



Community Assessment *for the* 2028 Comprehensive Plan

Columbus Consolidated Government

November 2007

In partnership with



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Several very significant, recent developments, including the sudden influx of over 5,000 new military jobs and 8,800 new students at Fort Benning, the addition of 2,000 more jobs by Aflac Insurance, and the construction of the new Kia automotive plant just 40 miles away, have surfaced, demanding that existing strategies, policies, and resources be reevaluated.

► Chapter 1: Introduction

The 1998 Columbus Consolidated Government's (CCG) Comprehensive Plan and 2003 Land Use Update were completed under the presumption that historical growth patterns would predict accurate population change and fluctuations in the economy over time. Since that time, several very significant, recent developments, including the sudden influx of over 5,000 new military jobs and 8,800 new students at Fort Benning, the addition of 2,000 more jobs by Aflac Insurance, and the construction of the new Kia automotive plant just 40 miles away, have surfaced, demanding that existing strategies, policies, and resources be reevaluated. These changes will impact the local economy, especially the housing and real estate markets, and stress the physical environment as well as place new demands on public infrastructure and services. The Comprehensive Plan Update is a critical instrument for guiding the community during the upcoming years.

The Plan, once completed, will provide direction for the future and, thereby, assist the City in:

- Making informed investment decisions
- Promoting a diversified and sustainable tax base
- Protecting against losses of open space and natural systems
- Providing for a smoother assimilation of the expansion of Ft. Benning
- Stimulating job growth in the targeted sectors
- Improving regional competitiveness

1.1 Purpose

The purpose of the Community Assessment is to lay the groundwork for the update to the Columbus Consolidated Government's (CCG) Comprehensive Plan. This Community Assessment document provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This analysis is based on a review and inventory of existing conditions, land use patterns, public policies, and planned improvements as well as a critique of CCG's consistency with the state's core planning objectives.



This Community Assessment document provides a comprehensive review of the issues and opportunities that will affect the future growth of the community.



Another purpose of this report is to meet the intent of the “Standards and Procedures for Local Comprehensive Planning” as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is a core requirement in maintaining the CCG’s status as a Qualified Local Government.

1.2 Scope and Methodology

The Community Assessment is completed in accordance with the “Standards and Procedures for Local Comprehensive Planning,” established in May 1, 2005. Per these requirements, this report includes four central components:

1. Identification of issues and opportunities that the community wants to address;
2. Analysis of existing development patterns;
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives; and
4. Analysis of supportive data and information.



In its coverage of these four components, this document is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort. Support for these findings, including most data tables, facts, and figures, is included in a “Technical Addendum.”



The data provided in this report primarily focuses on the jurisdiction governed by the Columbus Consolidated Government, but it is important to note that Columbus is the center of larger metropolitan area and the CCG does provide a leadership role in regional issues. As a result this report also includes some regional data that reflects conditions on the Fort Benning Military Reservation and within surrounding counties. Please see the Location Map (**Map 1-1**) at the end of this section, for a graphic representation of the planning area.

1.3 Regional Perspective

Based on its demographic patterns, employment opportunities, available infrastructure, and educational institutions, Columbus is a regional activity center. To continue to thrive, the CCG must coordinate with surrounding communities and work to support regional goals. Its participation in the Valley Partnership is evidence of its role as a regional leader.

1.3.1 Demographic patterns

Columbus' strength as a regional economic center is indicated in its daytime population numbers. According to the U.S. Census, in 2000 there was a 9.9 percent increase in daytime population resulting in a 1.22 to 1 employment to residence ratio. The fact that 86.5 percent of Columbus's workers also reside in Columbus supports this fact. In comparison, Phenix City, Alabama has a 6% decrease in daytime population, with only 28.5 percent of its residents working in the city.

1.3.2 Employment Opportunities

Columbus has the healthiest employment sector in the region. The top ten major employers in the MSA are all located in Columbus. Aflac and TSYS are the largest employers, and both are expanding. Columbus receives workers from Russell County (9.5 percent), Lee County (7.5 percent), and Harris County (6 percent); conversely, 4.5 percent of Muscogee workers commute to Chattahoochee County. This reveals that Columbus is the regional employment center.

According to the Lower Chattahoochee Regional Development Center (LCRDC), Columbus dominates all five of the major regional employment clusters: Information Processing, Insurance, Tourism, Military Support, and Medical. Finally, Columbus is the only city in the region designated with a Foreign Trade Zone at Muscogee County Technology Park, giving it a competitive edge over other industrial parks in the region.

The KIA plant coming to West Point in 2008 should have a positive impact on regional employment and housing demand. This is also the case for the Aflac expansion, which will likely have a greater impact on Columbus employment and housing demand due to AFLAC location within the City.

1.3.3 Available Infrastructure

Perhaps in no other area is Columbus's role as a regional leader more evident than in its water works. Columbus Water Works (CWW) leads not only the region but the state in technological innovation/implementation. CWW was the first in the state to complete its sewer and stormwater separation. Many counties such as Harris and Chattahoochee have no or only partial water and sewer systems, providing complications in areas that are otherwise poised for explosive growth (especially Chattahoochee, due



to BRAC). CWW has already linked its system into Ft. Benning, sells water to Harris and Talbot Counties, and will provide the water/sewer for the regional industrial park in Talbot County. There is opportunity to expand CWW's services and link the region into one system rather than several smaller, less efficient ones.



Columbus is second only to Atlanta in terms of the presence of fiber optics cables, meaning it has a greater advantage of high-speed information access than other areas in the region. Other counties, namely Talbot, Harris and Chattahoochee Counties are updating their broadband access through funds from One Georgia Authority to tie into the Columbus fiber optic network.

Columbus State University's school of music is located in the city's Rivercenter for the Performing Arts, which includes three performance halls. Due to the presence of CSU's theater and performing arts departments (which may move Uptown), as well as historic venues such as the Springer Theater and Liberty Theater, Columbus is the region's center for cultural events. Columbus is also the home of large sports venues and minor-league baseball, football, and hockey teams. With increased population in Columbus and surrounding areas may come increased demand for arts organizations and regional sports teams.



1.3.4 Educational Institutions

The majority of major educational institutions are located in Columbus, including Columbus State, and Columbus Technical College. Columbus State is the only four-year institution in the region. Phenix City has some educational institutions as well, including Chattahoochee Valley Community College and Troy State University (Phenix City), but the rest of the surrounding, more rural counties depend on Columbus for education (including workforce training).

1.3.5 Regional Issues

As described in greater detail in the next chapter, Columbus's role as a regional center creates several issues that will need to be addressed in the development of this plan. Of particular importance to CCG is the increased demand for public safety and transportation improvements.

There is a shortage of police officers in Columbus, and with an increasing regional population, this could present problems with crime-fighting coordination for other cities/counties in the region. An additional 136 law enforcement personnel are needed to fully staff the Columbus Police Department.

Typically one of the most visible signs of growth is a strained transportation network. As the hub for regional activity, Columbus' freight, transit and basic road networks will need improvements over the



DRAFT Community Assessment November 2007

COLUMBUS CONSOLIDATED GOVERNMENT COMPREHENSIVE PLAN PROJECT SCHEDULE

| Task Schedule | 2007 | | | | | | | | | | | 2008 | | | | | | |
|--------------------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov |
| 1-Kick-off Meeting | x | | | | | | | | | | | | | | | | | |
| 2-Community Participation Program | | | | | | | | | | | | | | | | | | |
| 3-Community Assessment | | | | | | | | | | | | | | | | | | |
| 4-Transmittal Public Hearing | | | | | | | | | | | | | | | | | | |
| 5-Prepare Community Agenda | | | | | | | | | | | | | | | | | | |
| 5.1-Community Visioning Workshops | | | | | | | | | | | | | | | | | | |
| 5.2-Strategic Framework Workshop | | | | | | | | | | | | | | | | | | |
| 5.3-Prepare Future Land Use Map | | | | | | | | | | | | | | | | | | |
| 5.4-Conduct Open Houses (3) | | | | | | | | | | | | | | | | | | |
| 5.5-Conduct Action Planning Workshop | | | | | | | | | | | | | | | | | | |
| 6-Transmittal and Adoption Process | | | | | | | | | | | | | | | | | | |
| Citizen Stakeholder Committee | | | | | | | | | | | | | | | | | | |
| Technical Committee | | | | | | | | | | | | | | | | | | |

x = Meeting or Workshop

planning horizon. In particular, greater east-west connectivity between Phenix City and Columbus will be needed to accommodate anticipated commuting and freight patterns.

1.4 Schedule

This Community Assessment document is the first major step in preparation of CCG’s Comprehensive Plan. This document, along with the Community Participation Program, will be submitted to the Lower Chattahoochee Regional Development Center (LCRDC) and DCA for approval. This will be followed by a 30-day comment and review period by both of these agencies.

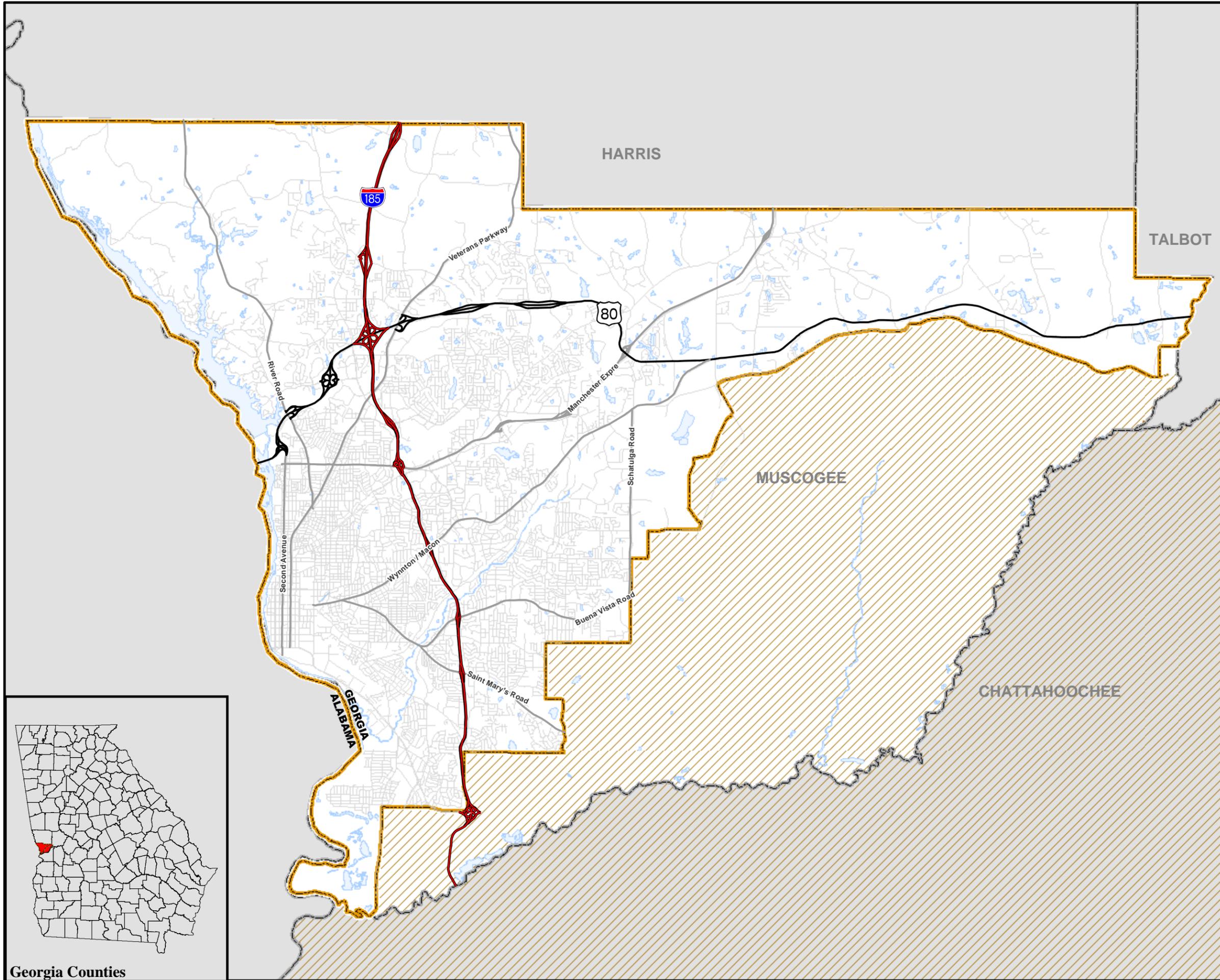
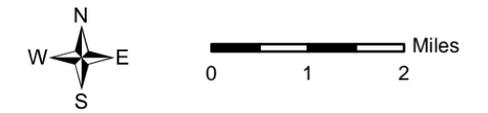
Upon approval of both documents, work on the Community Agenda will begin. The Community Agenda is the most important part of the plan; it includes the community’s vision for the future, key issues and opportunities that the CCG chooses to address during the planning period, and the implementation program for achieving this vision and addressing the identified issues and opportunities. A series of six Community Visioning Workshops, held in each of six planning districts identified for the purposes of this plan, will provide key input to help formulate these recommendations and policies. An additional Strategic Framework Workshop and three Open Houses will follow these meetings, solidifying public support and input critical to a successful Comprehensive Plan.

