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4-12-73 Mailed Div. of Urban Renewal 67 N. Front St. Room 300 Attn: J. Pignato

WR 159 299

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MT. VERNON PLAZA URBAN RENEWAL PLAN

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APR - 9 1973

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B. DESCRIPTION OF PROJECT VOL 159 PAGE 300

1. Description

The boundaries of the Mt. Vernon Plaza Urban Renewal Area are as shown on the Project Boundary Map, Exhibit "A", which is made part of the Urban Renewal Plan and is further bounded and described as follows:

Beginning at a point which is the intersection of the westerly line of Monroe Avenue with the southerly line of Atcheson Street; thence in an easterly direction along the southerly line of Atcheson Street to a point on the easterly line of Bolivar Street; thence in a northerly direction along the easterly line of Bolivar Street to a point which is the intersection of the easterly line of Bolivar Street with the southerly line of Atcheson Street; thence easterly along the southerly line of Atcheson Street to a point which is the intersection of the southerly line of Atcheson Street with the easterly line of Twentieth Street; thence in a southerly direction along the easterly line of Twentieth Street to a point which is the intersection of the easterly line of Twentieth Street with the southerly line of Mt. Vernon Avenue; thence in a westerly direction along the southerly line of Mt. Vernon Avenue to a point which is the intersection of the southerly line of Mt. Vernon Avenue with the westerly line of Monroe Avenue extended; thence northerly along the westerly line of Monroe Avenue to the place of beginning.

2. Urban Renewal Plan Objectives

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- a. To be in conformity with, and to implement the Comprehensive Plan and the Workable Program for Community Improvement of the City of Columbus.
- b. To acquire and demolish substandard structures.
- c. To remove the blighting influences of overcrowding and improper location of structures on the land; obsolete building types; detrimental land uses; congested, poorly designed street systems; inadequate off-street parking facilities and improper and uneconomic land utilization.
- d. To achieve maximum intensity of land use in project redevelopment consistent with the planned relationships of land uses and services proposed in the Model Cities Area Plan.
- e. To provide land for a housing program designed to serve high-middle, moderate and low income families, and the elderly.
- f. To achieve planned unit development standards of project environment quality.
- g. To seek structure designs in materials and forms, and devise spatial relationships of project facilities that create visual unity and ease of accessibility of basic project services to all project residents.
- h. To provide opportunities for the employment of unskilled or semi-skilled individuals.
- i. To provide land for the development of modern shopping facilities to serve the project families and families of the surrounding area.
- j. To provide opportunities for economic development in the Model Cities Area through the project redevelopment activities of housing construction and shopping center construction.

3. Types of Proposed Renewal Action

- a. Acquisition and clearance of substandard structures and of those structures creating blight by reason of overcrowding, obsolescence, detrimental land uses, or other blighting influences, and to implement all applicable policies and procedures.
- b. Redevelopment of part of the project area for the construction of housing for families of high-middle, moderate and low incomes and the elderly.
- c. Redevelopment of part of the project area to provide modern shopping facilities.

- d. Vacation and dedication of public rights-of-way in order to achieve the objectives of the plan.
- e. Separation of combined sewers into an efficient sanitary and storm water drainage system.
- f. Underground placement of appropriate utility lines.
- g. Provisions of controls to insure that redevelopment within the project area is consistent with the planned unit development objectives of the Urban Renewal Plan.

C. LAND USE PLAN

1. Land Use Map, Exhibit "B"

- a. The Land Use Map indicates generally the existing and proposed street rights of way.
- b. No other public uses of the project area are planned.
- c. The Land Use Plan incorporates the following private uses:
 - 1. Residential and related uses
 - 2. Commercial and related uses

2. Land Use Provisions and Building Requirements

- a. Permitted land uses for planned districts in the Urban Renewal Area are as follows:
 - 1. Residential and Related Uses
 - (a) Combinations of high density and medium density housing units accompanied by interrelated arrangements of livability and open spaces consistent with planned unit development objectives as detailed in the controls and restrictions, Area I of this Plan.
 - (b) Public Service and Public Utility Facilities
 - 1. Light utility uses; uses associated with furnishing commodities and services provided by public utilities.
 - 2. Community Building - designed for the use of the residents of the project area.

