

North Riverbend Area Status Report



November 1988



City of Columbus
Dana G. Rinehart, Mayor

Development Department
G. Raymond Lorello, Director

Planning Division
Stephen R. McClary, Administrator

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City of Columbus
Development Department
D. Raymond Foster, Director
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Stephen B. McClary, Administrator



Area	Parcels	Acres
Area 1	11 parcels	211.00
Area 2	7 parcels	17.00
Area 3	28 parcels	10.00

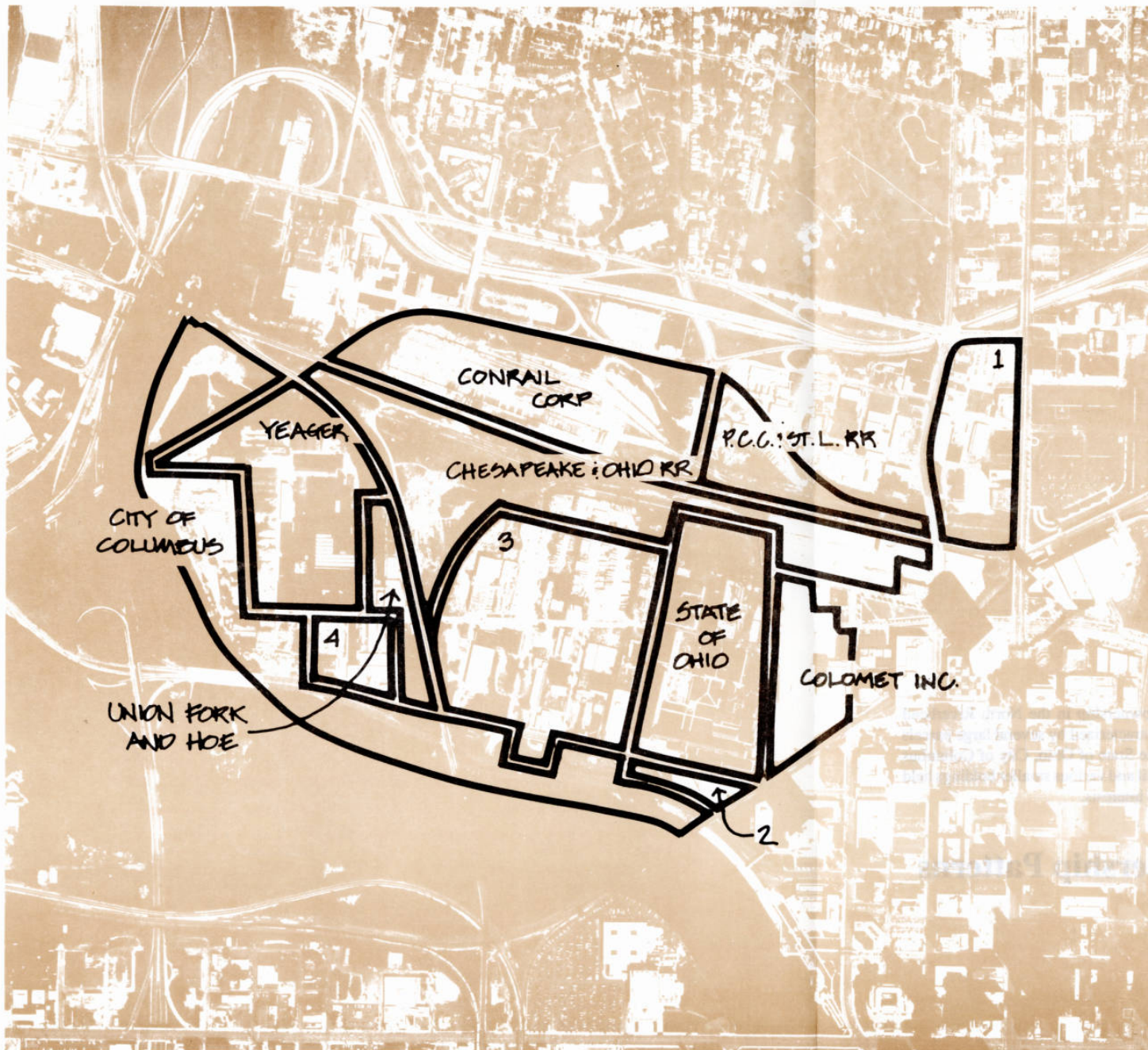
Property ownership in the North Riverbend Area is characterized by several large parcels held by the State of Ohio, City of Columbus and Conrail and various smaller holdings held by private interests.

