

ATTACHMENT 1: FIGURES & ILLUSTRATIONS

Planning For The Former I-277 Corridor | Community Design Workshop

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FIGURE 1. Site Location & Context

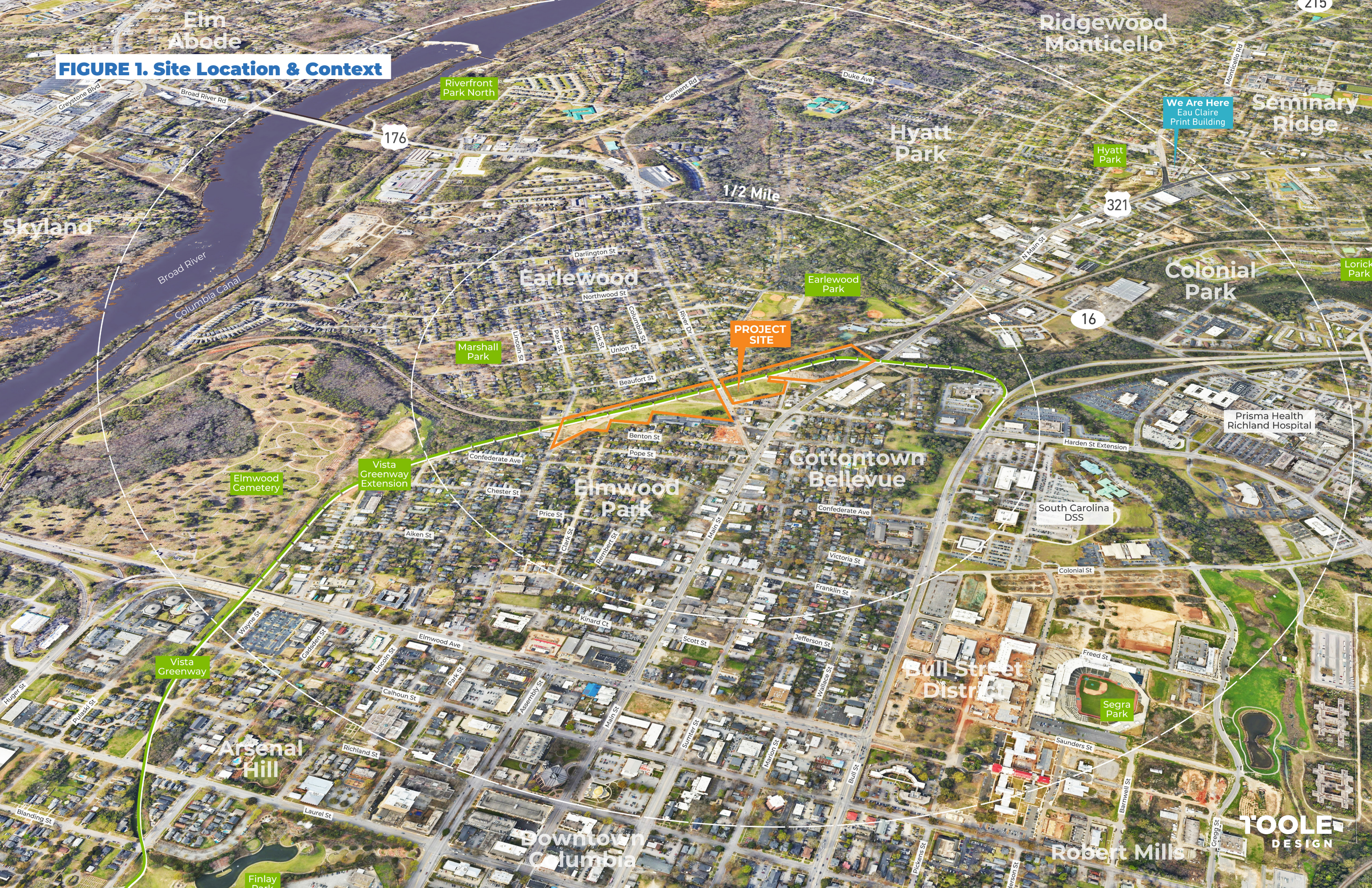


FIGURE 2. Project Site



PROJECT SITE
Parcel 'B'
9.21 Acres

NOMA
Community
Garden

PROJECT SITE
Parcel 'A'
10.05 Acres

NOMA
Flats