3. Plaza Facility - designed for the use of, the residents as a social focus to project activities; residential and commercial.

(c) Private Recreational Facilities

1. Swimming Pools - designed to serve project residents
2. Tot Lots - designed to serve project residents
3. Other desirable recreation facilities designed to project scale.

- (d) Accessory uses which are customarily incidental to the above uses.

2. Commercial and Related Uses

- (a) Retail and service establishments to serve the neighborhood market area.
- (b) Business and professional offices.
- (c) Commercial recreational facilities.
- (d) Administrative and governmental offices.
- (e) Public service and public utility facilities.
- (f) Accessory uses which are customarily incidental to the above uses.

Additional regulations, controls or restrictions to be imposed by the Plan on the sale, lease, or retention of all real property acquired.

The Urban Renewal Plan has set forth two areas within the project boundaries for development. These areas are identified on the Land Use Map, Exhibit "B". The controls and restrictions to be imposed on these areas are as follows:

AREA I:

USE: Residential and Related Uses

OBJECTIVE: The objective of the plan is to develop combinations of high density and medium density housing units accompanied by inter-related arrangements of livability, and open spaces, plaza recreational facilities and public utilities consistent with planned unit development relationships as further defined in the following paragraphs titled "Controls and Restrictions".

- (A) Maximum Densities - The following Housing Program represents the maximum to which Area I may be redeveloped to residential uses. Reductions in this program may be proposed by the redeveloper or the City based on available professional market analysis data at the time of redevelopment.

HOUSING PROGRAM

Housing for Elderly	250 Dwelling Units	1.6 Acres
Middle-High Income	250 " "	3.0 Acres
Low and Moderate Income	300 " "	12.0 Acres

- (B) Controls and Restrictions for Proposed Building

Types - The controls and restrictions herein referred to are defined as the Land Use Intensity Standards as set forth in the "Minimum Property Standards for Multi-family Housing, U.S. Department of Housing and Urban Development FHA No. 2600 - February 1971. The following definitions, exhibits and development policies related to these Land Use Intensity Standards are herewith made part of this Urban Renewal Plan and shall control residential redevelopment. Certain special exceptions related to yard, parking and maximum height restrictions are noted in a further paragraph of this plan, titled "Special Controls and Restrictions".

- (1) Land Use Intensity Standards:

- (a) The Maximum Floor Area Ratio (FAR): The maximum square foot amount of total floor area (all stories) permitted for each square foot of land area.
- (b) The Minimum Open Space Ratio (OSR): The minimum square foot amount of open space which shall be provided for each square foot of floor area.
- (c) The Minimum Livability Space Ratio (LSR): The minimum square foot amount of livability (non-vehicular) outdoor space which shall be provided for each square foot of floor area.
- (d) The Minimum Recreation Space Ratio (RSR): The minimum square foot amount of recreation space required for each square foot of floor area.

- (e) The Minimum Occupant Car Ratio (OCR): the number of parking and garage spaces without time limits required for each living unit.
 - (f) The Minimum Total Car Ratio (TCR): the total number of parking and garage spaces required for each living unit, including spaces without time limits (primarily for occupants) and spaces available for limited time periods (primarily for guests).
- (2) Land Use Intensity Rating (Exhibit "D")
- (a) Rating Scale - correlates the land area, floor area, open space, livability space, recreation space, and car storage capacity of a project. Development proposals for different building types shall be in conformity with the above space correlations except as noted in paragraph titled "Special Controls and Restrictions".
 - (b) Intensity Rating for the Site - represents the maximum land use intensity for housing development. In development proposals of significantly differing intensities on the same site, an appropriate intensity rating is applied to the differing development intensities. The Land Use Intensity Rating to be used in project designs using a particular building type shall be reviewed and approved by the City.
 - (c) Number of Living Units - The number of living units acceptable of a particular building type will depend on the size of the units, the nature of the project design and on the Land Use Intensity Rating Approved for that building type by the City.