Ownership Patterns

Ownership Patterns



City of Columbus
 Dana G. Rinehart, Mayor
 Development Department
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 Stephen R. McClary, Administrator



Area 1
31 parcels
20 property owners

Area 2
3 parcels
3 property owners

Area 3
28 parcels
16 property owners

Area 4
2 parcels
2 property owners

Ownership Patterns

City of Columbus
Paul G. Rieker, Mayor
Development Department
G. Raymond Foster, Director
Planning Division
Stephen R. McCoy, Administrator



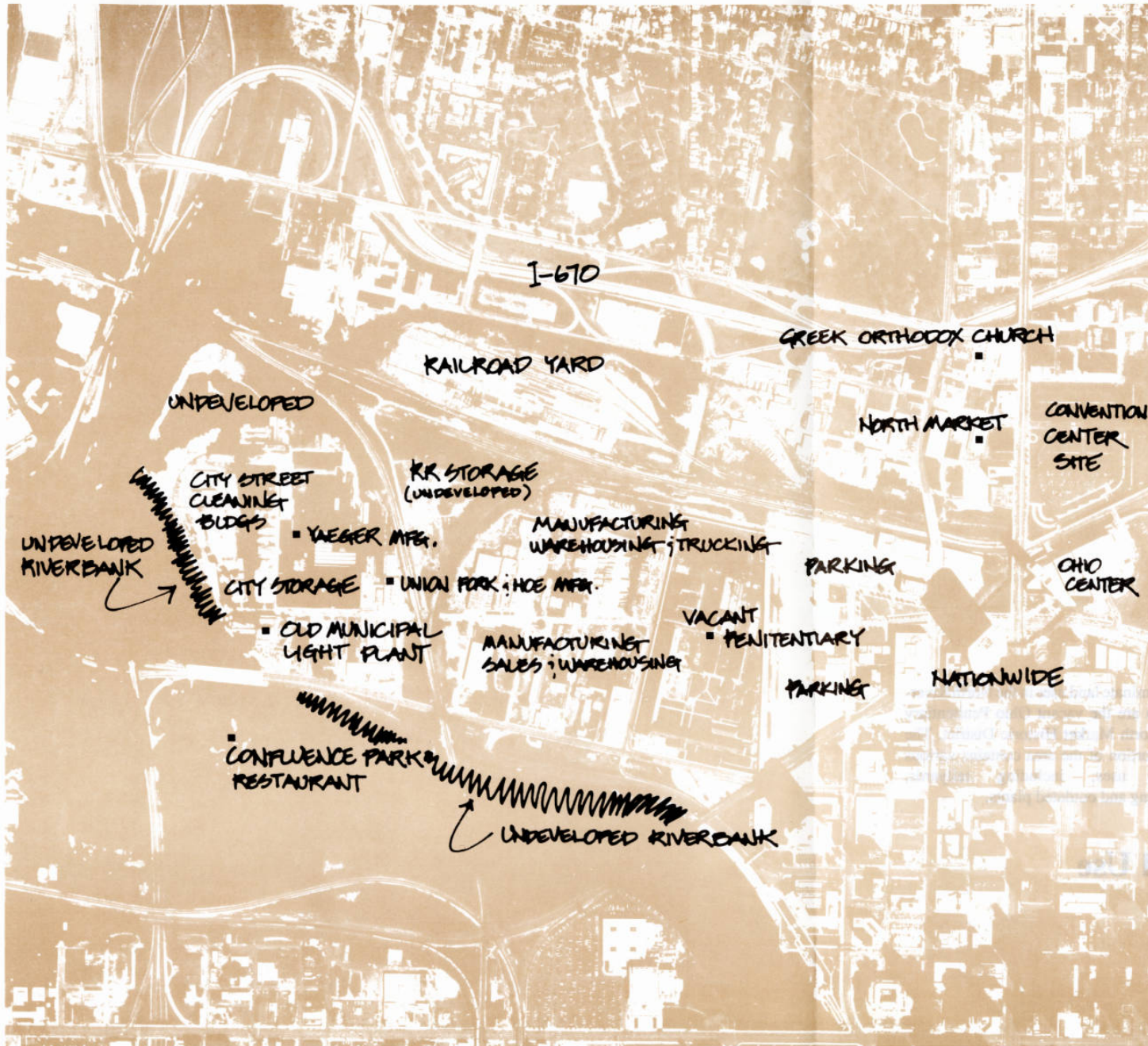
The predominate land uses in the North River-bend Area are the vacant Ohio Penitentiary and the North Market Historic District. The western portion of the area contains various industrial uses, including railyards, warehousing and outdated plants.