The Planning Advisory Commission and City Councilors are scheduled to transmit a final draft of the Community Agenda to the LCRDC and DCA in August 2008. After this transmittal, a three-month review process begins, with final adoption of the plan in October 2008.

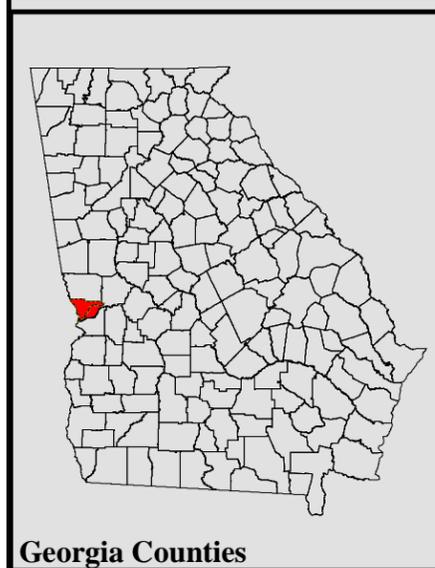


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Location Map



- Muscogee County
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning



Map 1-1



This page represents the back of an 11"×17' map.

The following list of issues and opportunities is intended to prompt thinking of what the community and this plan needs to address over the next twenty years.

► Chapter 2: Issues and Opportunities

The following list of issues and opportunities is intended to prompt thinking of what the community and this plan needs to address over the next twenty years. It will be refined further through the public involvement effort of this plan. This list was identified from a review of the “Quality Community Objectives” and “Analysis of Supportive Data and Information;” the documentation of which can be found in the Technical Addendum to this report. These issues and opportunities are organized under major topics defined in the DCA Local Planning Requirements. These topics are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

As you read through the list of issues below, think about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated. The issues are presented in a general manner and will be openly discussed in public workshops in committee meetings as the plan is developed. A final version of these issues and opportunities and how the community intends to address them will be included in the Community Agenda.

2.1 Population

2.1.1 Anticipated population growth – Thanks to anticipated increases in troop strength at Fort Benning as well as a growing local economy, the future population of the community is anticipated to reverse a slightly declining and stagnant historic trend and grow from around a current 186,000 to around 219,000 by the year 2028.





Most of this population growth is anticipated to occur in the northern, more rural and suburban, parts of the community. This population growth should be a boost to the local housing market, help support local businesses, and provide additional tax revenue. Along with this growth, however, there will also be increased demand for government services.

2.1.2 Growing Senior Population – By 2028 over a quarter of Columbus’ population will be over 65 years of age. This aging population will place increased demand for senior housing, transportation and medical services.

2.1.3 Poverty – Overall indicators of poverty in the Columbus are only slightly higher than the state averages, however, there are noted pockets of poverty and blighted conditions in older areas of the community. These areas are more thoroughly described under the discussion on housing.

2.2 Economic Development

2.2.1 Major Population and Employment Growth. Over the next few years, there will be a great need for more services and goods as a result of BRAC, Aflac expansion, and the addition of the Kia plant in West Point. The addition of these new employees and their families will increase the need for several new personnel in local service industries, including teachers, policemen, and other related public service fields. This demand will lead to new employment for existing residents and also attract new workers to the area, adding to the overall population and economic growth.



2.2.2 Columbus Enterprise Zone. The community should better maximize the economic incentives available within the Columbus Enterprise Zone. Businesses locating in this district are eligible for multiple incentives, including tax breaks and exemptions from various fees. The Columbus Enterprise Zone’s proximity to the Central Business District makes redevelopment efforts within the zone particularly important to the overall health of the central areas of the community.

2.2.3 Transportation Network. Columbus has a highly developed transportation network. Proximity to Interstate 85 and Interstate 185 facilitate the movement of goods to other areas of the Southeast. The business community also benefits from the area’s railroad network and location along the Chattahoochee River, providing additional means for transporting goods. Additionally, Columbus serves as a gateway to Alabama. The Columbus Metropolitan Airport has limited commercial service to the Atlanta

Hartsfield-Jackson International Airport. This relationship increases the feasibility of attracting major employers to the Columbus region, accommodating a variety of travelers.

2.2.4 Housing Needs of Fort Benning Personnel. The addition of new troops will place an increased demand on the housing market. At this point, it is unclear whether these groups would best be accommodated through the development of temporary housing or affordable housing units. Vacant housing units may require renovation, and military personnel will likely prefer other locations for their residence. As a result, new construction can be expected. The construction industry will benefit from this growth, creating multiple new jobs for the region.

2.2.5 Chattahoochee Riverwalk. The Chattahoochee Riverwalk is anticipated to bring new growth and investment to the community. This resource provides a unique, scenic area that provides both recreational outlets and space for new retail and commercial growth.



2.2.6 Spin-off Growth Associated with Major Employers. Several new suppliers are anticipated to locate in the Columbus region to serve the new Kia plant as well as Fort Benning's additional needs, resulting from BRAC. This growth will positively impact the local economy by creating new jobs and furthering regional specialization in these industries.

2.2.7 New Technology Parks. Columbus has two new technology parks, one which is complete and ready for occupation and another where site work has just begun:

1. *Muscogee Technology Park.* This site is ready for occupancy. The site has utilities and is along a four-lane road.
2. *Site at Macon Rd and U.S. 80.* Site preparation has just begun.

These sites will help attract additional industry to the community. Potential conflicts could arise between activity at these technology parks and nearby sites and should be addressed in advance.



2.2.8 Tax Allocation Districts (TADs). Columbus is looking at, but has not yet passed, local legislation that allows for the creation of TADs. The TAD is a unique redevelopment financing tool that sets aside new tax revenues from a specific redevelopment area to be used to further infrastructure needs in that same area in which they were generated. Passing this legislation will provide CCG with the legal authority to utilize this tool in the future. Columbus has multiple regeneration areas that may greatly benefit from TAD financing.



2.2.9 Workforce Training. As Columbus’s economy continues to diversify, the education of the workforce will increase in importance. In order to continue to attract new businesses, area residents must be equipped with appropriate skills and knowledge. Partnerships between local businesses and educational institutes should be pursued on an ongoing basis.

2.2.10 Increased Traffic and Air Pollution. New economic development efforts will have some negative effects that will adversely impact the area’s quality of life. These effects will likely include increased congestion and a decline in the regional air quality due to new construction, increased industrial activity, and increased automobile commutes.



2.2.11 Redevelopment Corridors - Second Avenue. Second Avenue runs through both the North Highlands and Bibb City neighborhoods, two of the City’s most distressed areas. Previous studies have recommended a heavier push towards attracting new employers to the Second Avenue Corridor as an economic growth technique. The CCG should continue to focus upon these redevelopment efforts to improve quality of life for residents and to provide new employment opportunities for the workforce.



2.2.12 Loss of Young Professionals. Columbus is losing a large percentage of its young professionals. Migration trends indicate that a significant percentage of this population is moving to Atlanta. Local educational institutes have pinpointed that a lack of available professional jobs upon graduation is leading factor in this “brain drain.” Retention of a greater percentage of this group will prove critical in the long-term economic health of Columbus.

2.2.13 Transportation Infrastructure. Adequate road infrastructure is critical resource for attracting and retaining businesses. As the Columbus population grows, maintaining and enhancing the road network will take on increasing importance.

2.3 Housing

2.3.1 Neighborhood Maintenance. Many older areas in the community suffer from blighted conditions, including dilapidated housing, unkemptness, and code violations. It is essential that CCG address these adverse conditions to preserve the existing housing stock. Strategies to address these issues may include increased code enforcement, removal of housing that is beyond repair, and the development of community-led property upkeep programs. Several related projects are already underway under the direction of the Columbus Community Reinvestment Department.



2.3.2 Conversion of Old Industrial Sites to Housing. Columbus has steps to innovatively convert its old industrial sites into mixed-use properties that include allowances for housing. Most, if not all, of the former mills sites are now in the process of being converted into mixed-use developments. The Swift Mill on 6th Avenue is under consideration for such use. Only the Boland (Swift Mills) at J.R. Allen and Manchester Expressway remains vacant. The property is currently under discussion for purchase, and will likely go commercial to some degree due to its close proximity to the new Wal-Mart.

2.3.3 Low Density Residential Zoning. Much of the land in Columbus that is set-aside for residential purposes is zoned for low density housing. This zoning will need to be reviewed and adjusted to help accommodate major increases in housing needs over the next five to ten years.

2.3.4 Enterprise Zone Opportunities. Columbus's Enterprise Zone provides special incentives to businesses that choose to locate in the area. Incentives include property tax exemptions as well as exclusion from other fees. These Enterprise Zone tools can help attract private housing development in the area. These tools can also make affordable housing development more viable.



2.3.5 Increased Length of Military Stay. Recent changes in military policy suggest that the length of stay for military personnel will increase. Previous military stays averaged three years. Stays at Fort Benning are now projected to average seven to eight years in length. This time frame makes home ownership more feasible and suggests that there will be a greater demand for single-family home ownership opportunities over rental opportunities. The increased length of stay will also make housing financing easier for this population.



2.3.6 Use of the Relocation Plan Strategy. The Housing Authority of Columbus has developed a detailed Relocation Plan Strategy for residents and property owners requiring relocation assistance. These strategies should continue to be utilized when demolition is the more favorable and cost effective than rehabilitation for aging yet occupied housing units.

2.3.7 Vacant Housing. It is estimated that 9,000 housing units are vacant in Columbus. This correlates to a 10% vacancy rate. This very high vacancy rate may have a dampening effect on BRAC-related new housing construction. On the other hand, a good portion of these vacant housing units may be in need of significant rehabilitation and will likely sit vacant until repairs are made.