**Elmwood
Park**

Earlewood

Fountain of
Life Church

FIGURE 3. Site Photos



Park Drive View North



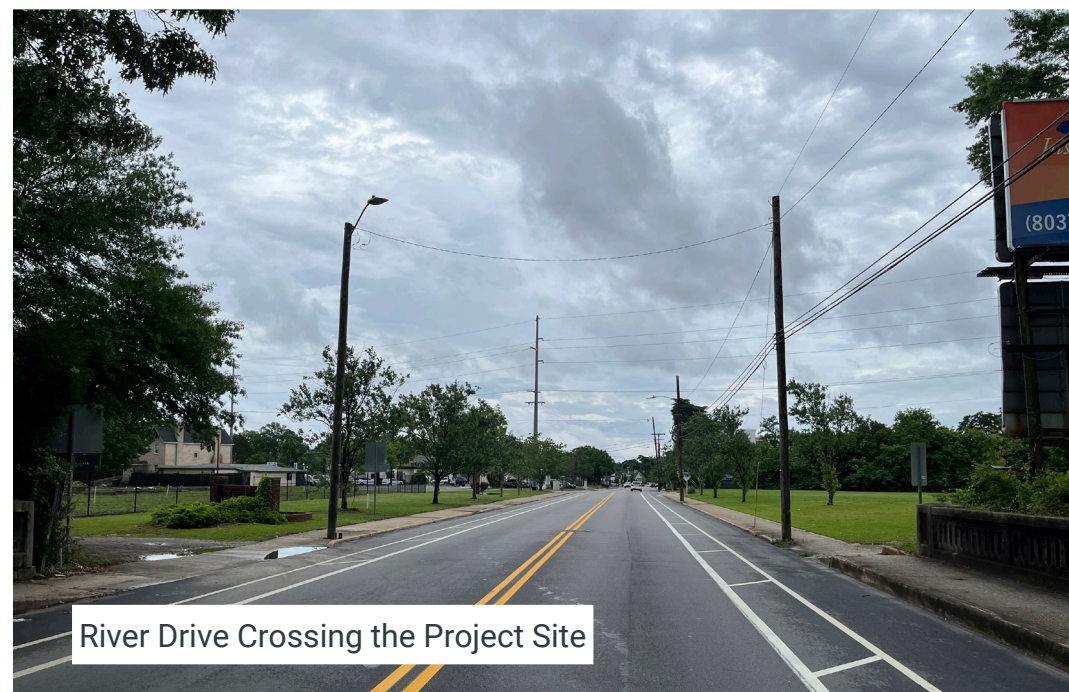
Intersection of Park Drive & Barrett Street



NOMA Flats on Cedar Street



Power Lines on Parcel 'A'



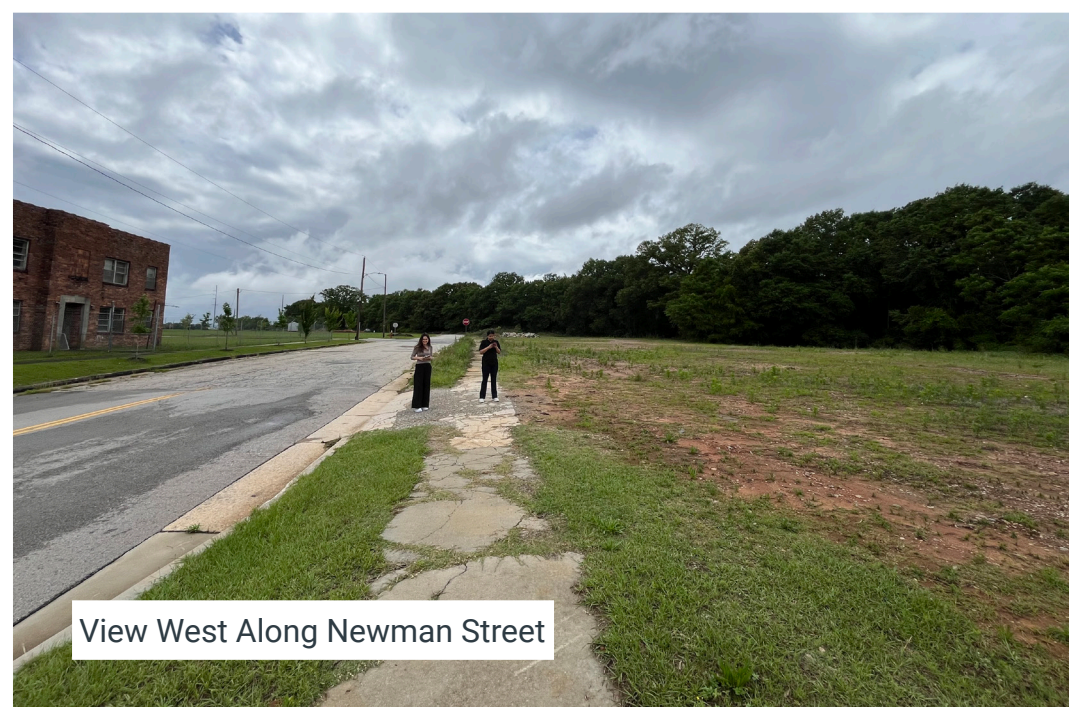
River Drive Crossing the Project Site



Former Newman Street Alignment on Parcel 'B'