Land Use

Land Use



City of Columbus
Dana G. Rinehart, Mayor
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G. Raymond Lorello, Director
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Stephen R. McClary, Administrator



Land Use

November 1988

Organizations Currently Involved In Planning

Downtown Columbus, Inc.

Edmund Armentrout, President

Ohio State Penitentiary Development Commission

The Honorable Michael Stinziano, Chairman

North Market Commission

Kay Benton, Chairperson

North Market Development Authority

David Cooke, President

City of Columbus, Development Department

G. Raymond Lorello, Director

Stephen R. McClary, Planning Administrator

Status of Planning Efforts

Downtown Strategic Plan

October 1988

Prepared jointly by Downtown Columbus Inc. and the Columbus Planning Division. The plan functions as a comprehensive policy statement for the downtown and represents a strong community consensus. The plan identifies North Riverbend as an area of potential housing development, prime for riverfront park uses and a future activity center that should be serviced by a people mover system to link it with the downtown core.

Ohio State Penitentiary Development Commission

September 1988

This Commission was established to address the reuse of the penitentiary property. The Commission functions on the premise that the site offers one of the finest prospects for development along the lower Scioto River.

North Market Commission

The North Market Area has been designated by the City of Columbus as a historic district with architectural review powers. Responsibilities of the North Market Commission include the review of development proposals for appropriateness to the district. The Commission is currently involved in a planning process to determine the best mix of future land uses, parking needs and relationships to the convention center area.

North Market Development Authority

The Authority represents the North Market merchants, collects merchant rent and hires the Market Master. The Commission is responsible for determining the most appropriate location of the market and the future of the North Market structure.

Riverfront Strategic Plan

October 1986

Prepared by the Riverfront Community Improvement Corporation (now Downtown Columbus, Inc.) and the Columbus Planning Division. The plan was adopted by Columbus City Council as a land use guide for use by Downtown Columbus, Inc., public agencies and private developers. The North Riverbend Area was treated as two separate districts in the plan. Plan recommendations for these districts are depicted on the following pages.

Olentangy Corridor District

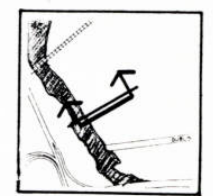
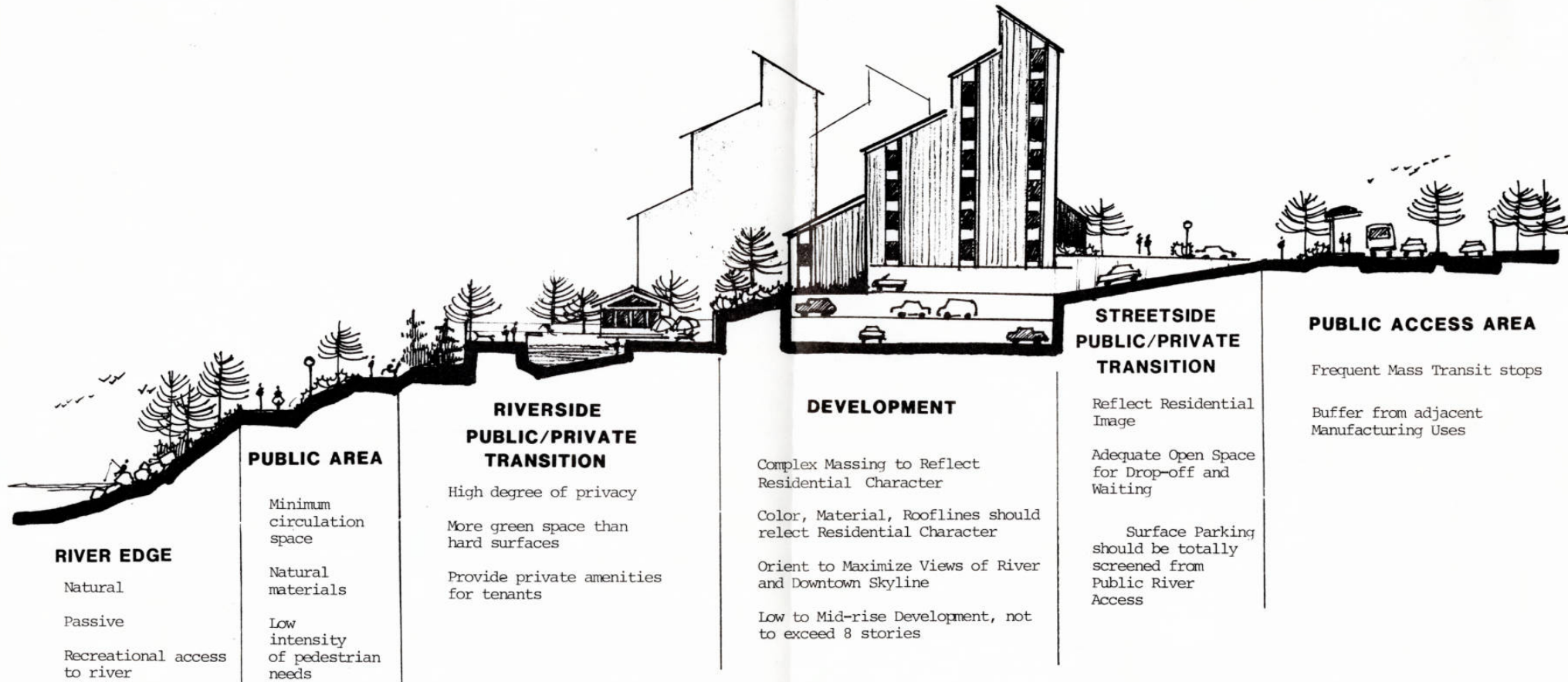
An opportunity exists for the development of a midrise, middle income, riverfront housing and entertainment district. The Olentangy River and isolation from downtown traffic provide a quality setting for garden apartments and midrise towers. Excellent site access is provided by several major downtown feeder arterials. Approximately ten acres and 1,000 feet of river frontage are available for housing. The site is owned by the City of Columbus.