2.3.8 New Housing in Historic Liberty District. There is potential for a significant number of live/work units above commercial uses in the Liberty Center, the Commercial Core, and much of the frontage along Victory Drive and Veterans Parkway. According to the Master Plan for the Liberty District, redevelopment within this zone could lead to up to 515 new dwelling units, accommodating the needs for a mix of household types, resident ages, and income levels.

2.3.9 Financial Assistance for Low Income Home Owners. Various grants and subsidies as well as below-market-rate loans are available to aid low and moderate-income families with home repairs. These funds should continue to be channeled to appropriate home owners. Redevelopment areas should serve as a focal point for channeling these funds. In cases where housing units are historic, special grants are available and should be coordinated with the area's historical societies.

2.3.10 Preservation of Affordable Housing Stock Columbus has an aged housing stock, with a greater percentage of its units built prior to the median age of the nation and state's housing. Most of the preservation needs are within the central core of Columbus, surrounding the Central Business District. Of special concern is renter and owner-occupied housing units for low and moderate income households in the North Highlands neighborhood. To better preserve housing stock, greater linkage should be established between these households and the rehabilitation loan/grant programs administered by the Columbus Community Reinvestment Department.

2.3.11 Attract Non-Profit Housing Developers. Columbus could greatly benefit from attracting additional non-profit housing developers to the community. Currently only two non-profit housing developers have invested in the community. By attracting

these developers, some of the community's affordable housing needs could be met by greater utilization of existing tax incentives and other benefits available to affordable developers. To achieve this goal, there may be some need to remove barriers that inhibit developers applying for these programs.

2.3.12 Mixed-Income Housing. As Columbus's public housing stock continues to age, there will be more opportunities to replace substandard units with mixed-income housing. Mixed-income housing is a relatively new housing strategy that has been acclaimed across the country for minimizing the concentration of low income individuals in isolated areas of communities. Mixed-income developments have been associated with factors that improve residents' quality of life. Two new projects at the Columbus Housing Authority, Ashley Station and the Baker replacement Village, are on the forefront of this strategy.

2.3.13 Lower Taxes in Alabama. Alabama assesses property values at 10 percent of fair market value, whereas Georgia assesses property value at 40 percent of fair market value. These assessment practices lower the cost of taxes for persons living in Alabama over Georgia. Such factors will likely cause a percentage of the new members of the Columbus labor force to consider living in Alabama over Georgia. This factor can make predicting housing demand more challenging.

2.3.14 Increased Need for Workforce Housing. Growth tied to BRAC and other economic development activities will bring both new workers and their families to the area. The resulting population growth will create a greater demand for teachers, policemen, etc. This workforce will require affordable housing that meets their housing needs and desires and reflects their income levels.

2.3.15 Rising Costs of Construction. The overall rise in material and transportation costs has increased the cost of construction. These rises in costs will ultimately trickle-down to the consumer. As a result, homes are less affordable than they were in the past. These inflated costs are the result of several factors, including rebuilding of housing from Hurricane Katrina and increases in the cost of crude oil.

2.3.16 Substandard Housing. Various studies have shown the need to address substandard housing in the community. Substandard housing conditions are not equally distributed throughout the community. The East Highlands, North Highlands, and the Second Avenue are three redevelopment areas that have a disproportionately high number of dilapidated units according to recent redevelopment studies.





2.3.17 Lead-Based Paint. According to the 2006-2011 Consolidated Plan for Columbus, approximately 13,505 homes in Columbus pose a lead-based paint hazard. This estimate is based upon the Lead-Based Paint Hazards Technical Assistance Bulletin 1, which states that approximately 62 percent ($\pm 10\%$) of pre-1978 housing will contain lead-based paint. CCG currently has a contractor who provides professional guidance for abating lead-based paint hazards. As the need for housing surges in coming years, it is important that these lead-based paint hazards are adequately taken into account.

2.3.18 Overcrowding. Overcrowding is defined by HUD as more than one person per room. Just over 7 percent of Columbus's occupied housing units have over-crowded conditions. Slightly over 2 percent of homeowner-occupied units have over-crowded conditions. The areas near the Chattahoochee River and CBD have a disproportionately high level of overcrowding at 8.1 to 13.9 percent. This data suggests that there is need for more affordable housing units in this area of the city.



2.3.19 Decreasing Affordability of Housing in Columbus. Housing affordability in Columbus has decreased over recent years. This decrease in affordability is the combined result of multiple factors, including greater pressure on the housing market due to economic development and an increase in interest rates. Factors further exacerbating this situation are the aging of the community's housing stock and the demolition of affordable public housing units. BRAC at Fort Benning may further contribute to this trend as new, higher-end units further influence the local housing market.

2.3.20 Relationship between Taxes and Mobility. Columbus issued a tax freeze on residential property several years ago. Around 16,000 residents are paying less than \$50 in property taxes in any given year. As a result, typical resident mobility has not occurred in the community as home-owners have maintained their residency to retain extremely low property taxes.

2.3.21 Lack of Transitional Housing. According to local service providers, Columbus lacks a sufficient supply of transitional housing units. As a result, the community's special needs population, including victims of domestic violence, those recovering from substance abuse, persons with HIV/AIDS, and the homeless, are often unable to successfully transition from the community's shelter system to a permanent and affordable housing condition.

2.4 Natural and Cultural Resources

2.4.1 Long-term water supply protection. Columbus has a progressive and an award-winning water works. It has complied with the state's storm overflow mandate to separate the stormwater and sewage discharge into the Chattahoochee, the first city in Georgia to complete the mandated sewer overhaul

2.4.2 Emergency response planning. Columbus conducted and completed a comprehensive study of the sources of the city/county's drinking water, identifying threats to the supply. This was also completed for the Ft. Benning water supply, which is the Upatoi Creek watershed. The threats are to be compiled into a database in order to create a "real-time notification system" should the water supply be contaminated.

2.4.3 Create new Design Guidelines - The City of Columbus Design Guidelines was last rewritten by the Jaeger Company in 2000, when the city only had four historic districts. Since 2000, six new local districts have been created, and new guidelines need to be created that can address the existing conditions and needs of these areas. Outdated design guidelines burden and confuse historic property owners and hamper the review process. The city should consider creating individual Design Guidelines for each local district in order to better address the unique character and built environment of each district.

2.4.4 Create local incentives for preservation - Although historic properties listed on the National Register are eligible for federal and state tax incentives for preservation, CCG currently has no programs that encourage the rehabilitation or preservation of historic buildings. Columbus should consider instituting a temporary property tax freeze for buildings undergoing rehabilitation. Property owners sometimes choose not to repair or improve their building in order to prevent their property taxes from increasing, which can be a major burden to add onto the cost of rehabilitation. A temporary property tax freeze would allow property owners to receive value from their rehabilitation investment into a building before paying larger taxes.

2.4.5 Retain tourism industry - The tourism market in Columbus has suffered reversals, especially in the historic house museum market. The decline in attendance appears to be a nationwide trend since 9/11, and other historic sites, such as Colonial Williamsburg, have been experiencing similar problems. The large bus tours of senior citizens and schoolchildren have significantly declined. The

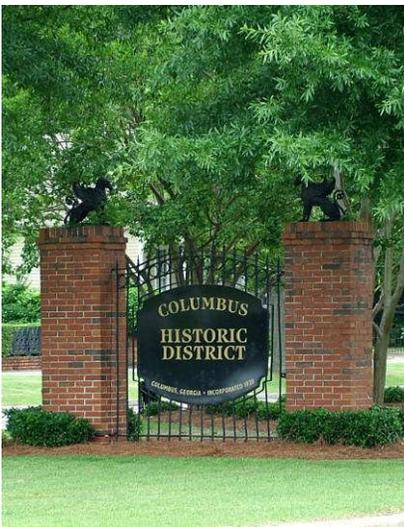




Columbus tourism industry needs to stay abreast of current trends in the tourism industry and adapt appropriately. Festivals, special events, and conventions are an excellent way to draw tourists to the area, and Columbus already uses this strategy. As historic house museums have proliferated across the country, most tourists are well experienced in the genre and extra effort must be made to distinguish the museums of Columbus from other tourist destinations. Using technology, such as recorded headsets, can offer the visitor more information into the history of the house and the city. Giving the public an opportunity to experience the restoration process could be another way to boost interest. For example, preservation professionals could help visitors examine paint chips or historic wallpaper samples under a microscope.

2.4.6 Encourage more development in downtown Columbus.

Despite the success of the historic districts and of the downtown revitalization movement, much of the retail business within the city and many job opportunities are located in North Columbus or along the highway corridors. The mixed-use redevelopment of some of the mill complexes could be used as a powerful incentive to spur downtown development. Mixed use facilities would provide more downtown housing, retail opportunities, and jobs in the downtown area. A vibrant downtown economy and community will encourage the maintenance and sensitive use of Columbus's historic resources. Although the adaptive reuse of mill buildings as mixed-use developments has a high potential to benefit Columbus, this type of development is new to the area, and the success of this type of venture is unknown. Moreover, the demand level for condominium housing in Columbus is also unknown, and the market could be easily damaged by rapid overbuilding. The lack of quality public transportation in Columbus could also hamper this type of urban development; although the city operates the Metra bus system, the system has limited routes and infrequent service.



2.5 Community Facilities and Services

2.5.1 Financing Community Facilities and Services. Finding the resources to pay for the growing facilities needs of the community is an ongoing issue. Many General Government departments have experienced significant staffing cuts and are unable to provide the level of service that is expected. The City has the opportunity to rethink how it pays for facilities and services. Some possible strategies include the re-alignment of service districts and creating enterprise funds for appropriate services such as stormwater.

2.5.2 Regional Water Planning. There is enough water in the Chattahoochee River to provide water to the City into the foreseeable future. The City has the opportunity to broaden the service area of the Columbus Water Works, making it a more regional provider of water. Several provisions of Draft State Water Plan support the expansion of regional water providers and technological advances have made the regional provision of water more efficient than a series of smaller systems.

2.5.3 Growing Demand for Public Safety Personnel. The Columbus Police Department is the primary agency for law enforcement service to the City. The department has not been staffed at full strength in the last ten years. 136 additional sworn personnel are needed to make the department comparable to other cities in the southeast and to accommodate additional needs associated with BRAC.

2.5.4 Park Safety. Vandalism and crime are issues that affect the cost of park maintenance, the number of participants in programs, and overall quality of the park system. Reinstating the Park Rangers Program would reduce the expense associated with repair due to vandalism and crime, increase the number of park users due to a feeling of safety and security in the parks, and provide revenue through tickets, fines, and forfeitures.

2.5.5 Growing Demand for Park and Recreation Services. As the population grows due to BRAC, demand for Park and Recreation services will increase as well. Also, additional facilities and staff are needed to meet the demands of a growing and increasingly active population of senior citizens. A senior center in north Columbus is needed to accommodate today's seniors, and additional facilities will be needed for the City's future senior population.





2.5.6 Watershed Management. The Chattahoochee River is critical to the quality of life of Columbus residents. Good water quality is essential to many of the City's future plans. The Rainwater Maintenance Division is responsible for maintaining the City's stormwater facilities. The division has functioned with the same number of employees for 20 years, forcing the Division to primarily do repair work and not maintenance. The aging stormwater system is in need of maintenance, repair, and replacement.

2.5.7 Facilities Maintenance. Many of the City's facilities are in disrepair. Maintaining city-owned facilities is the responsibility of both the Public Services Department and the Park and Recreation Department. The city has inadequate staff and equipment to properly maintain all of its facilities. As the City builds new facilities, it should also allocate resources for additional maintenance personnel and maintenance equipment.