NOMA Community Garden



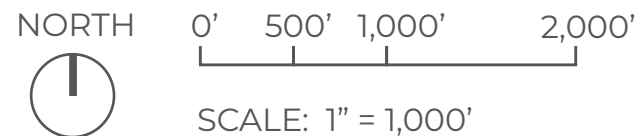
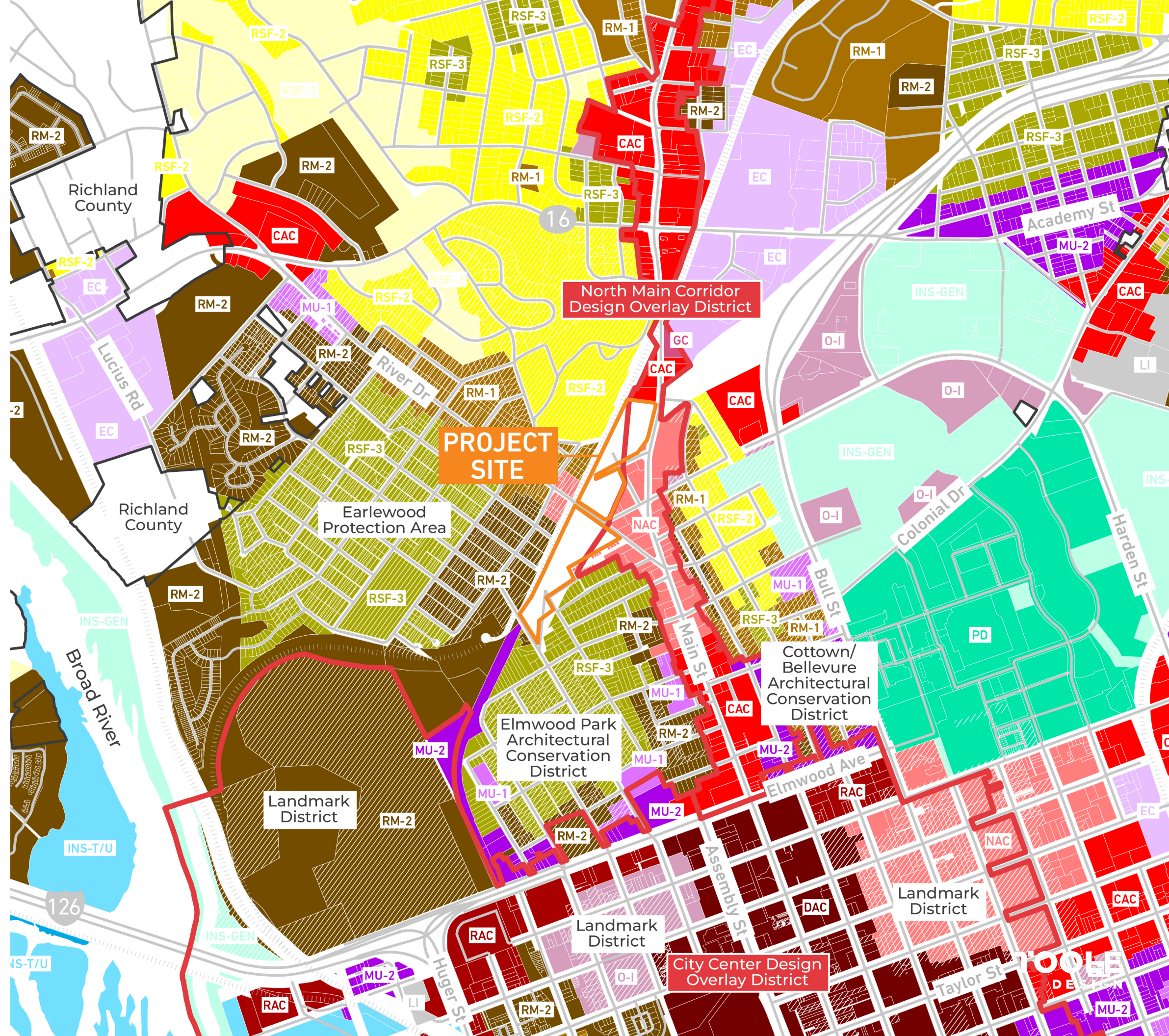
View West Along Newman Street



Former George Street Connection to Earlewood Park




















FIGURE 4. Current Zoning

- DAC**
Downtown Activity Center/Corridor
- RAC**
Regional Activity Center/Corridor
- CAC**
Community Activity Center/Corridor
- NAC**
Neighborhood Activity Center/Corridor
- O-1**
Office & Institutional District
- GC**
General Commercial District
- MU-2**
Mixed-Use
- MU-1**
Mixed-Use
- RSF-3**
Residential Single Family-Small Lot District
- RSF-2**
Residential Single Family-Medium Lot District
- RSF-1**
Residential Single Family-Large Lot District
- RM-2**
Residential Mixed
- RM-1**
Residential Mixed
- RD**
Residential Two-Family District
- LI**
Light Industrial District
- EC**
Employment Campus District
- PD**
Planned Development
- T/C**
Transitional/Conservation District
- INS-ZOO**
Institutional-Riverbanks Zoo & Garden District
- INS-T/U**
Institutional-Transportation/Utilities District
- INS-GEN**
Institutional-General District
- Design Overlay District**
- Historic Preservation Overlay District**



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FIGURE 5. Future Land Use

-  **UCMR-1**
Urban Core Mixed Residential-1
-  **UCMR-2**
Urban Core Mixed Residential-2
-  **UEMR**
Urban Edge Mixed Residential
-  **UCMF**
Urban Core Multi-family
-  **UCR-1**
Urban Core Residential Small Lot
-  **UCR-2**
Urban Core Residential Large Lot
-  **UER-2**
Urban Edge Residential Large Lot
-  **UCAC-1**
Urban Core Neighborhood Activity Center
-  **UCAC-2**
Urban Core Community Activity Center
-  **UCAC-3**
Urban Core Regional Activity Center
-  **AC-1**
Neighborhood Activity Corridor
-  **AC-2**
Community Activity Corridor
-  **AC-3**
Regional Activity Corridor
-  **EC**
Employment Campus
-  **TU**
Transportation & Utilities
-  **C/I**
Civic/Institutional
-  **ZOO**
Riverbanks Zoo & Garden
-  **U/C**
Universities/Colleges
-  **T/S**
Transitional/Sensitive Lands