(3) Special Controls and Restrictions

Street Side Yard - 25 feet

Off Street Parking Spaces - 1.25 spaces per dwelling unit.

Maximum Building Heights -

Town Houses -----35 feet
Medium Rise Apartments-----5-6 story--60 feet
High Rise Apartment Tower-12-16 story-150 feet

(4) General Provisions - All Residential and Related Uses

All of the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and shape of the plot, the character of adjoining property, and the type and size of the buildings, in order to produce a livable, economical land use pattern.

Arrangement of buildings shall be in favorable relation to the natural topography, existing desirable trees, views within and beyond the site, and exposure to the sun and other buildings on the site. The building arrangement shall be appropriate for the general climatic characteristics of the region. The organization and arrangement of all building elements of the site plan shall be reviewed and approved by the City.

Access and Circulation

Occupants. Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants. High Rise Tower Apartment buildings shall be sited with direct access to an arterial thoroughfare.

Services. Access and circulation for fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation.

Access to each living unit from a street, driveway, garage, carport or other parking space shall be provided either exclusively by covered walkways, halls, interior corridors or other protected accessways, or by a combination of such protected access plus uncovered walkways complying with the following requirement. The length of walks not protected against the weather shall be minimized, preferably not more than 100 feet. An exception to this standard may be permitted when justified by compensating advantages, such as desirable views, economy of development or site preservation through adaptation to topography. All elements of service and circulation shall be reviewed and approved by the City.

YARDS

OBJECTIVE

Yards shall assure adequate privacy, desirable outlook, adequate natural light and ventilation, convenient access to and around the dwellings, and other essential uses. Yard depth shall assure adequate distances between building walls on the property and on abutting off-site properties. (Exhibits E & F are made part of this Urban Renewal Plan and shall control the yard requirements shown.)

(See paragraph "Special Controls and Restrictions" for "Street Side Yard" requirements)

AREA 2

USE: Commercial and related uses

OBJECTIVE: The objective of the Plan is to develop commercial shopping facilities designed as an integral shopping center which provides a comprehensive range of shopping services. It shall be planned as an interrelated element of other project activities of housing and related facilities with transitional open spaces, plazas and landscaping separating non-residential uses from the project residential uses.

A. CONTROLS AND RESTRICTIONS

Minimum Street Yard - 25 feet

Maximum Floor Area Ratio - 0.5 - fully enclosed parking shall not be used to determine Floor Area Ratio.

Maximum Height of Structures - two stories with maximum height of 40 feet

Transitional Yard - Where commercial uses abut the project residential uses, a transitional yard shall be provided to a depth of 25 feet along the common boundary, which may consist of a landscaped pedestrian plaza, and, or landscaped open space, designed to create a harmonious relationship of commercial and residential uses.

Off Street Parking - One parking space shall be provided for each 400 square feet of net floor area. Parking areas shall be hard surfaced and shall be illuminated to provide not less than 1/2 foot candles of light measured at the parking surface. They shall be screened from all public streets by a wall with a minimum height of four (4) feet and be constructed of brick or other approved permanent material.

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Off Street Loading - A minimum of one loading space shall be provided for each twenty thousand square feet of gross store area. Loading spaces shall be 15 feet wide by 60 feet long and shall be separated and screened from patron parking by a wall with a minimum height of 6 feet and be constructed of brick or other approved permanent material.

GENERAL PROVISIONS

- 1) Landscaping: All areas not required for building purposes or other physical improvements shall be attractively landscaped and maintained.
- 2) Utilities: Approval of final utility plans are subject to review of the Department of Development, Division of Urban Renewal.
- 3) Easements: The redeveloper will be responsible for providing easements.
- 4) Roofs: All parapets and roof top structures shall be well designed and screened so as to present an attractive appearance from all points of view, including views from higher buildings.