An abandoned railroad trestle at the northern edge of the corridor offers a rare opportunity for pedestrian movement and access to a restaurant.

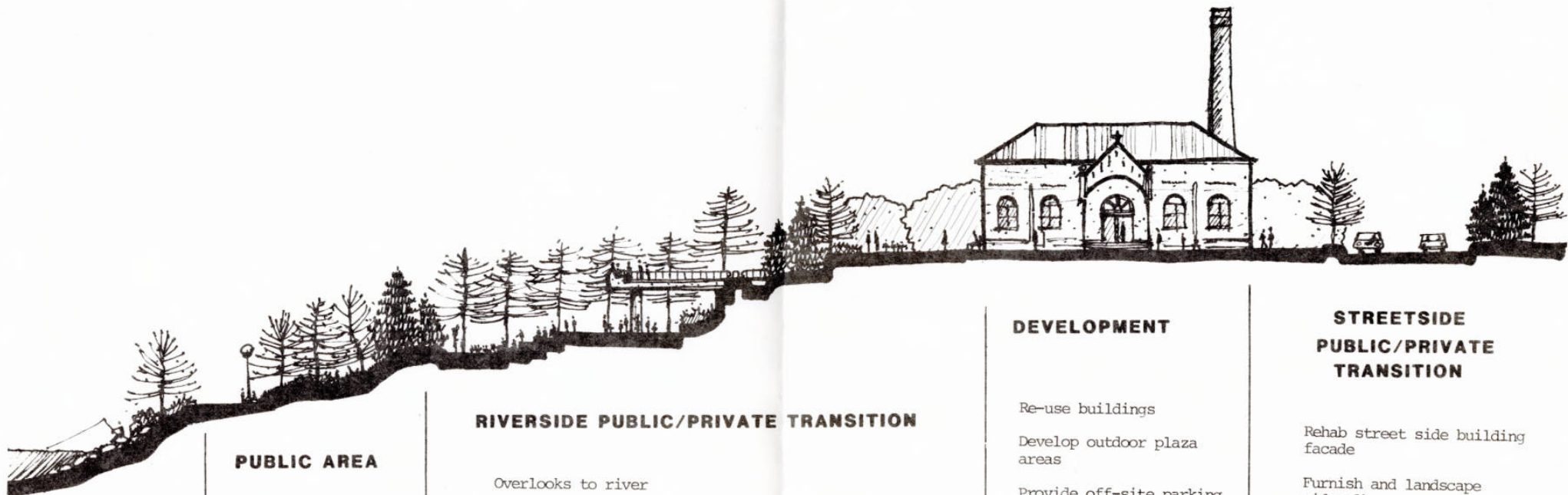
The City operates one of the few refuse burning power plants in the world, freeing the Old Municipal Light Plant for reuse. The structure contains 18,000 square feet on one level. Its heavy industrial floor, arched brickwork and skylights provide an excellent base for reuse as a restaurant, nightclub, or commercial space.