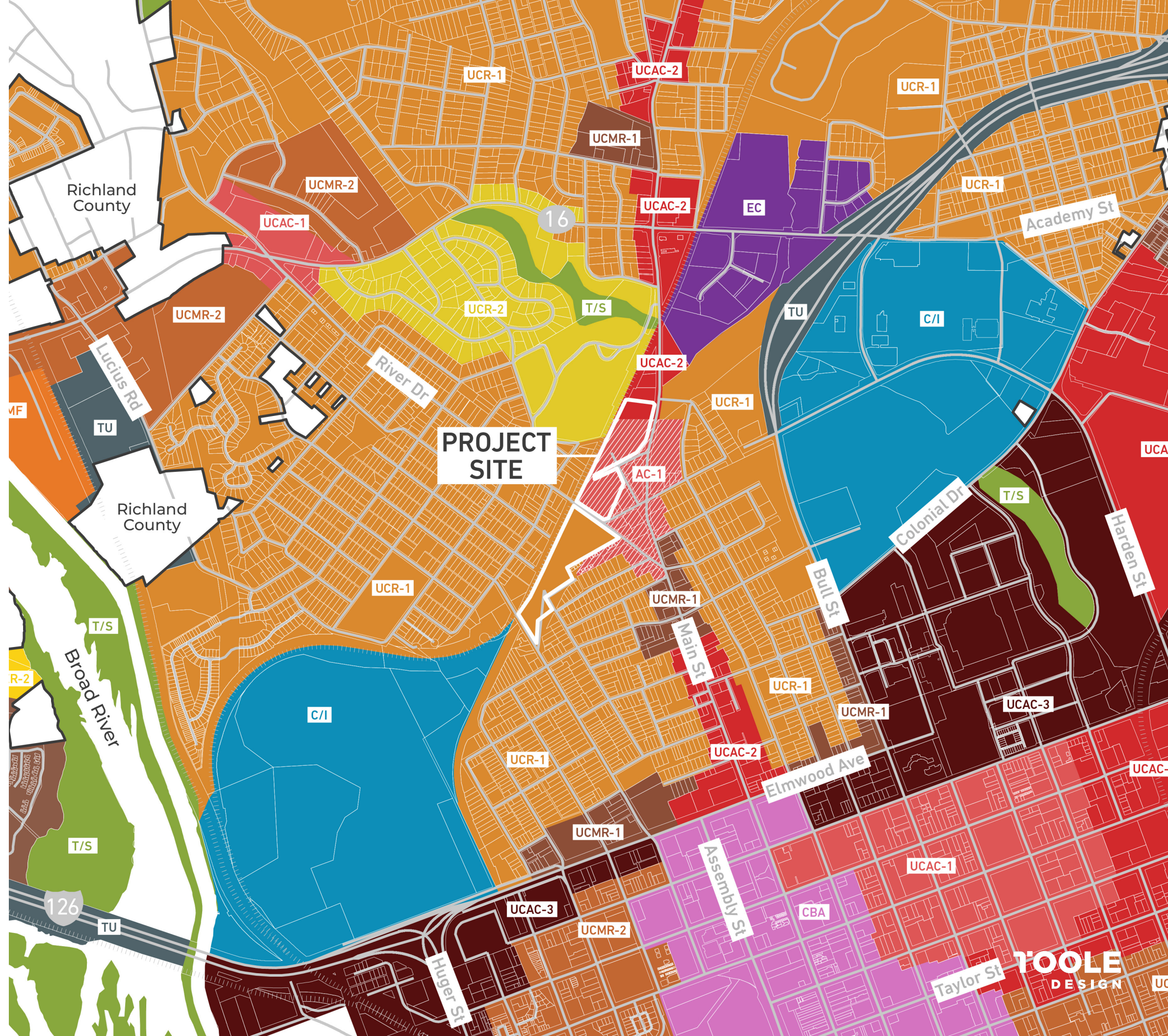
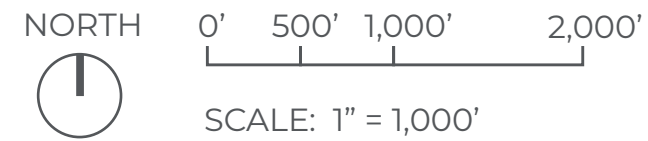
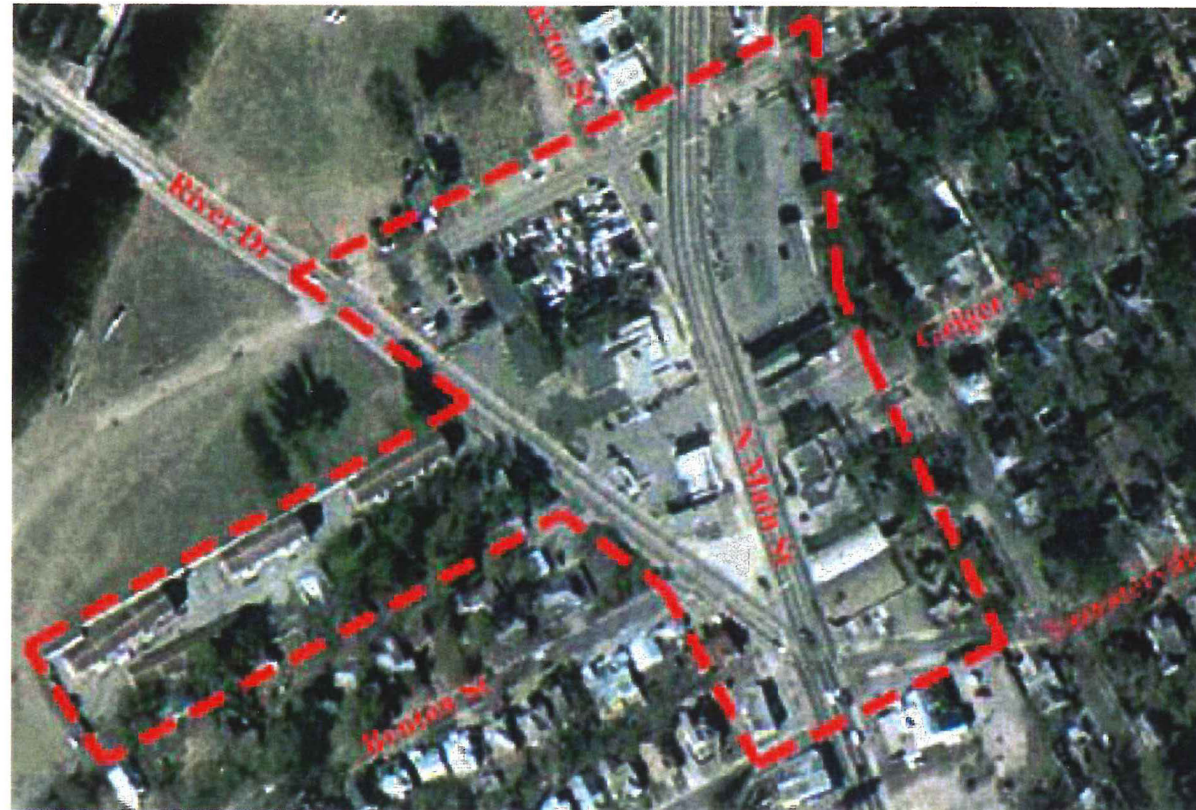


