



112 Columbus Redevelopment Study

Public Meeting #2
January 28, 2026

City of Rome, NY

*This presentation was prepared with funding provided by the
New York State Department of State under the Brownfield
Opportunity Areas Program.*



Agenda

- Project Purpose & Process
- Site Assessment Results
- Housing & Hotel Analysis Findings
- Interview Feedback
- Initial Conceptual Frameworks
- Open House Takeaways
- Preferred Conceptual Plan
- Next Steps

Site Assessment Results

- No Recognized Environmental Conditions
 - Recommend additional soil testing for coal contamination, if any
- Water, sewer, electric, and gas lines have been removed from site
 - Stormwater lines remain on site
- No immediate concerns about soil stability
- Zoning of site is R2
 - Single-family residential
 - Duplex residential
 - Compatible nonresidential



Housing & Hotel Analysis Findings

HOUSING

- Tight housing market



- Potential for influx of population



- Data supports housing development, but new housing development is costly
- Tiny and small home development could provide lower cost options

HOTEL

- The City could absorb additional hotel rooms



Initial Interview Feedback

- Opportunity to engage local development capacity (local developers, residents, etc.)
- A major, coordinated housing development project is possible, but would likely require deep subsidy



Home prices are too high



Heavy commercial use and large-scale residential not supported



Housing units desired:

- Duplexes
- Smaller units
- Apartments

Attractive to:

- First-time homebuyers
- Seniors
- Young professionals

Initial Conceptual Frameworks

Used to gather feedback from the steering committee and community.



Concept 1: Continuing the Existing Neighborhood

12 single family, 6 duplexes, 1 small apartment = 32 units

Open House Feedback:

- Parking is a challenge
- All houses need storage
- Raised ranch, single-level preferred
- Duplex visuals were preferred over single-family options