2.5.8 Increasing Demand for Public Schools. The increase in population expected from BRAC is expected to dramatically increase enrollment in the Muscogee County Schools System (an estimated 6,500 new students as a result). The school system will soon update its enrollment projections and facilities plans to account for anticipated growth. Preparing for a sudden increase in enrollment will be a challenge for a school system that is not accustomed to rapid growth.

2.5.9 Jail Facilities. The Muscogee County Jail has a capacity of 1,069 inmates. The current population of the County Jail is 1,200 inmates. The facility is in need of expansion.

2.6 Transportation

2.6.1 Transportation Needs and Options. According to the Long Range Transportation Plan (LRTP), by the year 2030, the annual number of Vehicle Miles Traveled (VMT) in the Columbus region is expected to increase by 40% due to significant increases in population, households and employment. The following corridors were projected to experience the most congestion and therefore, were recommended for additional study:

LRTP Study Priorities for Congested Roads and CMS Mitigation Recommendations

| Routes | Travel Demand Management | Traffic Operational Improvements | Transit Operational Improvements | Non-Motorized Modes | Growth Management | Access Management | Intelligent Transportation System | Capacity Expansion |
|------------------------|--------------------------|----------------------------------|----------------------------------|---------------------|-------------------|-------------------|-----------------------------------|--------------------|
| 2 nd Avenue | ✓ | ✓ | | ✓ | | ✓ | | |
| Airport Thruway | ✓ | ✓ | | | ✓ | ✓ | ✓ | |
| Buena Vista Road | ✓ | ✓ | ✓ | | | ✓ | | ✓ |
| Macon Road | ✓ | ✓ | | | ✓ | ✓ | ✓ | |
| Manchester Expressway | | ✓ | | | | ✓ | ✓ | |
| Saint Mary's Road | | | | | | | | |
| J. R. Allen Parkway | ✓ | | | | ✓ | ✓ | ✓ | |
| Veterans Parkway | ✓ | ✓ | | ✓ | | ✓ | ✓ | |
| Victory Drive | ✓ | ✓ | | ✓ | ✓ | ✓ | | |
| Warm Springs Road | | ✓ | | ✓ | | ✓ | ✓ | |
| Whitesville Road | ✓ | | | ✓ | ✓ | | | |

Source: CMS Plan Update 2005.

2.6.2 Traffic Safety and Operations. The following deficiencies were identified to be addressed:

- An updated strategy is needed for replacing structurally deficient and functionally obsolete bridges (2030 LRTP).
- More roadway/rail grade separations are needed. Currently Muscogee County has 191 at grade railroad crossings (2030 LRTP).
- Develop plans to accommodate new traffic derived from the BRAC (BRAC DEIS 2005).

- Reduce Congestion and Accidents for key areas identified in the 2005 Congestion Management System Plan Update. Develop solutions to east west connections across the Chattahoochee River. According to the LRTP, severe congestion is projected for all four bridges connecting Phenix City to Columbus.



2.6.3 Columbus Metropolitan Airport (CSG). The airport is a community resource that should be positioned to utilize excess airport freight and passenger capacity.

2.6.4 Port of Columbus. It is time to decide the future of the Port of Columbus. Should it be a tourist attraction or should it obtain a permit to dredge and reopen the port.

2.6.5 Update Public Transportation. Public transportation should be reviewed for potential new demand. Analyses should include future demands/needs for senior adult transportation and fixed-route service to review existing and projected future demands for service and operating efficiencies.

2.6.6 Need to Enhance Alternative Transportation Modes. Alternative Transportation Modes should be enhanced to reduce traffic congestion and improve air quality. Suggestions include the following: develop bike storage facilities downtown and at other key locations and implement additional multi use trails.

2.6.7 Complete Relocation of the Norfolk Southern Rail Yard. This will reduce traffic congestion and improve safety by eliminating grade crossing delays and rail/vehicle accidents, especially on Ninth Street. A study is currently being initiated by the Chamber of Commerce.

2.6.8 Need to Complete Corridor Studies. The LRTP identifies three Corridor Studies for the following reasons:

- 2nd/5th Avenue Corridor Improvement for connectivity and economic development.
- Upgrade of Manchester Expressway for connectivity and economic development.
- Study of an East/West Connector and Interchange Improvement at J. R. Allen Parkway and 2nd Avenue for safety issues due to high accident rate.

2.6.9 Lack of Available Transportation Funding. Limited funding has slowed down the pace of constructing needed transportation improvements. Rising construction costs and a reduction in



available federal transportation funding statewide has resulted in a funding shortfall.

2.6.10 Fort Benning Road Closures. After 2001, several methods were used to restrict access to Fort Benning from Cusseta, Torch Hill, St. Mary's and Buena Vista Roads. These road closures have changed traffic flow, particularly along St. Mary's. St. Mary's Road congestion has become an ongoing concern of the community and CCG. Through an effort to increase access, solutions have been proposed which include reopening access to Fort Benning; widening the entire length of St. Mary's to constructing a second access road.

2.6.11 Rapid Suburban Growth. Growth outside the downtown area has created a mismatch between land use and transportation. The transportation infrastructure has not kept pace with the change in land use creating more congestion.



2.7 Intergovernmental Coordination

2.7.1 Fort Benning's anticipated growth. Fort Benning's planned increase in troop levels under BRAC has initiated a number of regional planning efforts that will lead to an increased level of intergovernmental coordination. Local governments and civic groups are working hard to anticipate the potential impacts from these changes. The BRAC's impacts will be felt across state lines, and it will be necessary for Georgia and Alabama governments to engage in a high degree of coordination

2.7.2 Regional Water Supply. Columbus Water Works is working with seven other regional water systems to protect drinking water supplies. Being positioned downstream from the Atlanta area, Columbus and other adjacent jurisdictions are concerned about the quantity and quality of its future water supply.

2.7.3 Regional Fiber Optic Network. Columbus is second only to Atlanta in terms of the presence of fiber optics cables, meaning it has a greater advantage of high-speed information access than other areas in the region. Other counties, namely Talbot, Harris and Chattahoochee Counties are updating their broadband access through funds from One Georgia Authority to tie into the Columbus fiber optic network.

2.7.4 Chattahoochee Valley Schools Project and funding for regional education. The Muscogee County School Board leads the Chattahoochee Valley Schools Project, a group of seven



regional school districts seeking “absolute funding” from the DOE due to an expected surge in school children due to BRAC.

2.8 Land Use



2.8.1 Decreasing Availability of Developable Land. With a growing population and workforce, Columbus will continue to attract more residents and businesses to the area. This growth will occur within the context of the limited availability of developable land. To accommodate the growing need for housing, community facilities, and commercial/retail space, the CCG should consider land use changes that would accommodate these needs. These changes should be updated in CCG’s Unified Development Ordinance. In addition, the CCG should continue to pursue redevelopment and brownfield mitigation efforts to free up land for new growth.

2.8.2 Low Density Residential Zoning. Much of the land in Columbus that is set-aside for residential purposes is zoned for low density housing (please see Existing Land Use map in Chapter 3 of this document). This zoning will need to be reviewed and adjusted to help accommodate major increases in housing needs over the next five to ten years.

2.8.3 Noise Pollution near Fort Benning. The northeast panhandle of Columbus, above Fort Benning, is one of the few areas of Columbus with abundant, available land for new housing development. Currently the area is zoned Rural-Residential, which could be changed in the future to accommodate growing housing needs. Despite the area’s attractiveness for new land development, the area experiences spillover noise from the military base. This noise is likely to become more noticeable as activity at the base increases. The greatest impact would be felt along the Chattsworth Road area (approximately 550 acres).¹ This issue should be fully considered before any major housing development is approved. The Fort Benning Joint Land Use Study reviews these noise impacts. This study should be consulted when making land use decisions in noise impacted areas.



2.8.4 Buffers between Housing and Incompatible Land Uses. There are numerous locations in the county where industrial land uses abut housing, particularly in the historic portions of town. There is a need for buffers between residential areas and commercial/industrial activity and transportation corridors. The North Highlands is one area of the community where such changes

3. Army Corps of Engineers, Mobile District. April 2007. Environmental Impact Statement – Fort Benning, GA.

are needed. Residential Areas near Fort Benning should also be considered for buffers where they are lacking.

2.8.5 Abandoned Industrial Buildings. There are numerous abandoned mills within the city. Some of these are in the process or have already been redeveloped into residential developments. The adaptive re-use of these structures provides excellent opportunities for additional residential, commercial, and civic space within the city.

2.8.6 Vacant Infill Development Sites. There are many vacant land parcels, zoned for residential and commercial construction, found in historic portions of the city. These sites present ideal opportunities for infill development, which would take advantage of existing infrastructure. There is a large concentration of vacant sites found in the Beallwood neighborhood.

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Approximately 24,304 acres or 35.8 percent of Columbus-Muscogee County remains undeveloped, vacant or sparsely populated (less than one dwelling unit per 10 acres). This data indicates that there is some flexibility in the city's use of its overall land supply to accommodate land conservation needs as well as future growth.

► Chapter 3: Analysis of Existing Development Patterns

This chapter examines development patterns within Columbus, specifically looking at the three components of existing land use, areas requiring special attention and character areas. The purpose of this analysis is to gain a clear understanding of the physical environment and from this determine issues and opportunities that the Comprehensive Plan needs to address.



3.1 Existing Land Use

Existing land use represents what is on the ground at any given time. It shows the current function of land, whether it is used for residential, commercial, industrial, or other uses. For the purposes of this analysis the following information represents the built environment as of February 2007. A variety of data sources were used to determine land uses including aerial photography, zoning classifications, parcel ownership, and building permit data. The following section describes the land use categories used in this analysis. At the end of this section **Figure 3-1** and **Map 3-1** can be found illustrating existing land uses by acreage and in geographic terms.



3.1.1 Vacant/Undeveloped/Estate Residential

Approximately 35.8% of land within Columbus-Muscogee County remains undeveloped, vacant or developed in the sparsely populated form of estate residential. Estate residential has been classified as one dwelling unit on sites greater than 10 acres. With the continued suburban expansion of Columbus, estate residential sites are increasingly becoming vulnerable to more intense forms of development. This may take the form of parcel subdivision to accommodate higher density residential developments or other land uses, such as commercial. In light of this concern, estate residential land uses have been included with vacant/undeveloped land to illustrate land readily available for future development.





Rural Residential – Single-family home on 1 to 10 acre lot.

The distinguishing factor between vacant and undeveloped land is the provision of supportive infrastructure to the site. This includes sewer, drinking water, electric and communication lines. Vacant sites contain this infrastructure, while undeveloped sites do not. Vacant sites are found in already built-out portions of the county and the development of these sites should take priority over undeveloped areas. Developing sites that already contain infrastructure is less costly for municipalities, as it saves the expenditures associated with running and servicing new utility lines.



Low Density Residential – Single-family home on 0.25 to 1 acre lot.

Many vacant sites are found in historic neighborhoods and provide excellent opportunities for infill development. In particular a large number can be found in the Beallwood neighborhood and in residential areas adjacent to the downtown business district. Undeveloped land can be found extensively in the northern portion of the county, with a significant amount located in the Panhandle region.

3.1.2 Rural Residential

Rural residential land uses are classified as single-family homes on lots ranging from 1 to 10 acres. Approximately 13.3% of the county is comprised of these uses. The majority can be found in the northern areas of the county intermixed with undeveloped land parcels. There are two sub-types evident, older residences located along major roads and newer residences found in recent cul-de-sac subdivisions.



Medium Density Residential - 4.0 to 8.0 dwelling units per acre.