FIGURE 6. The Master Plan for the Villages of North Columbia (2005)



First Tier Catalysts

Catalyst 1-2 (N. Main Street at River Drive)

Existing Conditions

This area at the intersection of N. Main Street and River Drive is composed of a dated apartment complex, vacant asphalt parking lots and vacant/underutilized buildings. The site is approximately 12 parcels on eight acres and has a mix of commercial zoning types. It is adjacent to the formerly proposed Highway 277 road extension project that is currently vacant.

The participants from the public workshop sessions emphasized the need to make this area part of a larger park greenway system that would connect to the Three Rivers Greenway and downtown. This sentiment has been echoed by City Staff and is further supported by the proposed park system as part of the adjacent Bull Street redevelopment.

The catalyst site is bounded by the historic Elmwood Park neighborhood to the west and Cottontown to the east. According to the market analysis, these neighborhoods have the highest income and property values within the community.

Catalysts

FIGURE 6. The Master Plan for the Villages of North Columbia (2005) - continued



Future Land Use

Even with the good economic buying power associated with the area, no quality retail services are located within the area. During the public workshops, the residents identified a need for a small mixed-use retail node, with an emphasis on attracting the arts community at a location within a short walking distance of their homes. The catalyst project would develop a mixed-use activity node at the intersection of N. Main Street and River Drive and become the center of the Artist Village. This intersection forms a development triangle, with Anthony Avenue being the northern edge. Included in this triangle would be retail components with an emphasis on small lifestyle shops, such as a coffee store, boutiques or galleries with residential or office on a second story. Live/work units would help to define the northwest corner of the development of the triangle. These units would take advantage of the views and open space created by the future greenway to the west. Additional retail and live/work units would be constructed on a mostly vacant former car lot fronting N. Main Street between Geiger Avenue and Anthony Avenue.

The existing apartment complex along River Drive would be redeveloped with owner occupied townhomes that also face the future park. Due to the apartment parcels' small size and narrow width, an extension of Cedar Street along the future greenway's southern boundary is crucial in making this element of the catalyst feasible. An additional

Catalysts

FIGURE 6. The Master Plan for the Villages of North Columbia (2005) - continued



Before - N. Main Street looking north at River Road



After - N. Main Street looking north at River Road

Catalyst 1-2 N. Main Street at River Road

Item	Cost
Land Acquisition	
Street Improvement	\$ 296,400
Site Development	\$ 1,408,270
Building Construction	\$ 8,770,000
Architectural Fees	\$ 877,000
Engineering Fees (10%)	\$ 170,467
Consultant Fees (15%)	\$ 255,701
Contingency (20%)	\$ 2,094,934
Catalyst Total	\$ 13,872,772

These estimates of quantities, design fees and probable construction costs are for planning purposes only. FAJC/JJG does not guarantee that proposals, bids or construction costs will not vary from these costs.




benefit to extending Cedar Street to Anthony Avenue is the increased street connectivity within Elmwood Park and increased community access to the park. Accompanying the new construction, the rehabilitation of some existing structures within the activity node, such as the concrete facade, retail building at the intersection of N. Main Street and Summerville Street, into an artist studio and gallery. This will provide additional exhibit space with lower rental rates than new construction, which would attract artists. In addition, the newly renovated Fire Station Number Seven adds a stable civic component to this catalyst project.