Development Policy

Develop riverfront housing, restaurants and entertainment uses taking advantage of the Olentangy River setting and existing architecturally unique structures.



OLENTANGY CORRIDOR A



RIVER EDGE

Maintain edge
Natural landscaping

PUBLIC AREA

Minimal pass through

RIVERSIDE PUBLIC/PRIVATE TRANSITION

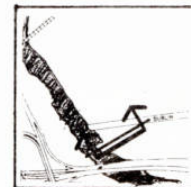
Overlooks to river
Outdoor entertainment areas

DEVELOPMENT

Re-use buildings
Develop outdoor plaza areas
Provide off-site parking

STREETSIDE PUBLIC/PRIVATE TRANSITION

Rehab street side building facade
Furnish and landscape sidewalk



OLENTANGY CORRIDOR B

North Riverbend District

North Riverbend contains many opportunities for new development and rehabilitation. The area has approximately 1,100 feet of river frontage. With developer participation, Long Street could be realigned north to join Spring Street. The resulting alignment would greatly increase the amount of existing riverfront land. Midrise housing and offices could easily co-exist in this riverfront setting.

On December 31, 1984, the Ohio State Penitentiary was removed from the prison system and made available for redevelopment. Reuse of this site will be determined by the Ohio State Penitentiary Development Commission.

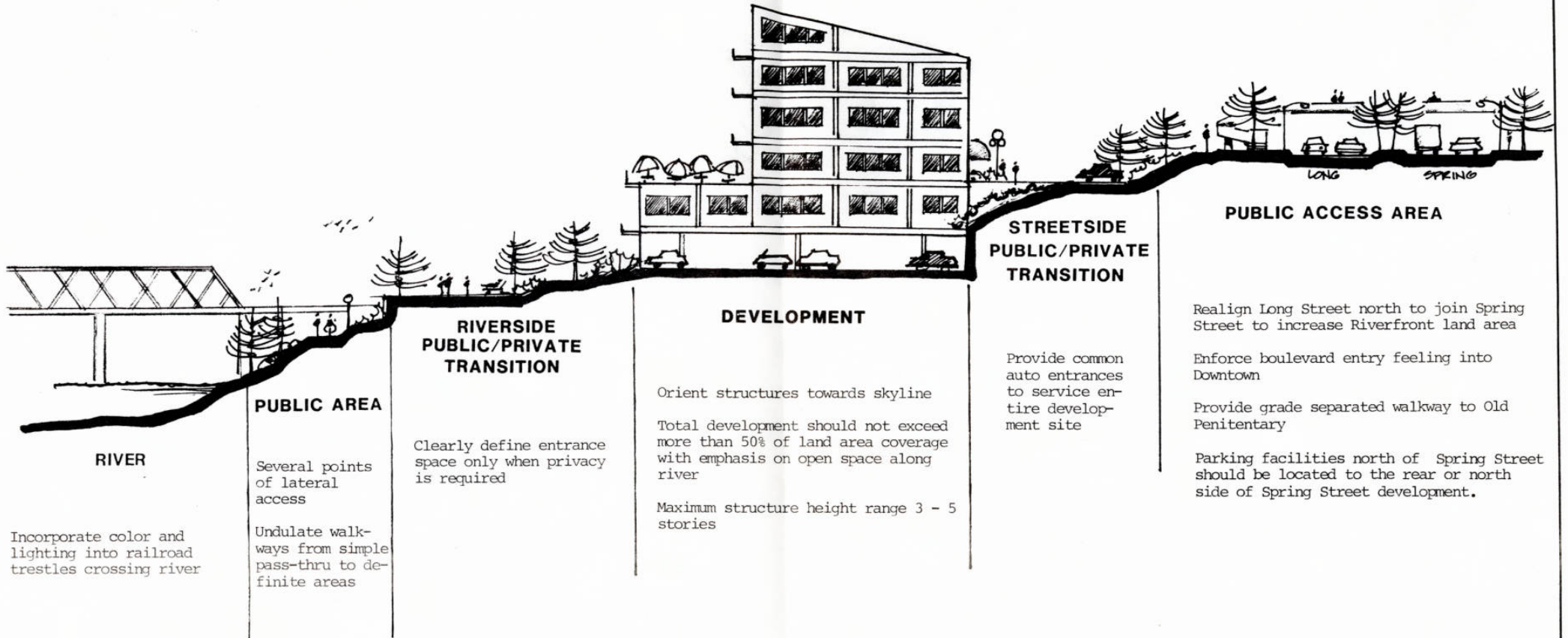
Many possibilities for new development and rehabilitation lie east and west of the penitentiary. Vacant or under used parcels in excess of five acres are available. Most sites could have access to a view of the downtown skyline. A number of sound unused manufacturing and warehouse structures could provide excellent structural skeletons for mixed use rehabilitation: loft apartments, speciality retail and low-to-medium density offices.