AM Peak Trips: 23

PM Peak Trips: 14

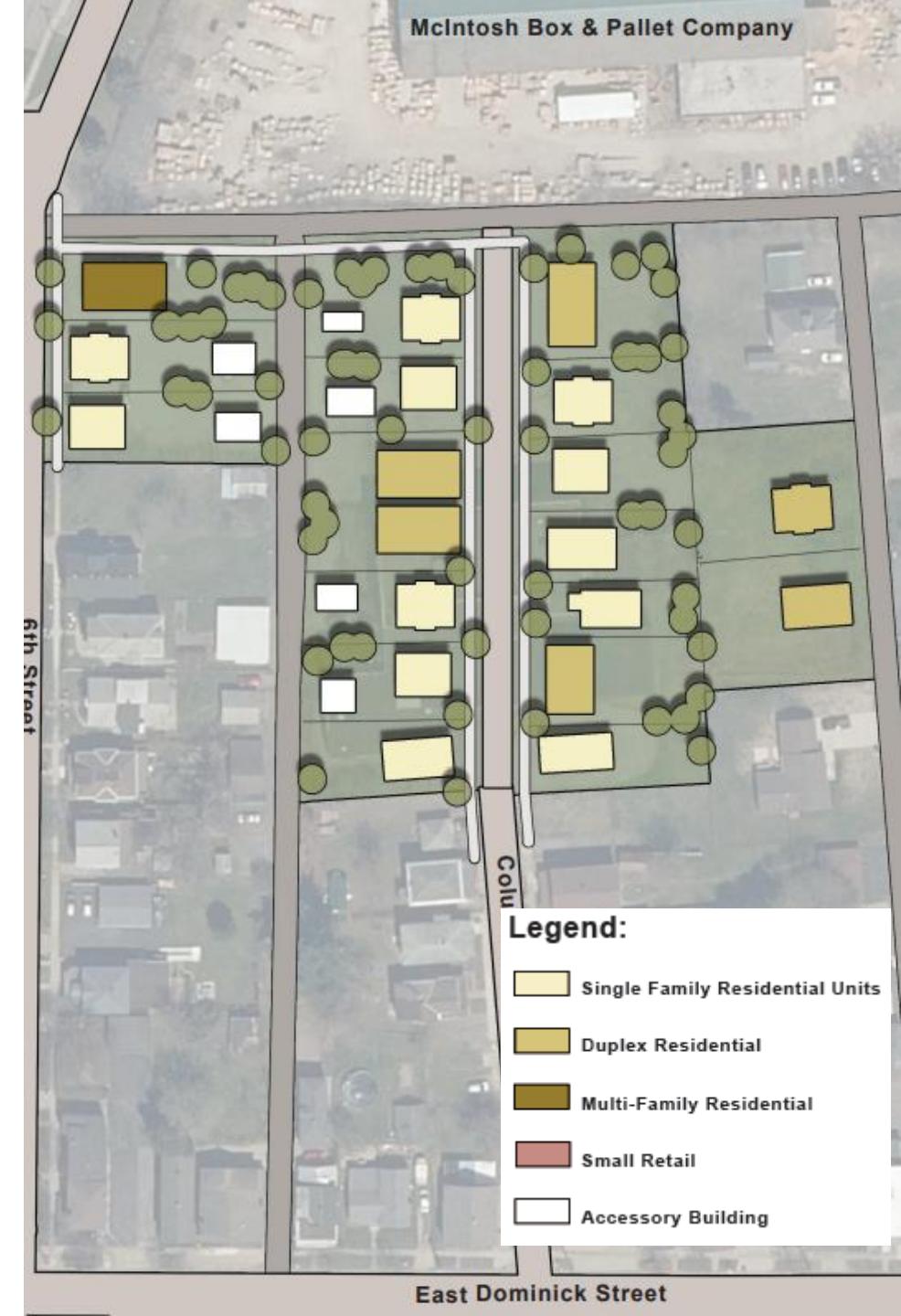
Least peak hour trips



Traditional stick built single-family homes not viable in market without deep subsidies. Modular single-family would be closer to marketable depending on size and finishes.



Duplexes more viable as rentals depending on size and finishes.





City of Rome BOA Feasibility Study

Continuing the Existing Neighborhood

Instructions: Place a sticker in each box that represents an image appropriate for development at 112 Columbus Avenue.



A traditional approach that follows existing zoning regulations and mirrors the character of surrounding neighborhoods. Emphasizes continuity and familiarity in design and layout.

Place your comments here!

Duplex



2

Duplex



1

Duplex



1

Duplex



5

Single Family



1

Single Family



1

Single Family Cottage



1

Single Family Cottage



1



These boards were prepared with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program.

Concept 2a: Tiny Houses

38 tiny homes, 2 duplexes, 2 tiny duplexes = 46 units

Open House Feedback:

- Traffic is a challenge
- Parking concerns
- Don't want it to be low-income
- Would like washer/dryer in-unit



AM Peak Trips: 35

PM Peak Trips: 44

Similar to Concept 4, which has most peak hour trips



Tiny homes have higher per sq ft cost due to economy of scale, but a developer building multiple may be able to bring the cost down.



Concept 2b: Tiny Houses (Oval Concept)

28 tiny homes, 4 duplexes = 36 units

Open House Feedback:

- Traffic is a challenge – changes to street design would be needed
- Liked community aspect
- ADA concerns



AM Peak Trips: 28
PM Peak Trips: 34
Middle of the pack



Same



Legend:

- Single Family Residential Units
- Duplex Residential
- Multi-Family Residential
- Small Retail
- Accessory Building

East Dominick Street

Piloting a Small/Tiny Home Housing Development

Instructions: Place a sticker in each box that represents an image appropriate for development at 112 Columbus Avenue.



An innovative, high-density development featuring compact homes ranging from 500-1,000 sq. ft. Focused on affordability and efficient land use without minimum lot size restrictions.

Place your comments here!

Small Home



1

Small Home



2

Small Home

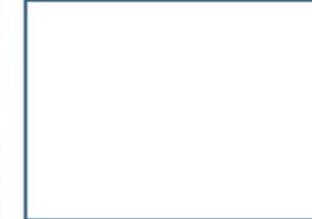


Small Home



2

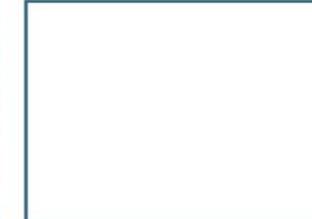
Small Home Community



Tiny Homes



Tiny Home Interior



Tiny / Small Home Community



Concept 3: Town Houses

30 Townhouse units, 4 duplex units, 2 apartment units = 36 units

Open House Feedback:

- Not preferred concept
- Too close to the street, too congested, too tall
- Traffic improvements needed
- Like the retail aspect
- Concerns about noise between units & lights from McIntosh

Townhouse



AM Peak Trips: 23

PM Peak Trips: 29

AM trips same as Concept 1, but more PM trips



Per sq ft cost of town house is similar to single-family modular. Likely more viable as rentals than ownership.