3.1.3 Low Density Residential

Low density residential land uses are defined as single-family homes on lots ranging from 0.25 to 1 acre. Around 17.6% of the land area in the county is comprised of this use. This majority can be found in a wide ring around downtown Columbus and its historic neighborhoods. It represents recent subdivisions as well as those built in the 1950's and 60's. This is the most prevalent form of residential development.

3.1.4 Medium Density Residential



High Density Residential – Over 8 dwelling units per acre.

Medium density residential land uses are defined as residential areas with between 4.0 and 8.0 dwelling units per acre. These include traditional historic neighborhoods, dense infill developments, cluster homes, duplexes, and newer subdivisions with small lots. This land use can be found surrounding the downtown core, as well as interspersed in low density residential areas of the county. About 5.7% of the county is made up of this land use.

3.1.5 High Density Residential

High density residential is defined as residential areas with greater than 8 units per acre. This typically takes the form of multi-story apartment buildings. Roughly 2% of the county is comprised of this use. This development type can be found in south Columbus in close proximity to Ft. Benning, as well as in newly developing areas of north Columbus. Numerous large garden-style apartment complexes have recently been constructed in suburbanizing portions of the county.

3.1.6 Commercial

Commercial land uses are defined as retail and office uses including; strip malls, large-scale retail, automobile-related businesses, restaurants, and office buildings. Notable groupings include office, restaurant, and retail uses in the downtown core, strip commercial along major corridors, and large clusters at interstate interchanges. Approximately 4.9% of the county is comprised of this type of development.

3.1.7 Industrial

A significant 6.5% of the county is comprised of industrial land uses. This land use includes manufacturing plants, distribution and warehousing facilities, quarries, and railyards. These areas are found primarily along railroad lines and major highways that offer a high degree of transportation access.

3.1.8 Public/Institutional

Land classified as Public/Institutional includes a variety of uses such as religious institutions, schools, colleges, museums, government offices, fire stations, police stations, libraries, cemeteries, hospitals, courthouses, jails, and cultural facilities. Approximately 3.6% of the county is comprised of this land use.

3.1.9 Transportation/ Communications/ Utilities

This category also contains a variety of uses including cell towers, power stations and transformers, utility easements, water treatment and distribution facilities, airports, road right-of-way, and landfills. About 1.9 % of the county is comprised of these uses.



Commercial – Downtown office building.



Industrial – Railyard.



Public/Institutional – The Columbus Museum.



**Transportation
Communications Utilities** –
Water treatment facility.

3.1.10 Park/ Recreation/ Conservation



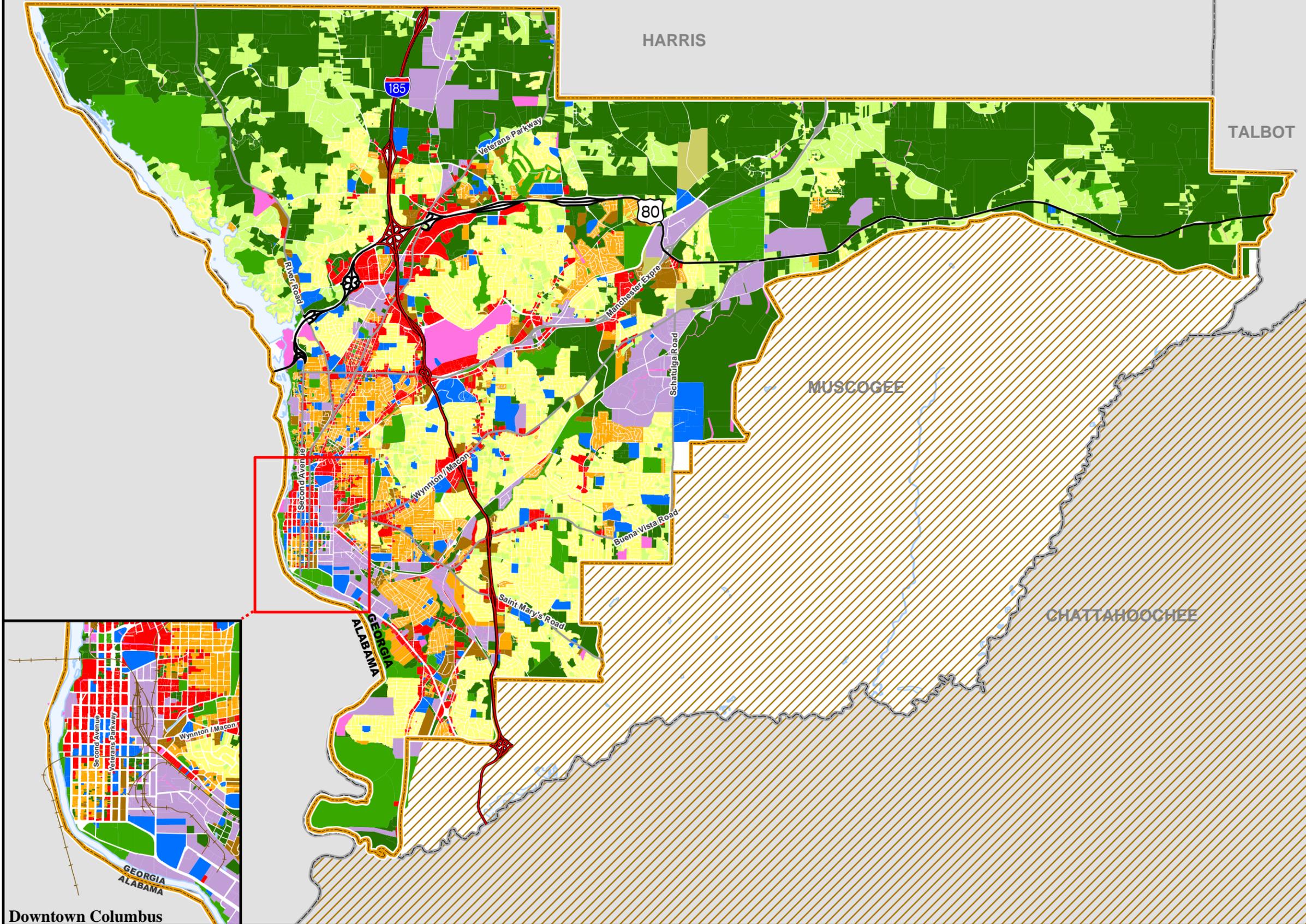
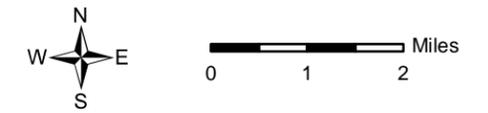
Park Recreation
Conservation – Flat Rock Park.

Roughly 8.4% of the county is composed of park, recreation or conservation land uses. They comprise city parks, greenways, recreation facilities, ballfields, large conservation areas, and golf courses. Notable examples include the Oxbow Meadows Environmental Park, Columbus Riverwalk, and Flat Rock Park.

Figure 3-1: Existing Land Use, Columbus County, February 2007

| Land Use Category | Acres | % of County Total |
|---|---------------|-------------------|
| Vacant/Undeveloped/Estate Residential | 24,304 | 35.8% |
| Agriculture | 288 | 0.4% |
| Rural Residential (0.1 -1.0 dwelling unit per acre) | 9,026 | 13.3% |
| Low Density Residential (1.0 – 3.9 units per acre) | 11,910 | 17.6% |
| Medium Density Residential (4.0 to 8.0 units per acre) | 3,894 | 5.7% |
| High Density Residential (Over 8 units per acre) | 1,326 | 2.0% |
| Commercial | 3,315 | 4.90% |
| Industrial | 4,399 | 6.5% |
| Public/Institutional | 2,421 | 3.6% |
| Transportation/ Communications/ Utilities | 1,275 | 1.9% |
| Park/ Recreation/ Conservation | 5,704 | 8.4% |
| County Total | 67,864 | 100% |
| Source: JIG, from aerial photography, building permit data, parcel ownership, and zoning classifications. | | |

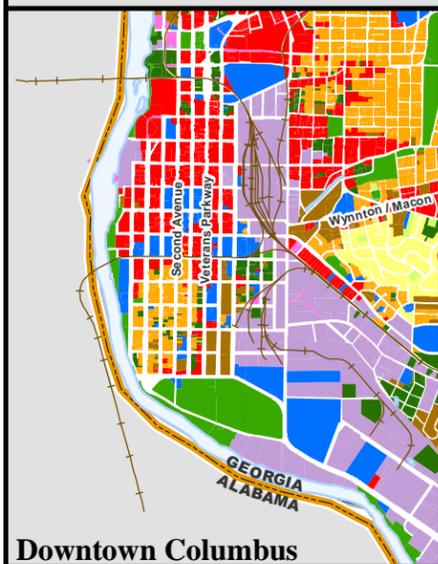
Existing Land Use
February 2007



Existing Land Use

- Vacant/Undeveloped/Estate Residential
- Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation Communications Utilities
- Park Recreation Conservation

- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning



This page represents the back of an 11"x17" map.

3.2 Areas Requiring Special Attention

To effectively plan for the future it is necessary to identify areas that require special attention. Some of these include natural and cultural resources in need of protection and preservation. Others are areas prime for infill redevelopment, in which future development should be directed. Areas of rapid growth in which service provision may be outpaced have been identified. In addition, areas with significant concentrations of poverty, in need of economic development have been determined.

These areas have been mapped on two separate maps to enhance readability, one focusing on natural and cultural resources (**Map 3-2**) and the other on community development issues (**Map 3-3**). The following table provides definitions for each area mapped.

Figure 3-2: Areas Requiring Special Attention

| Areas Requiring Special Attention | Definition |
|-----------------------------------|--|
| Groundwater Recharge Areas | Groundwater recharge areas are defined as any portion of the Earth's surface, where water infiltrates the ground to replenish the aquifer. CCG has put in place numerous regulations guiding development in these areas. These are outlined in detail in the Natural Resources section of the Technical Appendix. |
| Protected Water Supply Watersheds | Three watersheds (Standing Boy, Heiferhorn, Roaring Branch) are found upstream from CCG's public drinking water intake on the Chattahoochee River. These watersheds are protected through regulations in accordance with state standards set forth by the Department of Natural Resources. |
| Wetlands | Wetlands are defined as areas predominantly saturated with water. They serve many important ecological functions and should be conserved and protected. Wetlands shown are derived from the National Fish and Wildlife Service's National Wetlands Inventory Map (NWI). The NWI map serves as the official wetlands map for CCG. |
| Steep Slopes | Areas with greater than 15% slopes have been included in the 'Steep Slopes' designation. Development on steep slopes is at increased risk for soil instability and can result in soil erosion and the sedimentation of streams. Development should be steered away from these areas where practical. |
| 100-year Floodplain | Building in floodplain areas should be avoided, as it results in increased hazards to human life and property. CCG's Unified Development Ordinance prohibits building in high velocity "floodways", but falls short of prohibiting all development in floodplains. Building is permitted in these areas as long as it is "flood-proofed" and does not contribute to higher floodwaters downstream. |



State Protected Rivers – The Chattahoochee River is designated as a State Protected River. Subsequently development within 100 feet of its banks is heavily regulated.



Historic Districts – Columbus contains numerous historic districts and sites worthy of preservation.