- 5) Signs: The following signs shall be permitted:

One sign identifying the shopping center. Such sign shall have no sign face larger than 400 square feet and may be located on the premises outside the building.

One sign for each shopping center lease space. Such signs may be illuminated and may have two sides, neither of which shall be larger than 50 square feet. They shall be located on the building wall or on an approved overhang serving all lease spaces.

No blinking, flashing or moving signs shall be permitted.

3379.052 Floor Area (For determining floor area ratio)

For the purpose of determining the floor area ratio, the "floor area" of a building is the sum of the horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include: the basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established;

elevator shafts and stairwells at each floor; floor space used for mechanical equipment--except equipment, open or enclosed, located on the roof--penthouses, attic space having headroom of seven feet ten inches or more, interior balconies and mezzanines, and enclosed porches, and floor area devoted to accessory uses. Any space devoted to off street parking or loading shall not be included in "floor area".

3379.053 Floor area (For determining off-street parking and loading requirements)

"Floor area" when prescribed as the basis of measurement for off-street parking and loading spaces for any use shall mean the sum of the gross horizontal areas of the several floors of the buildings, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space.

"Floor Area" for purposes of measurement for off-street parking spaces shall not include floor area devoted to off-street parking or loading facilities, aisles, ramps, or maneuvering space.

3379.054 Floor area ratio

The "floor area ratio" is the maximum amount of square feet of floor area allowed per square foot of lot area, excluding all areas is dedicated or deeded public rights of way for streets and alleys.

(C) Statement of Duration of Provisions and Requirements

The provisions of the Urban Renewal Plan shall be in effect for a period of twenty-five (25) years following official adoption of the Plan by the Council of the City of Columbus.

D. PROJECT PROPOSALS

1. Land Acquisition

- a. All real property acquired or to be acquired in the Urban Renewal Area is identified on the Land Acquisition Plan, Exhibit "C". These properties are being acquired for one or more of the following purposes:
 - (1) Clearance redevelopment of parcels having substandard conditions warranting clearance, or structures to be removed to eliminate blighting influences.

- (2) Provision of Public facilities
- (3) Land assembly to facilitate accomplishing the objectives of the Land Use Plan.

No buildings will be acquired for rehabilitation and conservation by the LPA.

2. Redeveloper's Obligations

The land acquired by the City of Columbus will be disposed of subject to an agreement between the City and the redeveloper: Land disposition and review of redeveloper's plans will provide that:

- a. Direct negotiation will be the basis for selecting the redeveloper.
- b. Disposition Documents will spell out in detail the criteria to be met in order to achieve the development objectives. They will also cover the method of achieving unified maintenance of:
 1. Privately owned off-street parking, other service access, walks and landscaped areas;
 2. Common utilities - lighting, sewers, drainage and walls; and the City of Columbus will establish a review and approval procedure in the disposition documents, based on the development and design objectives and the criteria contained therein.

The redeveloper will be required by the contractual agreement to observe the Land Use and Building Requirements and General Objectives of this Urban Renewal Plan. He will further be required to submit a redevelopment schedule satisfactory to the City of Columbus.
- c. In addition the following provisions will be included in the agreement:
 1. The redeveloper will submit to the City a plan and schedule for the proposed development.
 2. The purchase of the land is for the purpose of redevelopment and not for speculation.
 3. That the land will be built upon and improved in conformity with the objectives and the provisions of the Urban Renewal Plan.
 4. The building of improvements will be commenced and completed within a reasonable time.

5. That the redeveloper, his successors or assigns, agree that there will be no discrimination against any person or group of persons, on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the redeveloper himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, or vendees, in the premises therein conveyed.

The above provision will be perpetual and will run with the land disposed of within the Urban Renewal Area by the City of Columbus.