Development Policy

The old penitentiary walls should remain to create an environment for a strong theme or campus development that uses water and imagery to create a link to the river.

Loft apartments, limited speciality retail, low to medium density offices and light service industry are acceptable uses in the rehabilitation areas east and west of the penitentiary.

Riverfront property south of Long Street should be set aside primarily for east-west pedestrian access. However, midrise housing and/or offices could co-exist.



Incorporate color and lighting into railroad trestles crossing river

PUBLIC AREA

Several points of lateral access
Undulate walkways from simple pass-thru to definite areas

RIVERSIDE PUBLIC/PRIVATE TRANSITION

Clearly define entrance space only when privacy is required

DEVELOPMENT

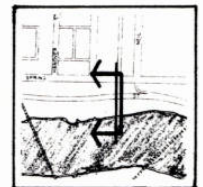
Orient structures towards skyline
Total development should not exceed more than 50% of land area coverage with emphasis on open space along river
Maximum structure height range 3 - 5 stories

STREETSIDE PUBLIC/PRIVATE TRANSITION

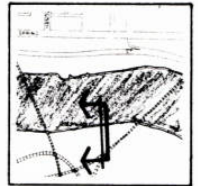
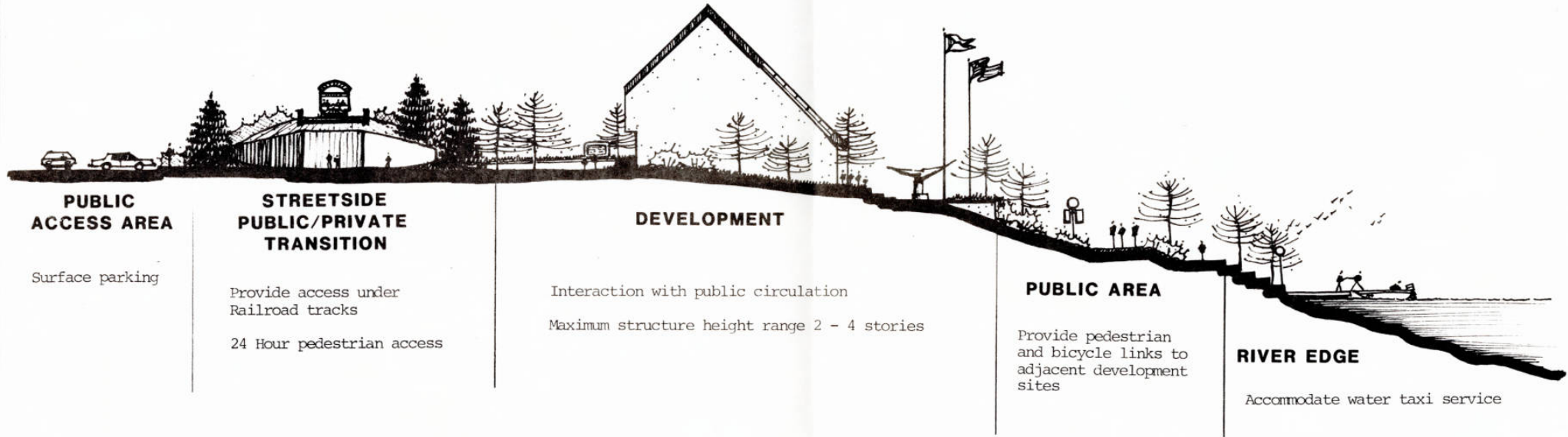
Provide common auto entrances to service entire development site

PUBLIC ACCESS AREA

Realign Long Street north to join Spring Street to increase Riverfront land area
Enforce boulevard entry feeling into Downtown
Provide grade separated walkway to Old Penitentiary
Parking facilities north of Spring Street should be located to the rear or north side of Spring Street development.



NORTH RIVERBEND A



NORTH RIVERBEND B