Concept 4: Community Green / Square

4 tiny houses, 18 SF units, 6 duplexes, 4 townhomes = 38 units

Open House Feedback:

- Like the retail aspect
- Need more buffer
- Parking concerns
- Want to attract the right people
- Maintenance concerns (winter & trash)



AM Peak Trips: 36
PM Peak Trips: 45
Most peak hour trips



Mix of unit types and density presents financial benefit, both in terms of upfront construction cost and long term feasibility. Assuming modular construction of single-family homes, this concept has the lowest construction cost of all concepts.



Integrating a Mixed-Use District

Instructions: Place a sticker in each box that represents an image appropriate for development at 112 Columbus Avenue.



A vibrant, integrated neighborhood combining diverse housing types—single-family homes, townhouses, and small homes—with low-impact, community-oriented commercial spaces. Designed to foster walkability and social interaction.

Place your
comments
here!

Mixed-Use



3

Mixed-Use



1

Mixed-Use



3

Mixed-Use



2

Mixed-Use



3

Townhouse



4

Townhouse

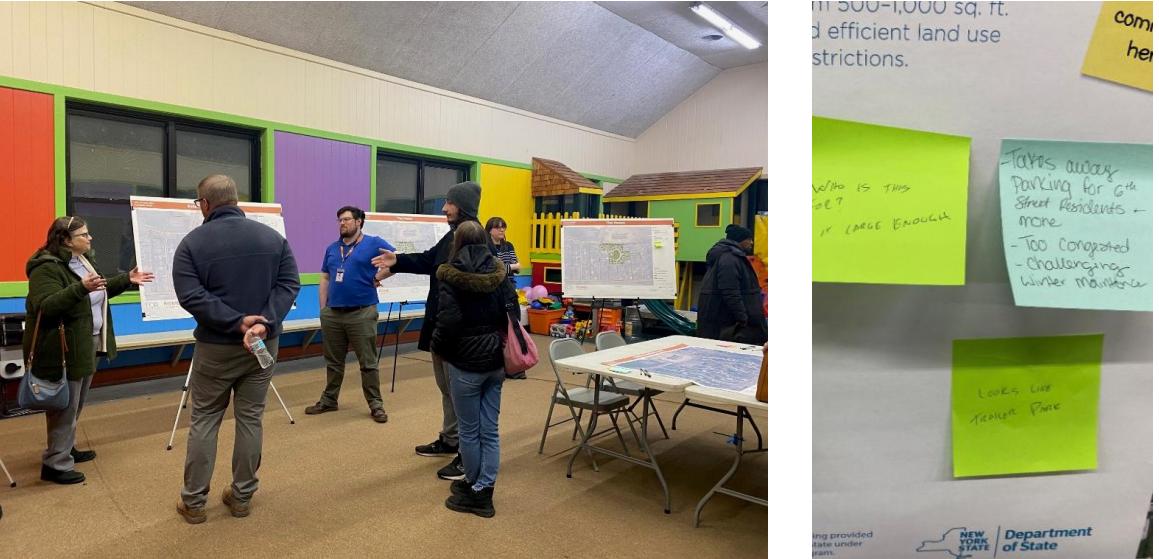


1



OPEN HOUSE GENERAL TAKEAWAYS

- 20 attendees
- Townhomes were not preferred
- Parking, storage, and flow of traffic are top concerns across concepts
- Not interested in low-income housing
- Excitement about potential of retail and more community connectivity
- Some level of practicality (plowing, maintenance, parking, etc.)



Preferred Conceptual Plan

Still conceptual in nature

Intended to provide guidance to potential developers

Roadway configuration would need to undergo additional analysis prior to finalization





Notes:

Residential Units	
Tiny Houses	4
Apartments Over Retail	2
Single Units	16
Duplex Units	$6 \times 2 = 12$
<u>Townhouse Units</u>	<u>4</u>
Total	38

Parking

Off-street at units	34
Parking Lot	8
Shared Lot	4
<u>Shared on-street</u>	<u>6</u>
Total	52

Legend:

- Single Unit Residential
- Duplex Residential
- Multi Unit Residential
- Small Retail
- Accessory Building

EDR

Proposed Design for Columbus Avenue



Proposed Design for Mohawk Street



Next Steps

1

DEVELOPER ATTRACTION STRATEGY

Next steps to attract
developer(s)

2

SEQR/APPROVAL

Ensures the site meets
state standards



QUESTIONS