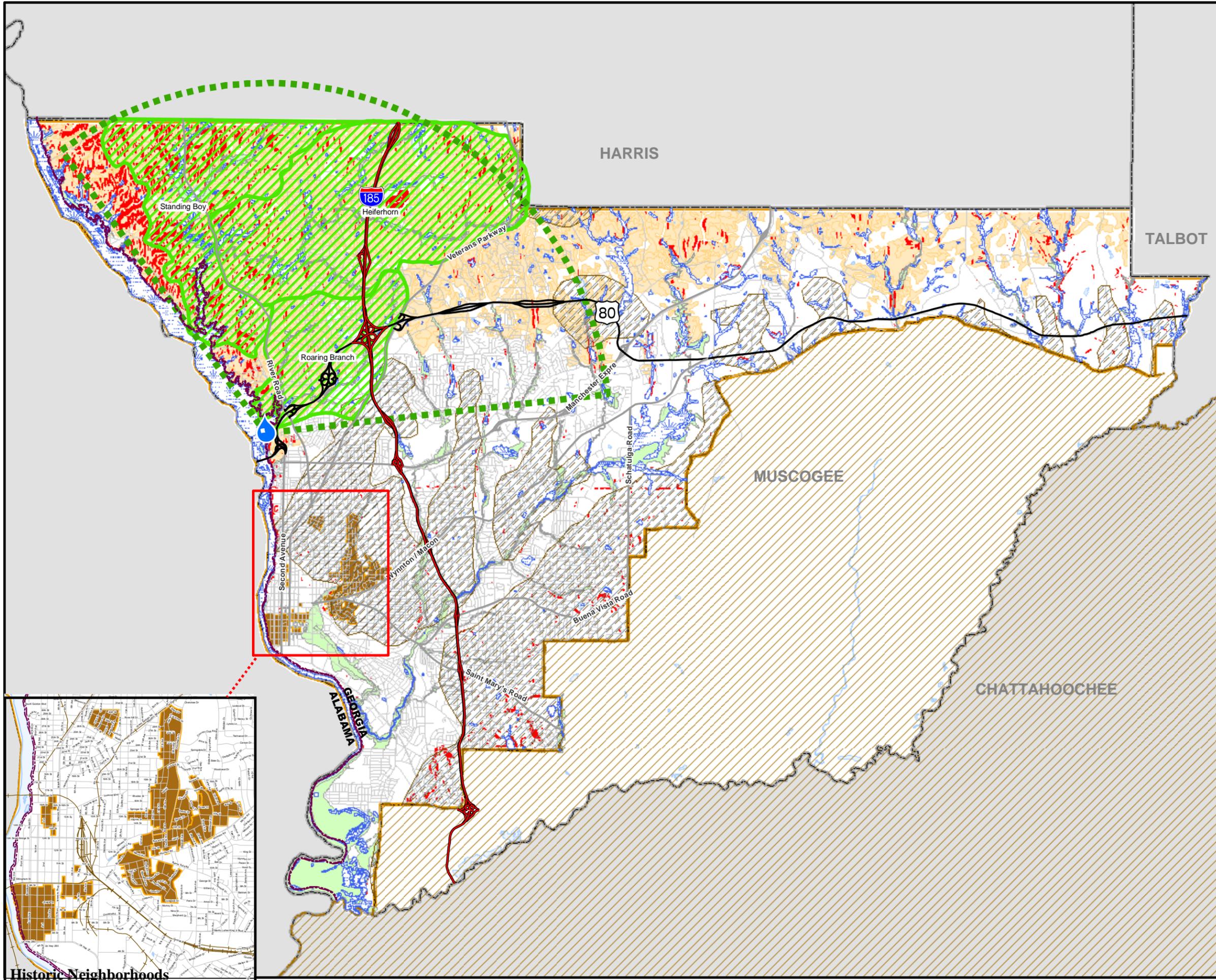
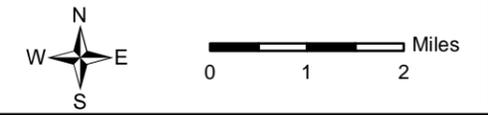
Areas of Rapid Growth – Areas of Rapid Growth can be found in the suburbanizing areas of North Columbus and the Midland/Panhandle area.



Redevelopment Areas – The Peabody development is an example of a beneficial infill redevelopment project located in the Medical Center Redevelopment Area.

| Areas Requiring Special Attention | Definition |
|--|--|
| State Protected Rivers | The Chattahoochee River in Columbus-Muscogee County is considered a State Protected River. These are defined as rivers with an average annual flow of at least 400 cubic feet per second. The river corridor is protected through regulations set forth in the Unified Development Ordinance. It establishes a stream buffer of 100 ft., in which development is severely limited. |
| Historic Districts | There are numerous historic areas and sites in the county. Historic districts on the National Register of Historic Places, as well as locally recognized historic districts are shown. These areas serve as important links to Columbus' past and should be preserved in perpetuity. Development in these districts should emulate and complement the historic character of the area. |
| Areas of Rapid Growth where the Pace of Development may outpace Community Facilities and Services. | Areas of rapid growth depicted on the map represent census tracts with population growth more than double the average rate (3.91%) for the county between 1990-2000. These areas have witnessed recent changes in land uses and as a result are vulnerable to having insufficient community facilities and services. |
| Redevelopment Areas | Redevelopment Areas within the county have been identified from the Columbus 2006-2011 Consolidated Plan. These areas are recognized by CCG as neighborhoods in great need for redevelopment and worthy of geographically targeted investment. |
| Areas with Significant Infill Development Opportunities | Areas with Significant Infill Development Opportunities have been identified through an analysis of the Existing Land Use Map. Areas shown contain a large concentration of vacant sites within the developed portion of the county. |
| Areas of Significant Poverty | Areas of Significant Poverty indicated on the map represent census block groups with poverty rates in 1999 more than double the average of all block groups in the county (22.34% of individuals). It may be appropriate to target economic development programs and grants to these areas to improve economic conditions. |
| Large Abandoned Structure or Sites | Many abandoned structures and sites exist in the county. These sites offer excellent opportunities for infill development. This is particularly true of the numerous abandoned mills in the city, for example the Eagle-Phenix and Swift Textile Mills. The Historic Columbus Foundation is currently working with the National Vacant Properties Campaign to compile a detailed list of vacant structures and sites in the county. To date a list of this nature is not maintained by the Columbus Chamber of Commerce or CCG - Department of Community Reinvestment. |

Areas of Special Attention -
Natural and Cultural Resources



- Raw Water Intake
- Wetlands
- Protected Watersheds
- 100 Year Floodplain
- 7 Mile Protected Watershed Buffer
- Ground Water Recharge Areas
- Slopes Greater than 15%
- Southern Piedmont Upland Soils
Shallow Bedrock Likely
- Historic Districts and Neighborhoods
- Stream/River
- Lakes & Ponds
- State Protected Rivers
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

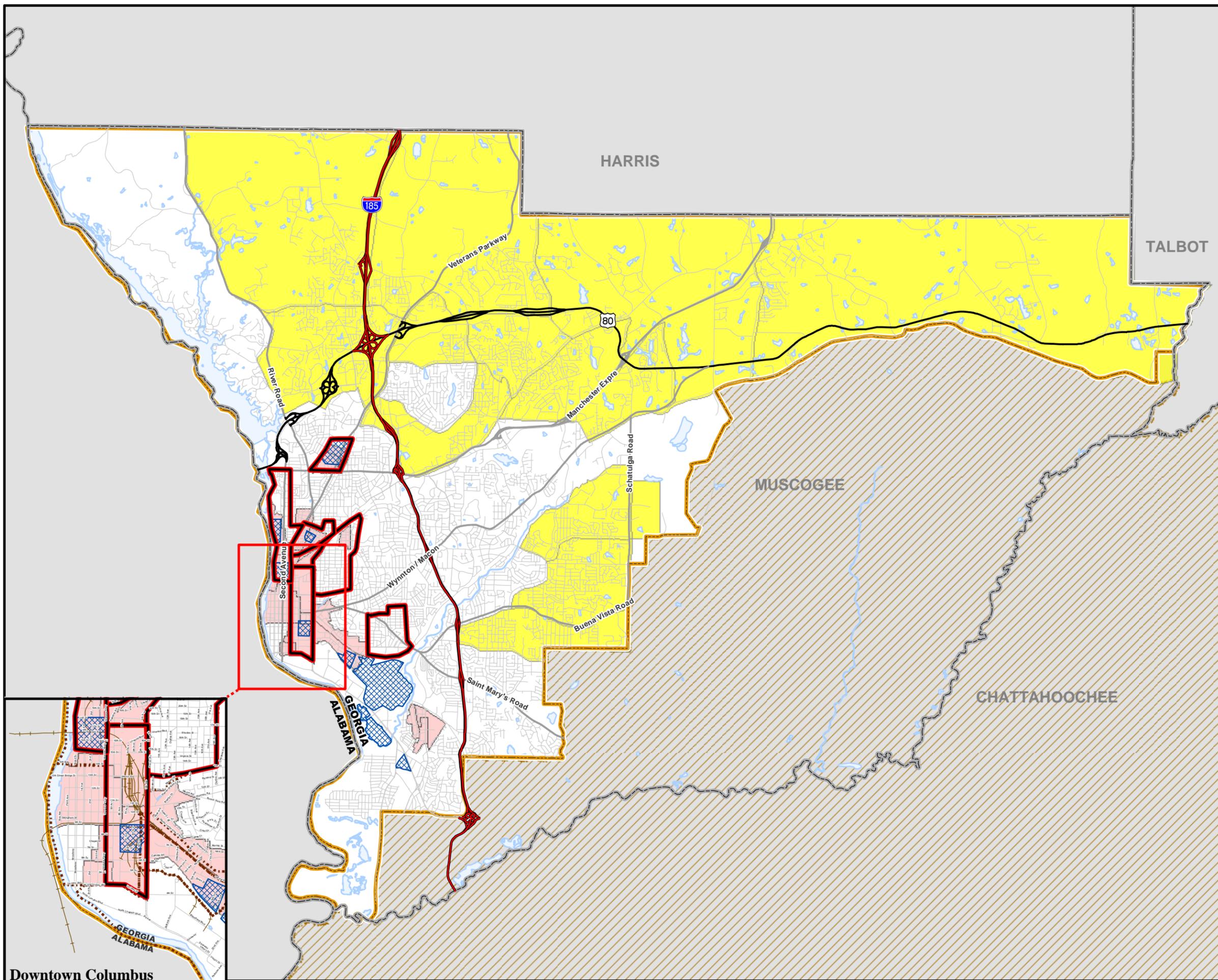
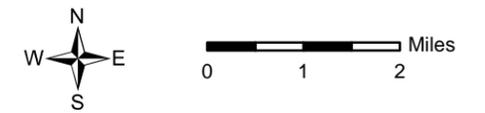
Map 3-2



Historic Neighborhoods

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Areas of Special Attention -
Community Development Issues



- Redevelopment Areas
- Areas with Significant Infill Development Opportunities
- Areas of Significant Poverty
- Areas of Rapid Growth
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 3-3



Downtown Columbus

This page represents the back of an 11"x17" map.

3.3 Character Areas

Identifying character areas is a vital component of the comprehensive planning process. It is helpful to a community in that it focuses attention on quality of life and urban design issues and illustrates that different parts of the community are in need of varying development strategies. The Georgia Department of Community Affairs defines character areas as “specific geographic areas within a community that:

- Have unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Have the potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)”

The identification of character areas is a process that involves planner, stakeholder, and public involvement. The character areas presented in the Community Assessment are intended to be a starting point to begin dialogue with stakeholders and the public. Through the public involvement process they will be further refined to adequately represent the complexity of the community and the public’s vision. At this stage they reflect the general urban form and land uses within the county.