Urban Design

A dramatic focal point for this catalyst is the triangle at the intersection of N. Main Street and River Drive. Currently this triangle is a parking lot for a dry cleaners. This area would be enhanced as a public greenspace. This space, as viewed from traffic leaving downtown Columbia traveling north, would serve as the gateway to not only the Artist Village, but to all the communities of North Columbia. Another key component to this catalyst reaching the vision desired by the community is the development of a pedestrian friendly environment, where residents and visitors can casually walk from one shop or activity to another. Locating parking to the rear of buildings and adding generous sidewalks with street lighting and street trees are vital elements in creating a sense of place.

Catalysts

FIGURE 7. Parks & Trails

-  Existing Parks & Open Spaces
-  Existing & Planned Greenways
-  Existing Bikeways



NORTH
0' 500' 1,000' 2,000'
SCALE: 1" = 1,000'

FIGURE 8. Reaching Riverbanks: Community Mobility Plan (2025)

THE FRAMEWORK PLAN

PROPOSED MOBILITY NETWORK		PARK & OPEN SPACE TYPES	
	Street Connections		Riverfront Access
	Urban Trails		Stream Protection
	Naturalized Greenways		Stormwater Management
EXISTING MOBILITY NETWORK			Tree Canopy Conservation
	Existing Streets		Utility Easements
	Existing Greenways		Active Recreational Facility
OTHER MOBILITY NETWORK			Cultural Destination
	Potential Greenway	OTHER KEY LOCATIONS	
	Potential Bicycle Facilities		Opportunity Site
			Transit Facility
			School

NORTH
0' 1,500'

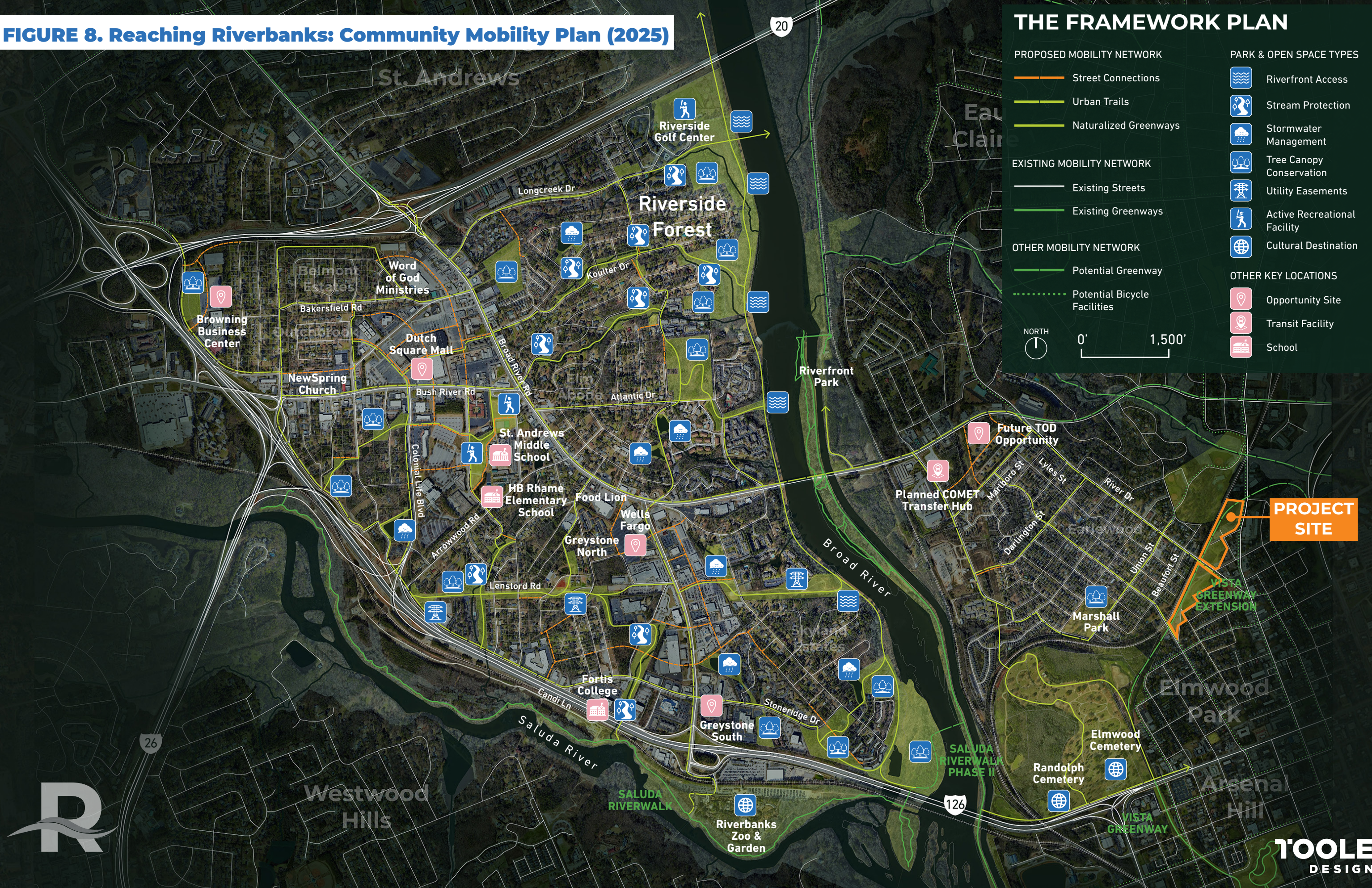


FIGURE 9. Current Aerial & Property Survey



PROJECT SITE
Parcel 'A'
10.05 Acres

PROJECT SITE
Parcel 'B'
9.21 Acres

0' 100' 200' 400'
NORTH
SCALE: 1" = 200'