3. Underground Utility Lines

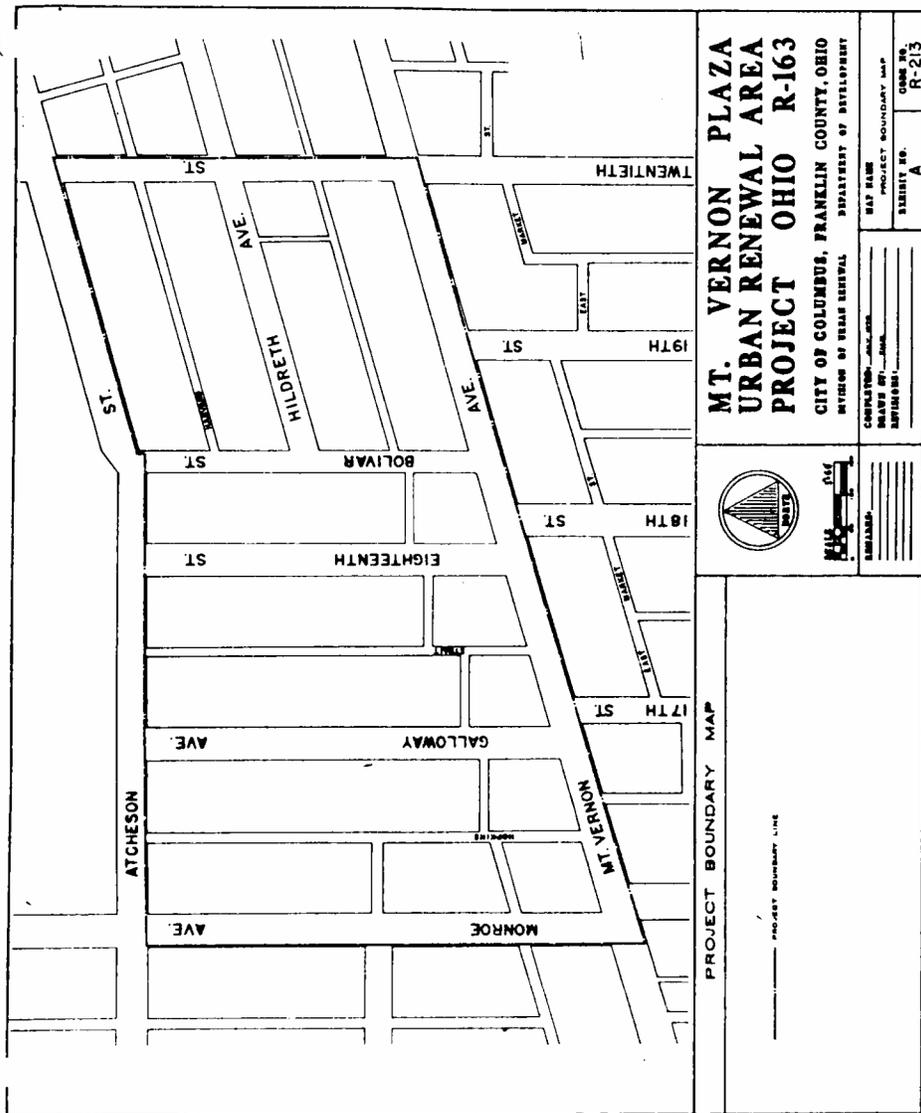
The placement of any proposed underground utility distribution lines in the project area will be the responsibility of the redeveloper. Approval of final utility plans will be subject to review of the Department of Development, Division of Urban Renewal, City of Columbus.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with State and Local law have been complied with by this Urban Renewal Plan and supporting documents.

F. PROCEDURE FOR CHANGES IN APPROVED URBAN RENEWAL PLAN

The Urban Renewal Plan, may be amended from time to time in compliance with the requirements of law; provided that with respect to any land in the project area previously disposed of by the Division of Urban Renewal for use in accordance with said Urban Renewal Plan, as amended, the Division of Urban Renewal receives the written consent of the then owner of such land whose interest therein may be materially affected by such amendment.



