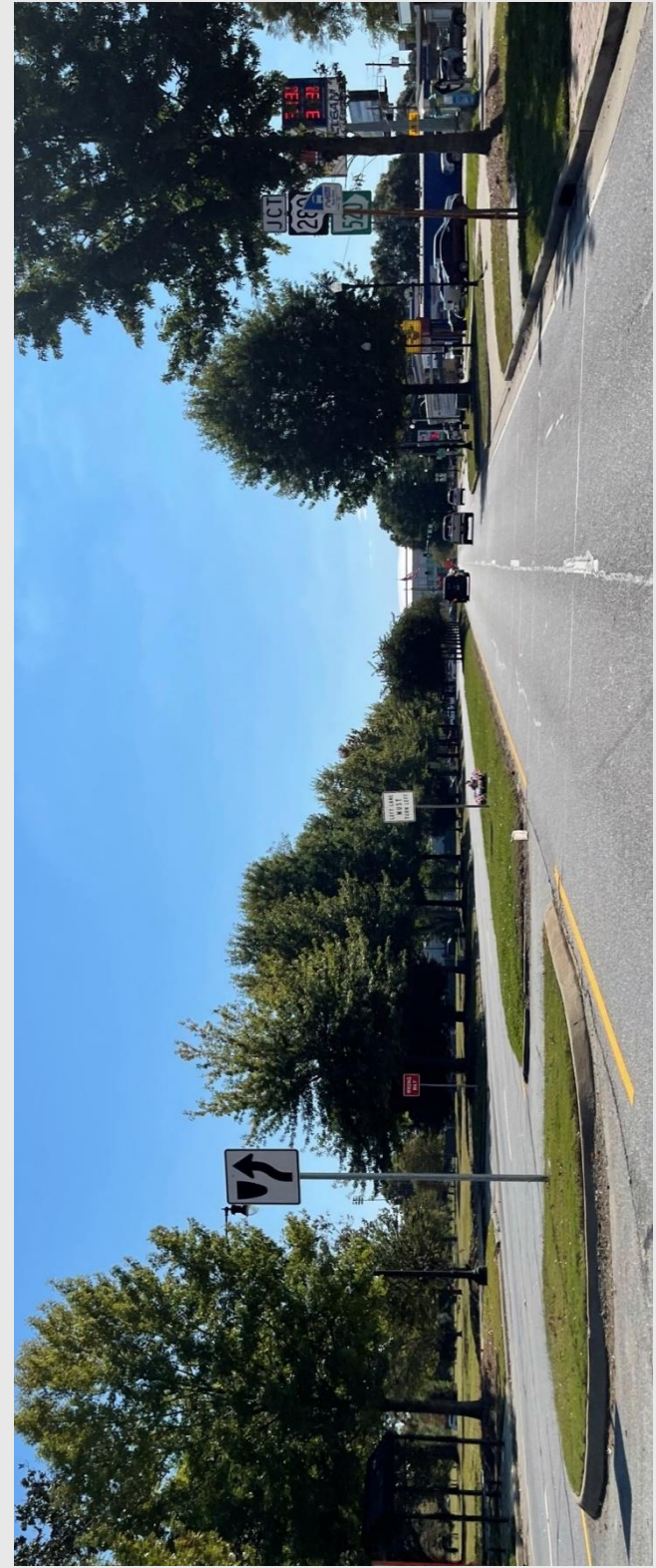
