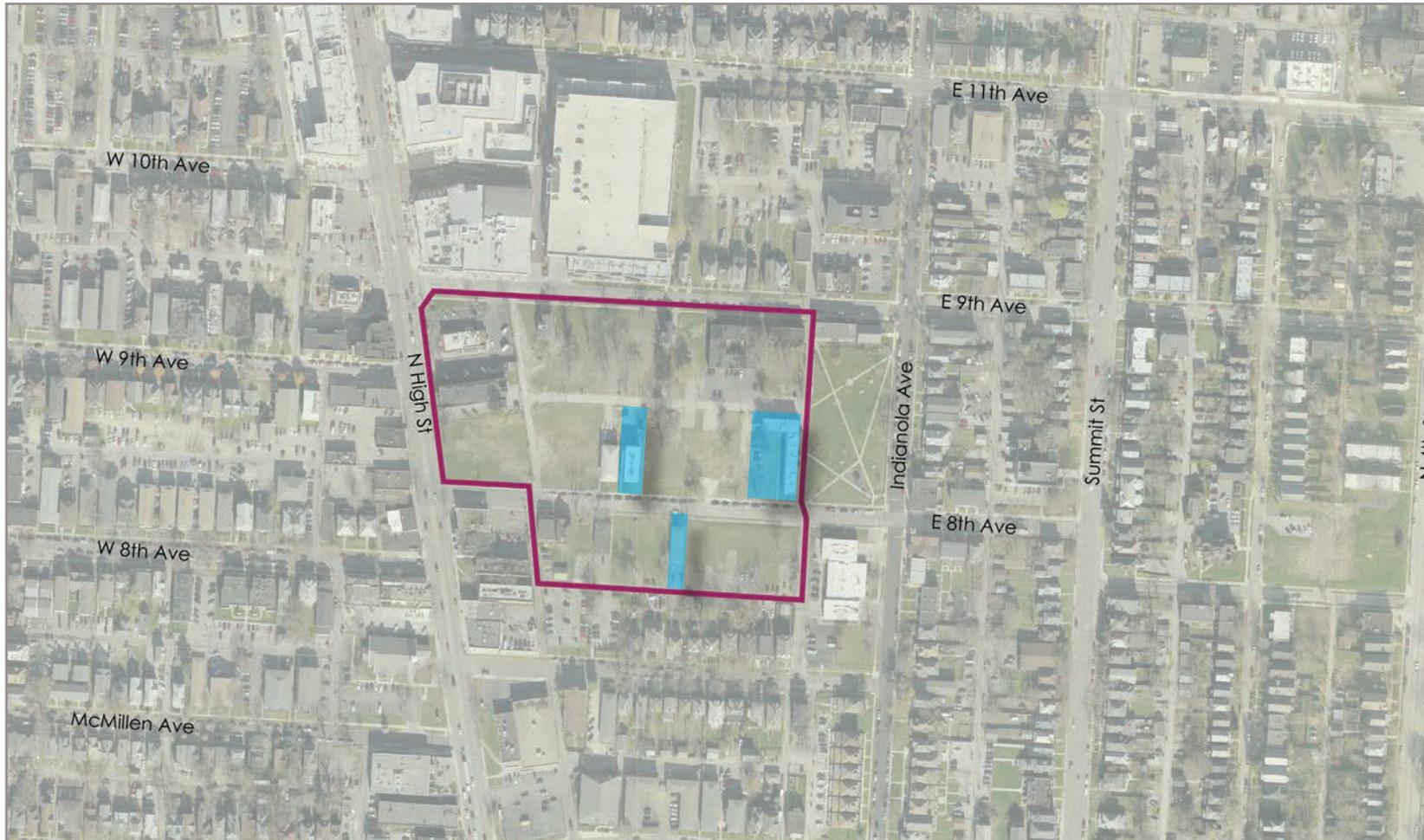


1.3 PROJECT STUDY AREA

Located directly south of the recently constructed South Campus Gateway, the project study area bridges the gap between The Ohio State University and the Short North. The project study area totals 7.26 acres and is generally bound by High Street to the west, E. 9th Ave. north, Section Alley east, and Euclid Ave. to the south. This area excludes the parcels highlighted in Figure 1.1.

FIGURE 1.1: STUDY AREA



2.1 NEIGHBORHOOD CONTEXT

The study area is located between The Ohio State campus to the north and the Short North to the south, offers ample neighborhood amenities. Nearby Weinland Park provides green public space for residents and visitors in the area.

The Short North, three blocks south of the study area, has been one the most popular neighborhoods in Columbus for the last decade. It's ever growing arts community continually attracts new businesses and the creative class. As the neighborhood continues to grow, it's achievements are beginning to spread to the surrounding neighborhoods. As this success keeps spreading, the gap between The Ohio State and the Short North begins to shrink and this Plan highlights the redevelopment of one of the last pieces of this gap.