**MT. VERNON PLAZA
URBAN RENEWAL AREA
PROJECT OHIO R-163**

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DIVISION OF URBAN RENEWAL DEPARTMENT OF DEVELOPMENT

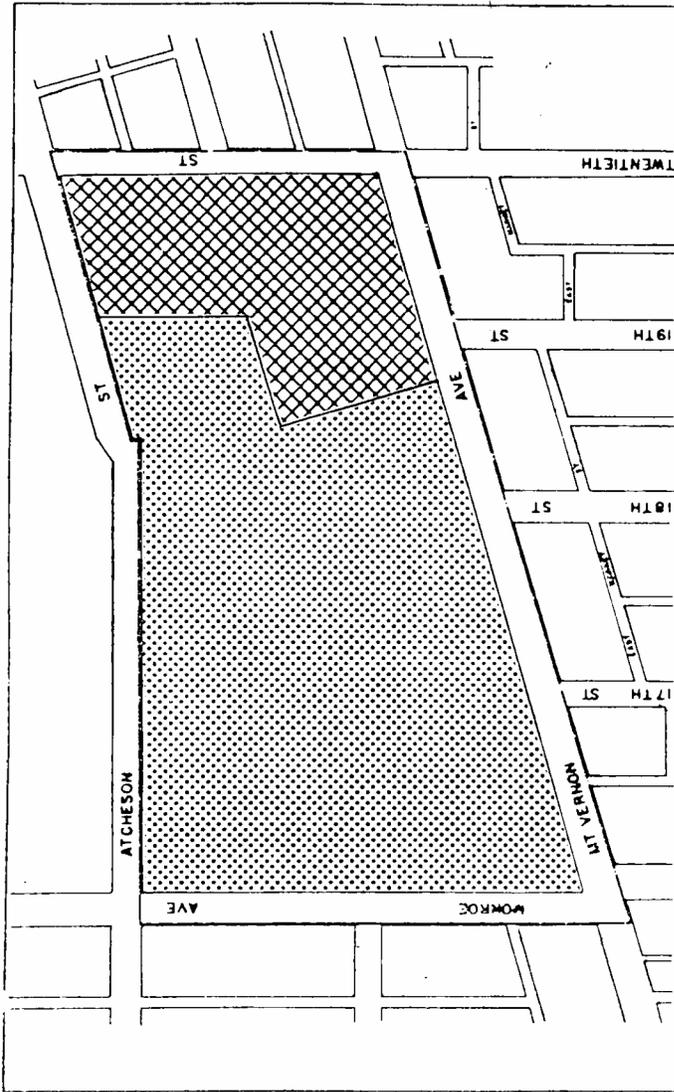


PLANNING
ENGINEER

PROJECT BOUNDARY MAP

PROJECT BOUNDARY LINE

MAP NAME	PROJECT BOUNDARY MAP	DATE	R-213
MAP NO.	A		
COMPLETION DATE			
DRAWN BY			
APPROVED BY			



LAND USE PLAN

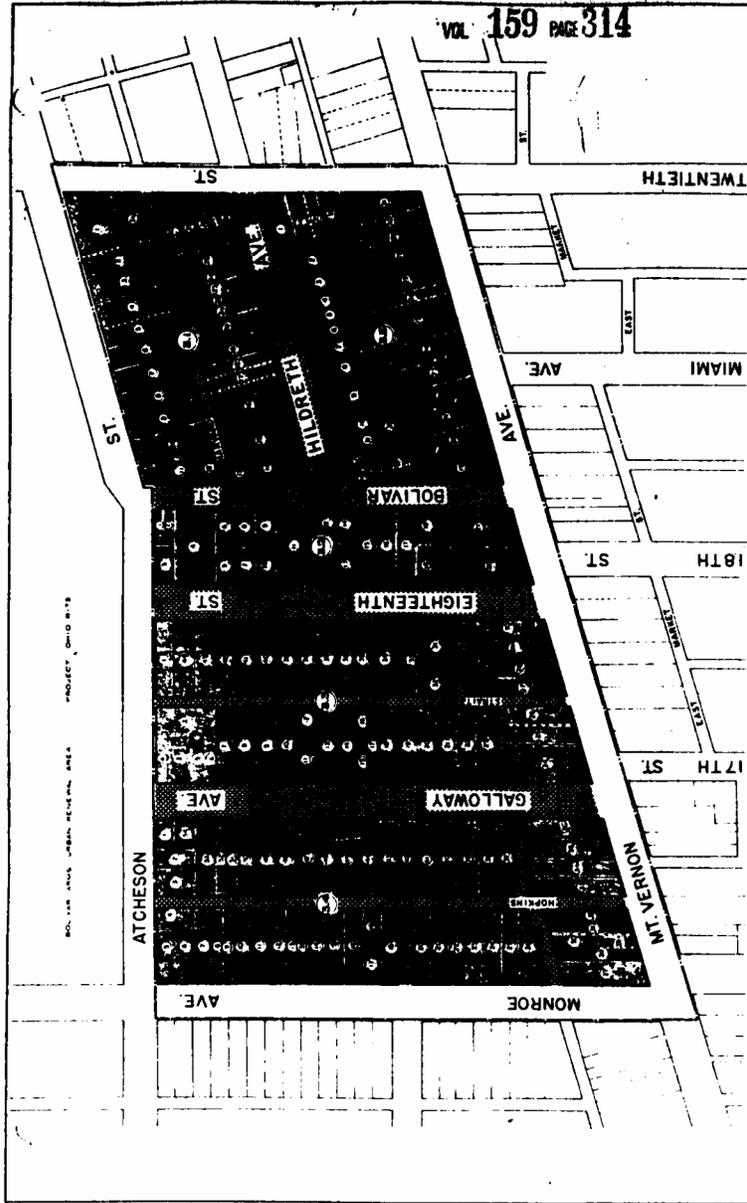
RESIDENTIAL
 COMMERCIAL
 PUBLIC RIGHTS-OF-WAY

**MT. VERNON PLAZA
 URBAN RENEWAL AREA