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FIGURE 10. Historic Aerial (1971)



Earlewood

Elmwood Park

Earlewood Park

PROJECT SITE
Parcel 'A'
10.05 Acres

PROJECT SITE
Parcel 'B'
9.21 Acres



0' 100' 200' 400'

SCALE: 1" = 200'

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FIGURE 11. Precedent Greenway Projects



Atlanta BeltLine (Eastside Trail), Atlanta, GA



Swamp Rabbit Trail, Greenville, SC



Joe Louis Greenway, Detroit, MI



Little Sugar Creek Greenway, Charlotte, NC



Mary Black Rail Trail, Spartanburg, SC

FIGURE 12. Community Design Workshop Photos



Public Kick-off Meeting: May 12, 2025



Public Kick-off Meeting: May 12, 2025



Final Open House: May 14, 2025



Final Open House: May 14, 2025



Final Open House: May 14, 2025

FIGURE 16. Central Greenway Concept - Framework Plan



Earlewood

Elmwood Park

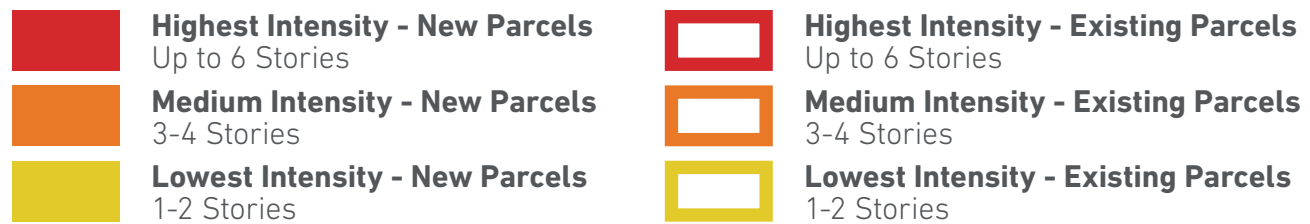
NORTH
SCALE: 1" = 200'

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FIGURE 17. Central Greenway Concept - Development Diagrams



Development Intensity



Frontage & Service Areas

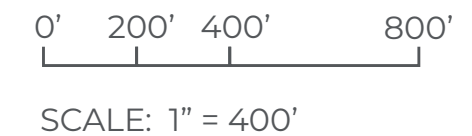


FIGURE 18. Central Greenway Concept - Character Imagery



Trail as Shared Space



Community Gardens



Practice Fields



Interactive Public Art



Terraced Water Garden

FIGURE 19. Fields, Forest & Front Doors Concept - Framework Plan



Earlewood

Earlewood Park

NOMA Flats

Elmwood Park

NORTH

0' 100' 200' 400'