A series of visioning workshops will be held at locations throughout the county. At these meetings appropriate character areas will be discussed. It is likely many additional character areas will be identified through this process, including individual neighborhoods, with their own unique issues and opportunities. The following map (**Map 3-4**) and table represents the locations and descriptions of character areas in the county.



Conservation/Recreation Area – Oxbow Meadows Environmental Park.



Established Residential Area – Suburban residential subdivision.

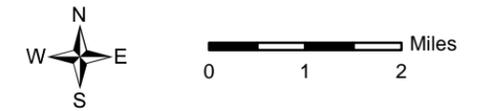


Regional Activity Center – Regional attractions including the Columbus Metropolitan Airport, Peachtree Mall, and Columbus State University – Main Campus.

Figure 3-3: Character Area Descriptions

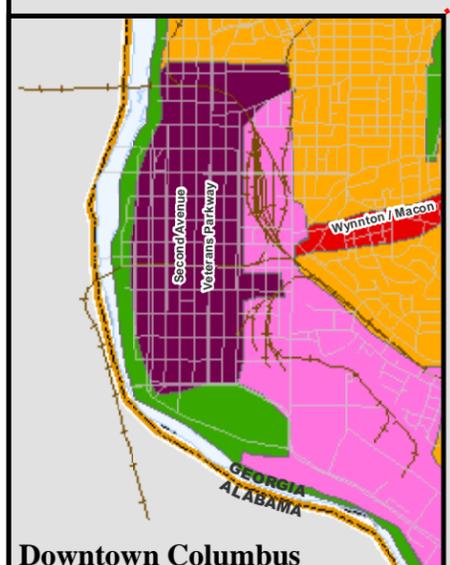
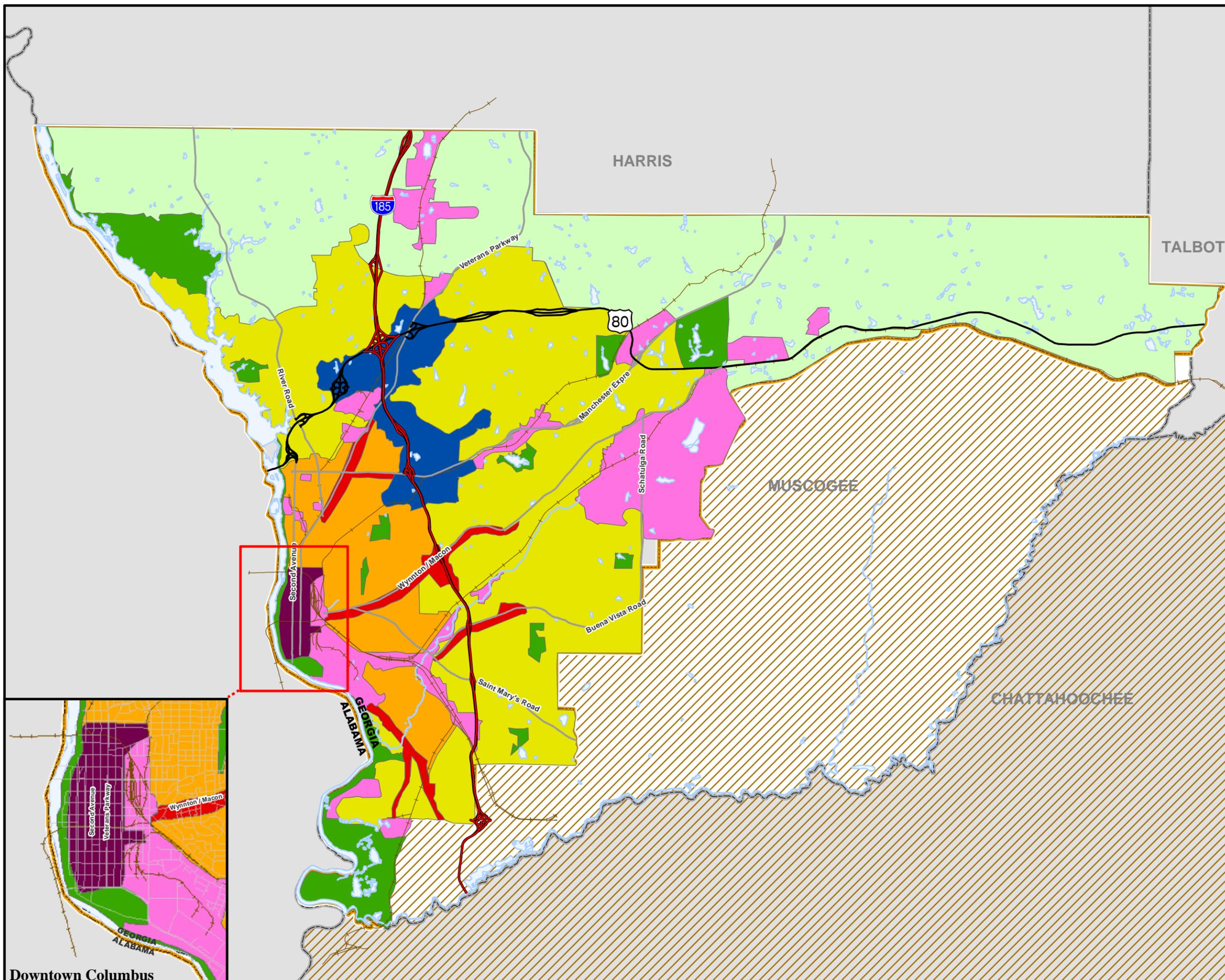
| Character Area | Description |
|--|---|
| Downtown Area | The traditional central business district and immediately surrounding commercial, residential, and civic areas. |
| Traditional Neighborhood | Traditional neighborhoods are characterized by historic housing stock, small lots, mixed-use areas, pedestrian-scale, on-street parking, neighborhood commercial areas and sidewalks. |
| Commercial Corridor | Commercial corridors are characterized by strip businesses lining major arterial roads. They have often developed in a haphazard manner resulting in multiple curb cuts that impede traffic flow and result in the increased likelihood of automobile accidents. Aging commercial strips of often in need of redevelopment and aesthetic improvements. |
| Established Residential Area | Established Residential Areas are characterized by standard forms of suburban residential subdivisions. They typically have a low pedestrian orientation, high to moderate degree of building separation and street patterns often featuring curvilinear roads and cul-de-sacs. |
| Rural Residential/ Developing Suburban Area | This area is characterized by large supplies of undeveloped land, as well as very low density rural residential development (one dwelling unit per 1 to 10 acres). It exhibits low pedestrian orientation, large tracts of land, pastoral views, and a high degree of building separation. This area is likely to experience the greatest development pressures over the planning period. The availability of water and sewer service in this area makes the expansion of suburban residential development very likely. |
| Regional Activity Center | This area features land uses that attract residents from around the region including the Columbus Metropolitan Airport, Columbus State University – Main Campus, Peachtree Mall, numerous office developments, and large-scale shopping centers, featuring national retailers. This area is characterized by significant vehicular traffic, low pedestrian connectivity, major interstate access, large campus-style development, significant on-site parking and high transit use. |
| Industrial Area | Land used for high and low intensity industrial uses including quarries, manufacturing, warehousing and distribution facilities. These areas are found throughout the county, typically adjacent to rail lines. |
| Conservation/ Recreation Area | This character area encompasses undeveloped, natural lands with significant natural features including scenic views, steep slopes, floodplains, wetlands, watersheds, and other environmentally sensitive areas not suitable for development of any kind. Lands set aside for recreational and educational purposes are also included in this designation, including the Oxbow Meadows Environmental Park, Columbus Riverwalk, and large public parks that attract residents county-wide. |

Character Areas



- Character Areas**
- Commercial Corridor
 - Conservation/Recreation Area
 - Downtown/Historic Area
 - Established Residential Area
 - Industrial Area
 - Regional Activity Center
 - Rural Residential/Developing Suburban Area
 - Traditional Neighborhood

- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning



Map 3-4



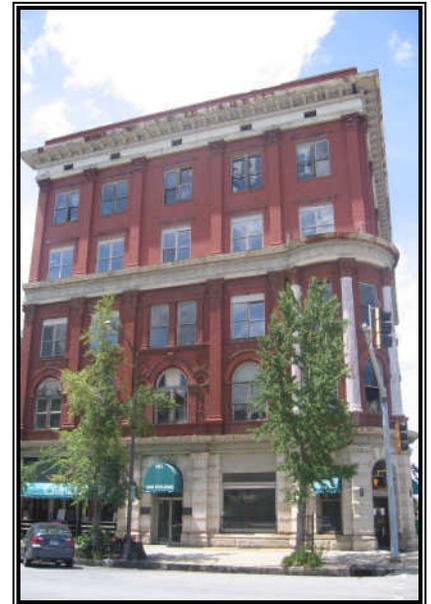
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The Quality Community Objectives appear twice in the Comprehensive Plan - within both the Community Assessment and the Community Agenda. The former evaluates current patterns and activities against these objectives, and the later identifies strategies for improvement.

► Chapter 4: Analysis of Consistency with Quality Community Objectives

The State of Georgia has identified 15 Quality Community Objectives within its State Planning Goals and Objectives. These objectives were formed, in part, to help guide sustainable growth throughout the state and to encourage localities to address strategies seen as paramount to a healthy community. This section has been completed pursuant the Minimum Standards for the Local Comprehensive Planning Requirements, which require that localities evaluate their policies, activities and development patterns against these state objectives.

Each state planning objective is listed below and is followed by a brief statement of how the objective has or has not been addressed. Several questions are posed after each statement to help clarify the extent by which the community has addressed each objective. Objectives are divided into four topic areas: development patterns, resource conservation, social and economic development, and governmental relations. As this analysis shows, CCG is already working towards meeting most of the state's planning objectives. Potential strategies for improvement will be identified during the community participation phase of the planning process and will be incorporated in the Community Agenda.



4.1 Development Patterns

4.1.1 Traditional Neighborhoods

Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activities.

Overview: CCG’s Unified Development Ordinance is flexible by nature, accommodating both neo-traditional and mixed-use development initiatives. Tree preservation and collaborative public service initiatives help keep the community clean and green.

| Assessment | Status | Comments |
|--|--|--|
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Residential Office (RO), Uptown (UPT), and Central Riverfront (CRD) Zoning Districts all permit a mixture of residential and nonresidential land uses. |
| 2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CCG does not currently have a specific zoning district established for Traditional Neighborhood Development (TND), although this type of development could be approved through the Planned Residential Unit Development Overlay District (PUD). This district offers an alternative to standard zoning districts and would permit a development of this nature to be built without multiple variances. It is designed to be conducive to innovative and creative developments, such as TND. Neighborhood commercial centers in the center of residential developments are permitted in this zoning designation, which is in keeping with neo-traditional development principles. |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Chapter 4. Article 6 of CCG’s Unified Development Ordinance (UDO) establishes regulations for tree preservation and replacement. It requires new developments to contain a minimum amount of tree density units through maintaining existing trees, planting new trees or a combination of the two. The UDO encourages but does not require street tree planting. |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | There are tree planting and tree preservation ordinances in the Unified Development Code that call for very specific guidelines for everything from new developments to parking areas. |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Keep Columbus Beautiful works to keep the city clean. Also, the Public Services Department and Park and Recreation Department maintain some areas. The Police Department is responsible for safety. However, police, Public Services, and Parks and Recreation are under-staffed, leading to maintenance and safety issues. |

| Assessment | Status | Comments |
|--|--|--|
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Public Services Department is responsible for sidewalk maintenance. The Department is under-staffed and will need to grow as the population increases. |
| 7. In some areas several errands can be made on foot, if so desired. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | In Midtown Columbus and Uptown Columbus Areas |
| 8. Some of our children can and do walk to school safely. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | South of US 80, though new schools tend to be outside of this area, in places with fewer sidewalks. |
| 9. Some of our children can and do bike to school safely. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | South of US 80, though new schools tend to outside of this area, in places less appropriate for biking. |
| 10. Schools are located in or near neighborhoods in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Yes, numerous schools are located in or in close proximity to residential neighborhoods. |

4.1.2 Infill Development

Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to downtown or traditional urban core of the community.

