



# 112 Columbus Redevelopment Study

Public Meeting #2  
January 28, 2026



# 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





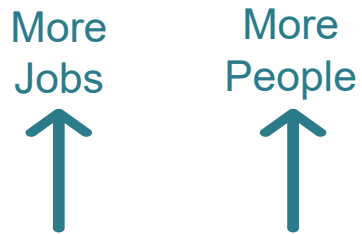
# Housing & Hotel Analysis Findings

## 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

Duplex



Duplex



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.





# 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**



**Single Family Cottage**



1





# 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.



Small Home



Small Home



# 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





# 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



2

Small Home Community



Small Home



Tiny Home Interior



Tiny Homes



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.



Mixed-Use



Mixed-Use





# Integrating a Mixed-Use District

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



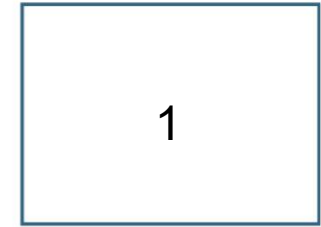
A vibrant, integrated neighborhood combining diverse housing types—single-family homes, townhouses, and small homes—with low-impact, community-oriented commercial spaces. Designed to foster walkability and social interaction.

Place your  
comments  
here!

Mixed-Use



Mixed-Use



Mixed-Use



Mixed-Use



Mixed-Use



Mixed-Use



Townhouse



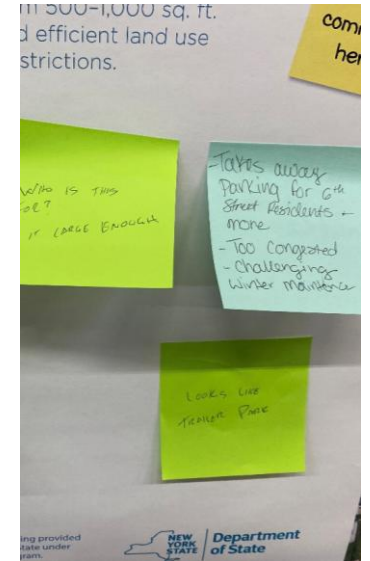
Townhouse





# 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	6x2 = 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