The accomplishments of The Ohio State University and the Short North are known on both a regional and national scale, but it's the recent success and momentum of the Weinland Park neighborhood that makes this area unique. Weinland Park has seen a lot of attention in recent years that has resulted in new investment and, more importantly, community pride. Through the effort of the City as well as The Columbus Foundation, this neighborhood has gone through a process of improving the quality of life, safety, education, and health of the neighborhood.

FIGURE 2.1: CONTEXT MAP

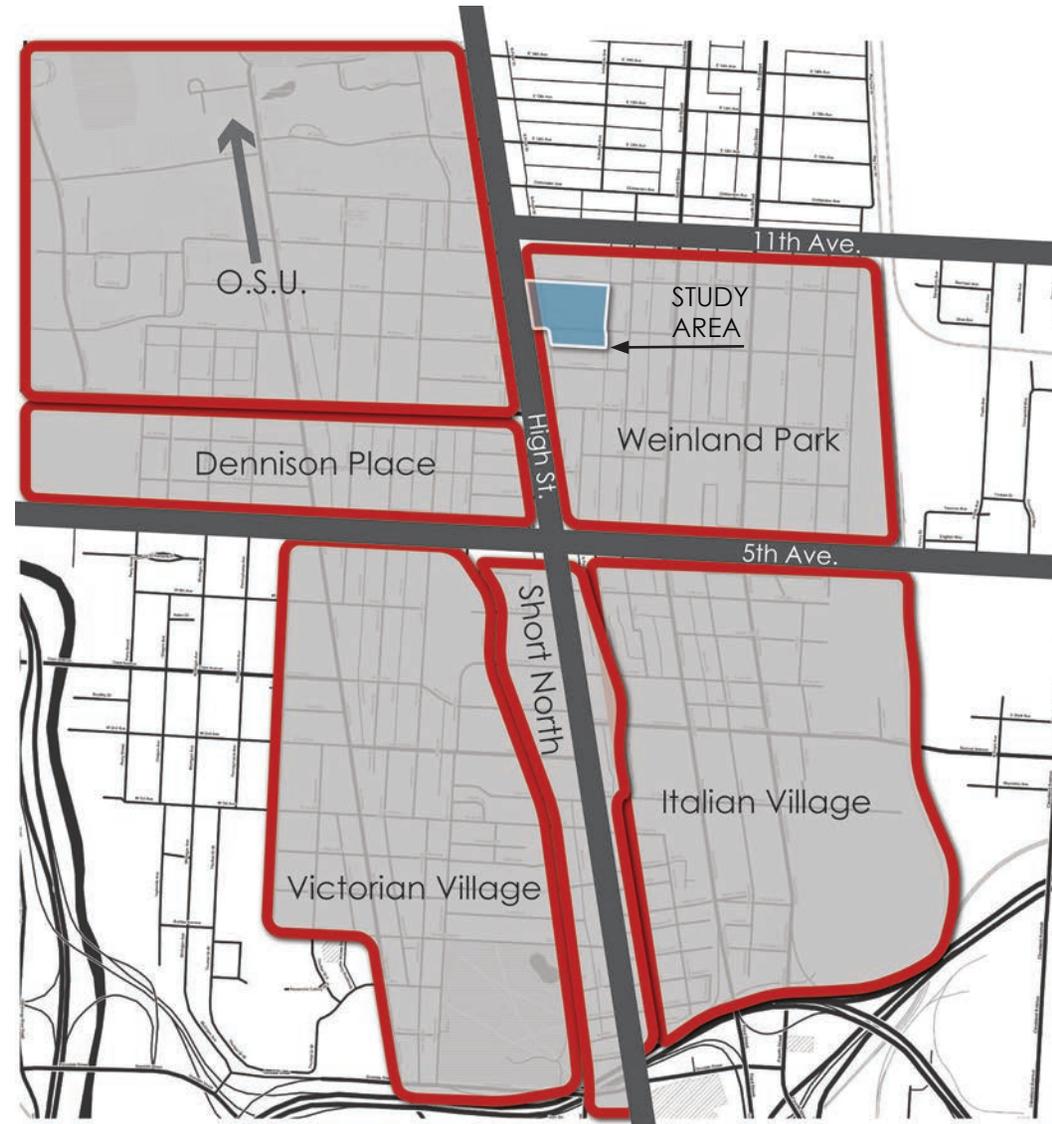
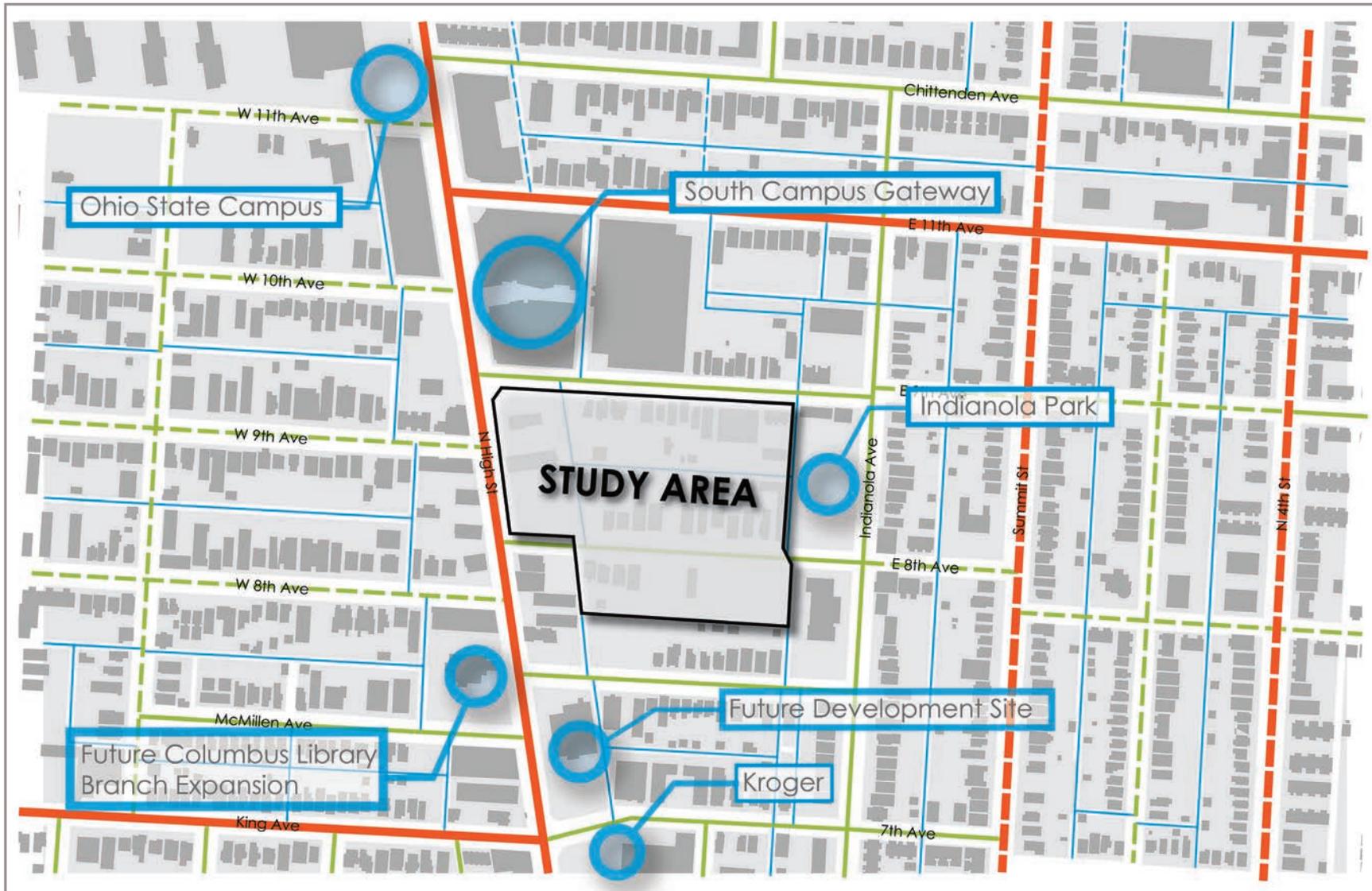