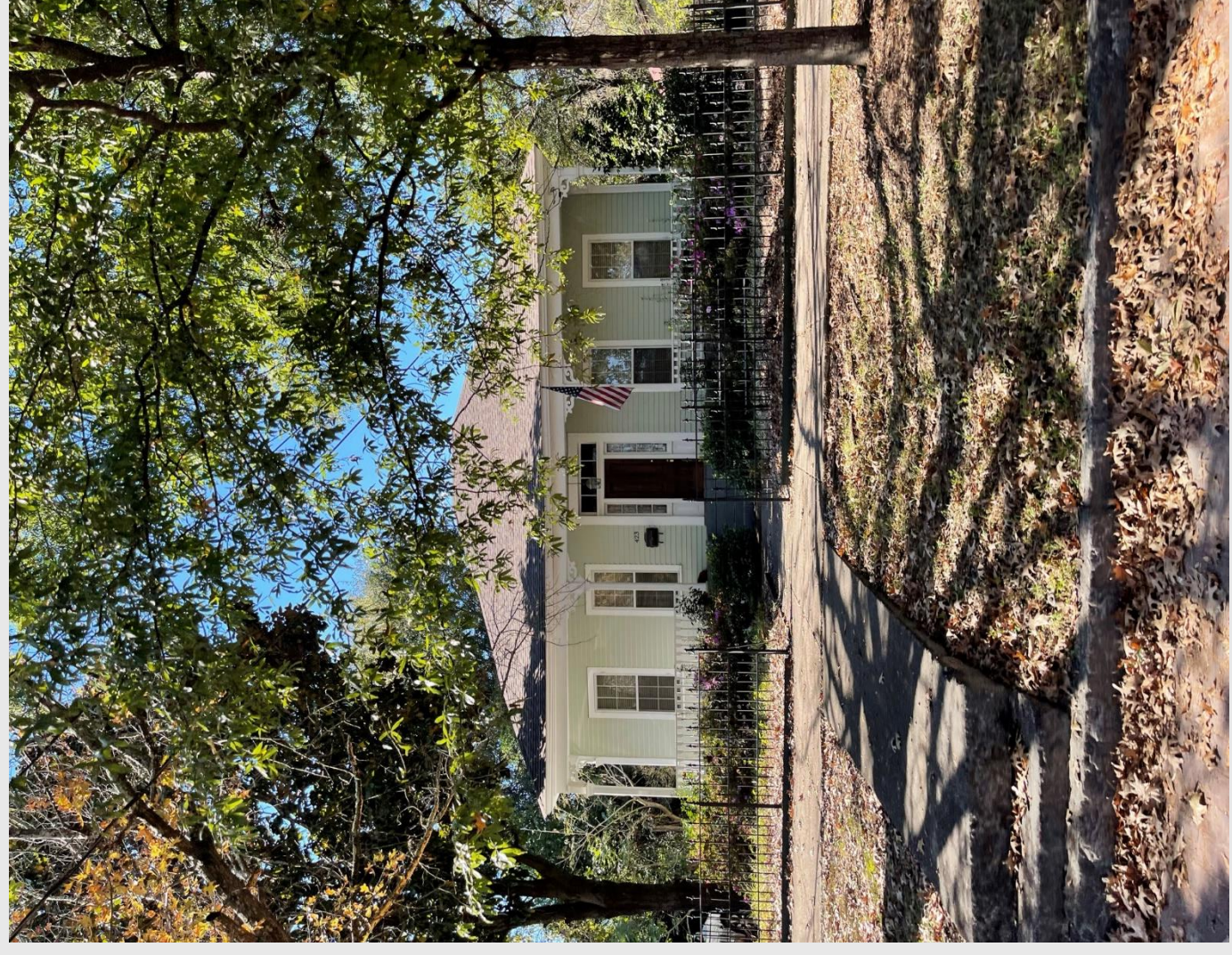


