



Legislation Text

File #: 0669-2008, **Version:** 1

BACKGROUND: *The Hamilton Road Corridor/Eastland Area Revitalization Plan* is a guide for future land use, infrastructure improvements, and identifying redevelopment opportunities and specific revitalization strategies for the corridor. An action plan for implementation is included that proposes design guidelines, prioritizes capital investments, suggests enhancements to marketing and businesses operations, and contains strategies to redevelop key opportunity sites, which are based on preliminary financial analysis. The Plan is intended to assist the Administration and City Council in making policy decisions affecting future land use and zoning, as well as determining capital improvements and economic incentives appropriate to stabilizing and improving corridor conditions.

Although the focus is the Hamilton Road Corridor, the planning area represents about 3.5 square miles and is generally defined by I-70 on the north, Noe Bixby Road to Refugee Road on the east, Big Walnut Creek on the south and Courtright Road on the west.

The plan was completed by the consulting firm, Basile Bauman Prost Cole and Associates and their sub-consultant Carter Burgess, with participation from city staff and in consultation with Eastland Area businesses and citizens. The Plan and its recommendations have been informed by a detailed economic and market analysis and a thorough review of physical conditions.

FISCAL IMPACT: No funding is required for this legislation.

To adopt the Hamilton Road Corridor/Eastland Area Revitalization Plan as a guide for making policy decisions affecting future land use and zoning, as well as determining capital improvements and economic incentives appropriate to stabilizing and improving corridor conditions.

WHEREAS, *The Hamilton Road Corridor/Eastland Area Revitalization Plan* is a guide for making policy decisions affecting future land use and zoning, as well as determining capital improvements and economic incentives appropriate to stabilizing and improving corridor conditions; and

WHEREAS, Columbus City Council authorized the Director of Development to enter into a contract with the consulting firm Basile Bauman Proust Cole and Associates and their sub-consultant Carter Burgess to complete the *Hamilton Road Corridor/Eastland Area Revitalization Plan*; and

WHEREAS, Consultants informed the planning process with a thorough assessment of existing conditions and conducted an economic and market analysis that identified opportunities for redevelopment and revitalization from a real estate market perspective; and

WHEREAS, Consultants conducted stakeholder interviews and held a series of community open house meetings to review and distribute findings, answer questions and solicit input; and

WHEREAS, the recommendations of the *Hamilton Road Corridor/Eastland Area Revitalization Plan* provide a *market-sensitive* and *implementable* strategy and action plan to stabilize and improve the vitality of this aging commercial corridor and build upon recent significant private and public sector investments; and

WHEREAS, after public notice, a public hearing was held on March 27, 2008 at which the Development Commission approved the *Hamilton Road Corridor/Eastland Area Revitalization Plan* and recommended its adoption to City Council; **now, therefore,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the *Hamilton Road Corridor/Eastland Area Revitalization Plan* is hereby adopted as a guide for making policy decisions affecting future land use and zoning, as well as determining capital improvements and economic incentives appropriate to stabilizing and improving corridor conditions.

Section 2. That all city of Columbus departments and divisions are hereby authorized and directed to use the *Hamilton Road Corridor/Eastland Area Revitalization Plan* in initiating or reviewing projects within the planning area or adjacent areas and require that such projects generally conform to the plan.

Section 3. That the Department of Development is directed to monitor the use of the *Hamilton Road Corridor/Eastland Area Revitalization Plan*, and to present to City Council any amendments necessary to keep the plan up-to-date.

Section 4. That copies of the *Hamilton Road Corridor/Eastland Area Revitalization Plan* shall be kept on file in the Department of Development, Planning Division.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.