FIGURE 2.2: NEIGHBORHOOD AMENITIES



2.4 EXISTING ZONING

The study area is currently zoned for a variety of uses including mixed use, office, retail, and residential. Parcels in the study area are all zoned either R-4 residential, ARO multi-family, or C-4 commercial. All of the parcels within the site are zoned H-53, which limits their building height to 35 feet. Below is an overview of each zoning classification on site.

R-4 RESIDENTIAL DISTRICTS

The R-4 zoning classification allows for housing of many types, including single family and multi-family. It also allows for religious facilities, schools, parks, libraries, and other institutional uses.

AR-O - APARTMENT OFFICE DISTRICTS

In an AR-O apartment office district, apartment facilities may be provided in a building containing one or more other uses authorized in such district by this chapter except in a building with an existing garage, stable or carriage house, provided that each apartment shall comply with the Building Code as to a complete apartment.

C-4 - REGIONAL SCALE COMMERCIAL DISTRICT

This zoning classification allows for a wide range of commercial uses with residential above including retail, office, restaurants, and bars.

2.5 LAND USE

The existing mix of land uses in the study area is primarily vacant and multi-family residential that ranges in size and type. The area also features some commercial and civic institutions.

The study area is surrounded by a wide mix of uses including restaurants, retail, and park space. South Campus Gateway, bordering the study area to the north, is a mix of office, retail, bars, and restaurants. The Gateway is also complimented by university-owned student housing.

The land uses in Weinland Park to the east of the site are primarily residential, and includes an elementary school, a large park, and various neighborhood uses. The area directly to the south is a mix of residential and commercial uses including a grocery store and various other amenities.

To the west of the site is a commercial strip that runs along High Street and is backed by off-campus housing units, mostly occupied by students. These residential units are a mix of single family rentals and multi-family rentals. The commercial uses along High Street consist of bars, retail shops, a library, and some vacant structures.

FIGURE 3.1: CONCEPT PLAN