 PROJECT OHIO R-163**

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DIVISION OF PUBLIC SAFETY, DEPARTMENT OF METROPOLITAN PLANNING

DATE: FEBRUARY 1971
 DRAWN BY: J. L. JONES
 CHECKED BY: J. L. JONES

MAP NAME: LAND USE PLAN
 SHEET NO: 8
 OF: R-213



**MT. VERNON PLAZA
URBAN RENEWAL AREA
PROJECT OHIO R-163**

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DIVISION OF URBAN RENEWAL DEPARTMENT OF DEVELOPMENT



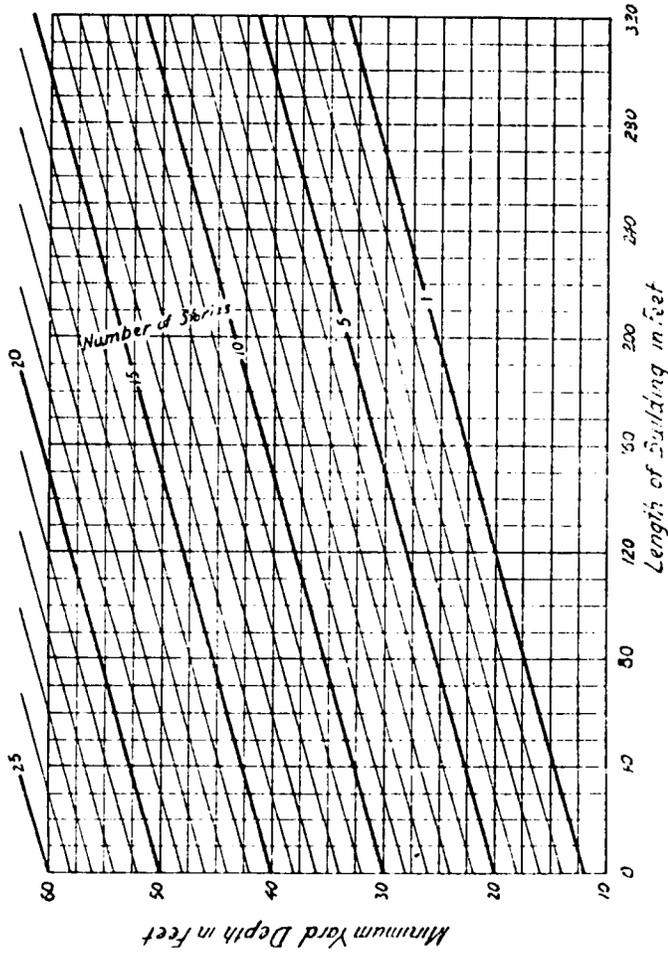
SCALE
1" = 100'