Site Context:

- Former site of Booker T. Washington (BTW) Public Housing
 - Originally built in 1940
 - North portion of BTW site already developed as “Columbus Commons”
- Adjacent to Downtown Historic District and Liberty Heritage Historic District
- High visibility and access location at Victory Drive and Veterans Parkway

Source: Columbus, Ga GIS Data; <https://www.columbusga.gov/metra/>





Planning Process:

- Site & neighborhood tours
- Existing conditions assessments
- Stakeholder Meeting: 11.16.2021
- Virtual Public Workshop: 11.18.2021
- Recorded, link distributed
- In-person Open House: 03.03.2022
- Local TV & media coverage



We Want to Hear Your Thoughts!

VIRTUAL PUBLIC WORKSHOPS

Warren Williams-Rivers Homes Site
November 16th, 6-7 PM

Zoom Meeting
Link: <https://bit.ly/3GHIwKR>
Meeting ID: 967 9356 2902
Passcode: 800600

BTW South Site (former Booker T. Washington Site)
November 18th, 6-7 PM

Zoom Meeting
Link: <https://bit.ly/3q3l24M>
Meeting ID: 996 7857 2176
Passcode: 800600

The Housing Authority of Columbus wants your input. During these virtual public workshops, participants will share their thoughts on new development opportunities for the BTW South Site and renovation ideas for the Warren Williams-Rivers Homes Site. Please join us in discussion and interactive exercises focused on establishing a vision before any conceptual plans are made.

KB ADVISORY GROUP

LORD AECK SARGENT

CLARK PROPERTY R+D

The Housing Authority of Columbus, Georgia



Master Plan Summary:

- 174 – 186 units
- All units to be multifamily rental
- Option for future commercial
- Mostly 2-story
- Mix of building types
- Create a “neighborhood” not an “apartment complex”



Design Principals:

1. Respect Historic Context
2. Compatible Scales
3. Multiple Open Spaces
4. Walkability
5. Mixed Income
6. Preserved/New Trees
7. Soften & Hide Parking
8. Future Commercial?



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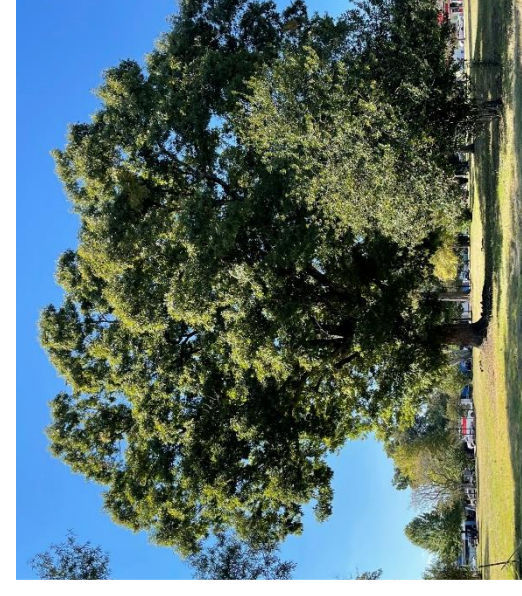
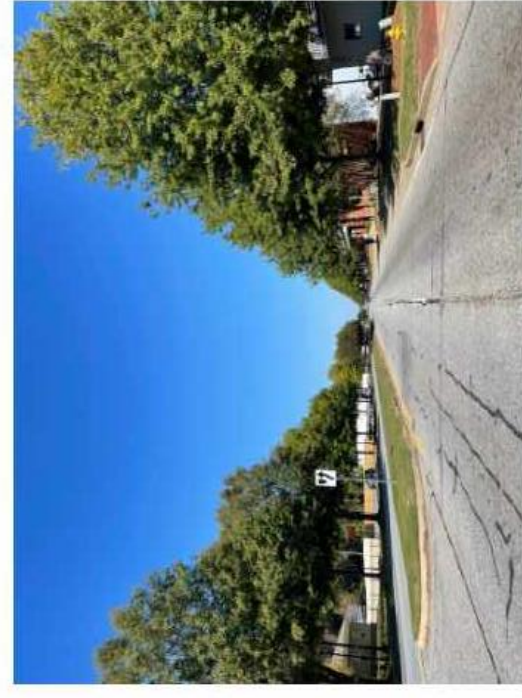
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Phasing:

■ Phase 1:

- 90 Senior Units
- Tax Credit application in process

■ Phase 2:

- Option A: 96 Apartments
- Option B: 84 Apartments + 8,000 square feet of neighborhood commercial