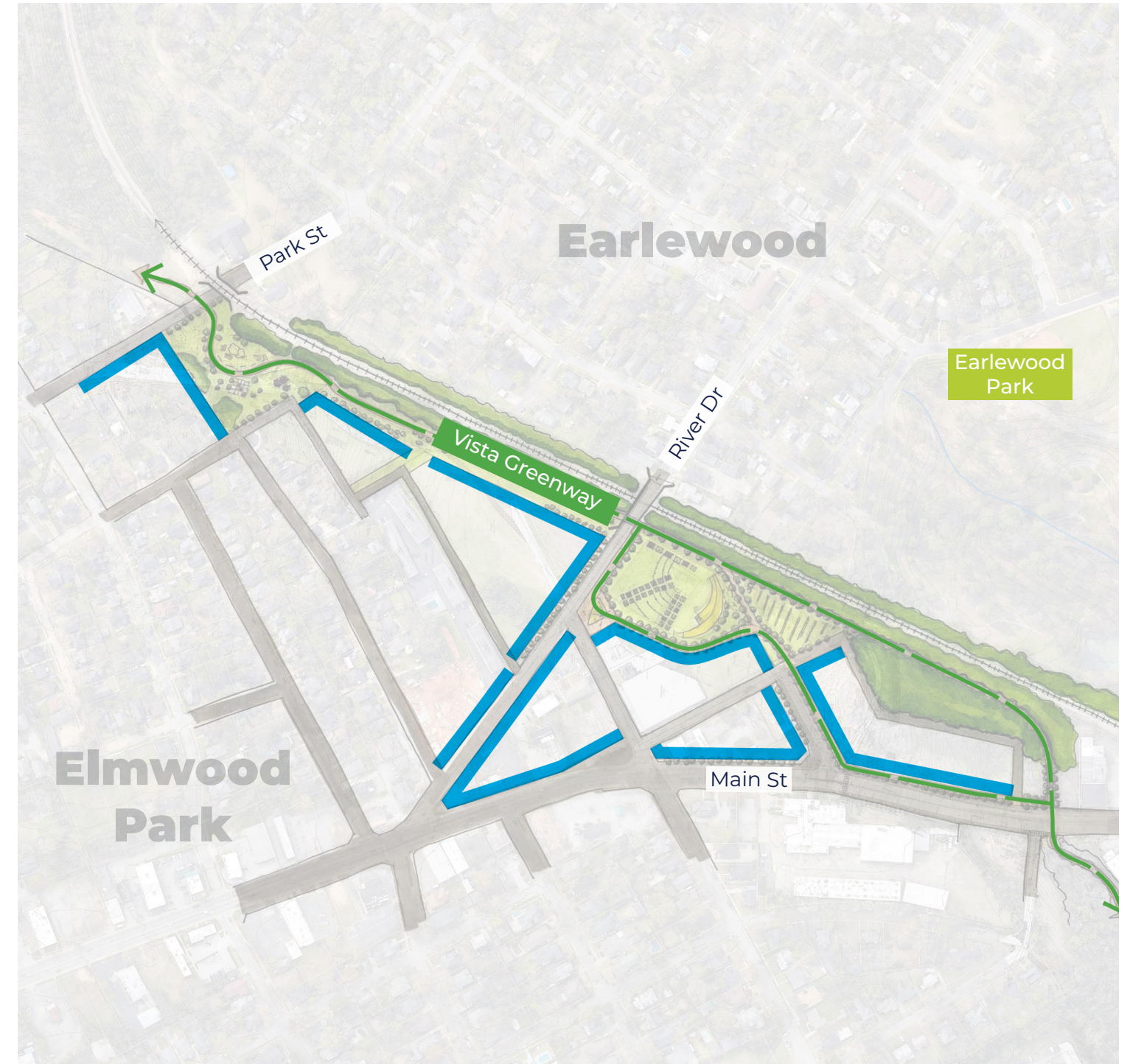
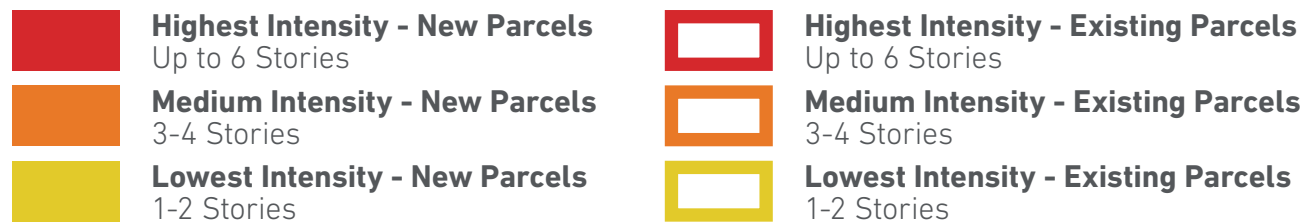
SCALE: 1" = 200'

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FIGURE 20. Fields, Forest & Front Doors Concept - Development Diagrams



Development Intensity



Frontage & Service Areas

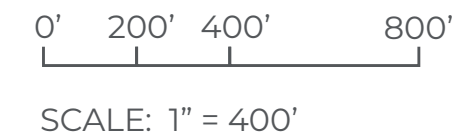


FIGURE 21. Fields, Forest & Front Doors Concept - Character Imagery



Workout Area



Trail-oriented Development



Community Garden



Multi-purpose Event Field



Multi-purpose Event Field

FIGURE 22. Neighborhood Branches Concept - Framework Plan



Earlewood

Earlewood Park

Connection to Earlewood Park

Elmwood Park

NORTH

0' 100' 200' 400'

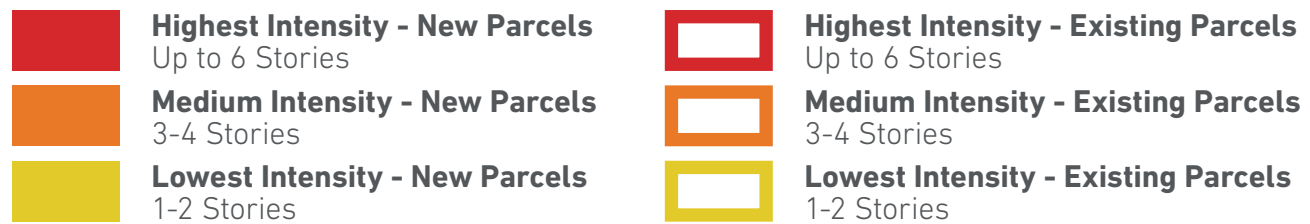
SCALE: 1" = 200'

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FIGURE 23. Neighborhood Branches Concept - Development Diagrams



Development Intensity



Frontage & Service Areas

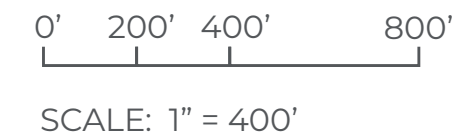


FIGURE 24. Neighborhood Branches Concept - Character Imagery



Backyard Trail



Terraced Garden



Community Garden



Outdoor Pavilions



Neighborhood Trailheads