REMARKS:
FILE NO. R-215

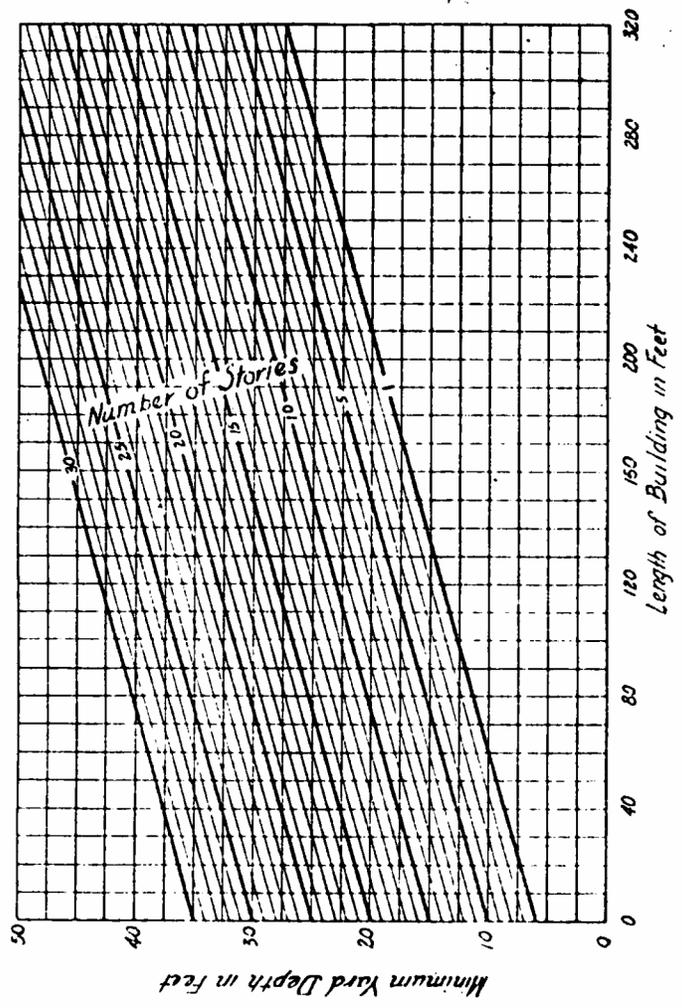
LAND ACQUISITION PLAN

- LEGEND**
- EXISTING USE TO BE ACQUIRED FOR EXISTING USE
 - RIGHT OF WAY TO BE CLEARED FOR CLEARANCE AND REDEVELOPMENT
 - PROJECT AREA BOUNDARY
 - U.R. BLOCK NUMBER
 - U.R. PARCEL NUMBER

MAP NAME
LAND ACQUISITION PLAN
SHEET NO. C
DATE OF ISSUE
R-215



Minimum Yard Depth for Wall Containing Required Living Room Window
Exhibit F



Minimum Yard Depth for a Wall Containing No Required Living Room Window
Exhibit F