Overview: The decreasing availability of developable land along with an aging and historic downtown core has fueled our efforts to encourage infill development. CCG has policies and incentives in place to encourage such activities. Infill development will become even more important in our community as we experience greater growth over upcoming years.

| Assessment | Status | Comments |
|--|--|--|
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Although many of our redevelopment plans and economic development strategies address redevelopment or infill sites, no comprehensive list exists. |
| 2. Our community is actively working to promote brownfield redevelopment. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Through our Enterprise Zone and redevelopment area policies we are encouraging brownfield reclamation. |
| 3. Our community is actively working to promote greyfield redevelopment. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Greyfield redevelopment is a key element of our efforts to regenerate the aging areas of our community. |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | While there is a significant amount of strip commercial development along arterials in built-out portions of the county, there are areas in growing portions planned for nodal development. Vacant parcels at significant crossroads in north Columbus are zoned for neighborhood commercial uses. Growth patterns in the county generally follow a nodal form with the most intense development occurring at major interstate and highway interchanges. |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our zoning code allows for various types of development on small lots, including residential and commercial uses. |

4.1.3 Sense of Place

Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Overview: The community's proactive preservation efforts have retained the community's history through many of its historical structures. Additional regulations have been developed to help ensure that new development reflects the community's existing character.

| Assessment | Status | Comments |
|---|--|---|
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus contains many unique characteristics including historic character, distinctive natural features, and a clearly discernable local identity. |
| 2. We have delineated the area of our community that are important to our history and heritage, and have taken steps to protect those areas. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus has eleven National Register Historic Districts, three National Historic Landmarks, and a large National Register Multiple Resource Area. The use of local historic districts and two architectural review boards protects Columbus's historic resources, which are important to the community and to local preservation groups. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Historic Preservation Ordinance adopted in 1996 regulates the aesthetic quality of new construction and rehabilitation in the county's historic districts. |
| 4. We have ordinances to regulate the size and type of signage in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Article 4. of the Unified Development Ordinance establishes sign regulations. |
| 5. We offer a development guidebook that illustrates the type of development we want in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Board of Historical and Architectural Review has created a book of design guidelines for development and redevelopment in historic districts. |
| 6. If applicable, our community has a plan to protect designated farmland. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | The county no longer contains significant farmland. An agricultural zoning district is no longer included in the community's Unified Development Ordinance. |

4.1.4 Transportation Alternatives

Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Overview: The area bus system (METRA) and the existing sidewalk network provide limited alternative to traditional transportation routes. Expansion of these resources would benefit the Columbus community.

| Assessment | Status | Comments |
|--|---|---|
| 1. We have public transportation in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | METRA operates a 9 route radial system into Uptown Columbus as well as a para-transit route within a ¼ mile radius around the fixed route (from Monday through Saturday between 4:30 am and 8:30 pm). |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Uniform Development Ordinance (UDO) requires multiple entries/exits after a certain number of units. |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | South of US 80. North of US 80 has developed with minimal sidewalks. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | yes <input checked="" type="checkbox"/> no: <input type="checkbox"/> | The Uniform Development Ordinance (UDO) requires new developments to include sidewalks. |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | |
| 6. We have a plan for bicycle routes through our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The lower Chattahoochee RDC is in the process of developing an update to the current plan which provides regional multi use path connections |
| 7. We allow commercial and retail development to share parking areas wherever possible. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | |

4.1.5 Regional Identity

Objective: Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other share characteristics

Overview: Columbus plays an integral role in the region’s economic vitality and heritage preservation.

| Assessment | Status | Comments |
|---|--|--|
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus has an exceptional collection of 19 th and early 20 th century houses and commercial buildings. |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus formerly played an important role in local agriculture through its cotton mills. Currently, the city has limited businesses engaging in agricultural products (most notably Tom Peanuts); however, the poultry industry in nearby counties continues to play an important role in the regional economy. |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus GA was planned as a regional shopping and military outpost in the 1800s. At the turn of the century, Columbus became a significant mill and warehousing town for southern cotton. Today, Columbus is the home of Ft. Benning, a national training center for the US Army. It is a regional shopping center for southwest Georgia and southeast Alabama. Although the mills and foundries disappeared, their facilities are being converted to new uses as the service industry replaces manufacturing in the US economy. More, however, can be done to attract industries that support the US Army and provide higher wage jobs for Army developed expertise. |
| 4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Columbus Convention and Visitors Bureau is actively involved in the state’s tourism partnership. |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our community continues to promote tourism based on unique regional characteristics. Some such resources include the Columbus Museum and the National Civil War Naval Museum. |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our community has multiple educational and cultural institutes that contribute to the region, and we continue to benefit from the region’s rural traits and linkage to the Chattahoochee River and Fort Benning. |

4.2 Resource Conservation

4.2.1 Heritage Preservation

Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Overview: Columbus has a strong preservation program that is supported by the city and important local organizations, such as the Historic Columbus Foundation. Through the cooperation and efforts of these groups, much of Columbus's historic built environment has been preserved and remains a vibrant part of the community. New development is encouraged to be compatible with the historic character of the city or to reuse existing historic buildings.

| Assessment | Status | Comments |
|--|--|---|
| 1. We have designated historic districts in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus has eleven National Register Historic Districts, all of which are also local historic districts. Columbus has an additional local historic district, and large numbers of buildings are local landmarks or part of the multiple resource area. |
| 2. We have an active historic preservation commission. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Board of Historic and Architectural Review reviews applications for changes within designated historic districts. The Uptown Façade Board reviews applications for changes to buildings in the Uptown area that are part of the National Register multiple resource area. |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The City of Columbus passed its first preservation ordinance in 1971. The ordinance was significantly altered in 1996. |

4.2.2 Open Space Preservation

Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Overview: CCG is working towards preserving more open space in the community. The 2000 Greenspace Plan identified areas for improvement.

| Assessment | Status | Comments |
|---|--|--|
| 1. Our community has a greenspace plan. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Columbus Greenspace Plan was written in 2000. Some of the plan's recommendations have been incorporated into the Unified Development Ordinance. |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Unified Development Ordinance allows for conservation subdivisions to set aside at least 20% of their area for open space. All primary conservation areas that fall within subdivisions need to be preserved. |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | In the past, Columbus has received and used funding from the Georgia Greenspace program. The Chattahoochee Valley Land Trust protects land in Muscogee and other nearby counties. Recently, CCG has collaborated with The Trust for Public Land, DNR, and other agencies to purchase Standing Boy Creek Park. Trees Columbus and the Georgia Conservancy also play an important role in area conservation efforts, reflecting the City's strong public/private partnerships. The Unified Development Ordinance also encourages conservation subdivisions and easements for greenspace. |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Unified Development Ordinance has provisions for conservation subdivisions. |

4.2.3 Environmental Protection

Objective: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Overview: CCG has taken proactive steps to meet state and federal environmental guidelines. Improved management practices may help preserve environmental resources in the future.

| Assessment | Status | Comments |
|--|--|--|
| 1. Our community has a comprehensive natural resources inventory. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CCG does have a list of public greenspace in its Greenspace Plan. The list includes existing parks and wetlands areas. |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Development is still allowed in primary and secondary conservation areas, 100% of a portion of any of these areas must be preserved if they fall within a subdivision. |
| 3. We have identified our defining natural resources and taken steps to protect them. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Greenspace Program does list existing parks and environmentally sensitive areas that are to be protected through conservation easements. |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The environmental ordinances in the Unified Development Ordinance follow the Part V guidelines. |
| 5. Our community has a tree preservation ordinance which is actively enforced. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Unified Development Ordinance features a tree preservation ordinance, which is enforced by the city arborist. |
| 6. Our community has a tree-planting ordinance for new development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The tree planting ordinance is within the Unified Development Ordinance. |
| 7. We are using stormwater best management practices for all new development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | In order to obtain a reissued Phase 1 Medium MS4 stormwater discharge permit from the state in April 2005, Columbus-Muscogee was required to adopt stormwater best management practices. |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Provisions for all natural resources are outlined in the Unified Development Ordinance. |

4.3 Social and Economic Development

4.3.1 Growth Preparedness

Objective: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Overview: Columbus is actively preparing for anticipated growth by comprehensively considering needs associated with expansions at Fort Benning and other growth tied to economic development. The Unified Development Ordinance, public involvement program, and CCG decision making process all support these preparation efforts.

| Assessment | Status | Comments |
|--|--|--|
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CSU D. Abbott Turner College of Business has provided a 20 year forecast along with forecasts from other reputable sources for comparison. This forecast includes a sub-county analysis not provided by other sources. |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Planning cycles are different across governmental entities. Although the State of Georgia produces county forecasts, they are not required forecasts for planning purposes by local entities. However, because of the Ft. Benning expansion, local entities have tried to agree on the potential Ft. Benning impact estimates. |
| 3. Our elected officials understand the land-development process in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our elected officials are directly involved in zoning and planning activities, including transportation. |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Unified Development Ordinance was reviewed and updated in 2005. |
| 5. We have a Capital Improvements Program that supports current and future growth. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Each City department has a strategic plan that includes capital facilities. |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The future land use maps in the current comprehensive plan identify areas where development is appropriate and areas to be protected for park and recreational uses. CCG has an extensive greenspace plan that identifies areas with significant natural resources worthy of protection. |

| Assessment | Status | Comments |
|---|--|--|
| 7. We have clearly understandable guidelines for new development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Unified Development Ordinance sets forth clear guidelines for new development. The consolidation of development regulations in one document makes it easier for property owners and developers to comprehend and easier for staff to administer. |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Per requests from the community, the planning department will speak to local clubs and organizations regarding development policies. |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Planning department maintains an up-to-date website with real-time information and publishes a quarterly newsletter to keep interested community members up to speed. |
| 10. We have a public-awareness element in our comprehensive planning process. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | We consistently engage the public in our planning efforts and are hosting a website to expand outreach further into the community. |

4.3.2 Appropriate Businesses

Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Overview: Recently local and regional agencies have been successful at diversifying the economy while facilitating the growth of existing resources of job creation such as Fort Benning, Aflac, Columbus State University, and Columbus Technical College.

| Assessment | Status | Comments |
|---|--|---|
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Valley Partnership's business development strategy reflects the strengths, weaknesses, and recent developments within the region. |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and or industries that will be compatible. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Several new businesses are anticipated to locate in the region due to Fort Benning and the new Kia plant. The Chamber of Commerce and Valley Partnership helping encourage this growth. |
| 3. We recruit firms that provide or create sustainable products | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The growth of AFLAC and Synovus in financial services and information services has diversified the economy. The community remains above the Georgia and national average in manufacturing jobs and has set aside industrial and technology park properties. The development and expansion of Columbus State University, Columbus Technical College and sports and cultural developments will support growing recreation/hospitality and health care sectors as well as improve education attainment. New and refurbished mall and retail centers have attracted national and regional chains for middle-upper income consumers. Nevertheless, it must be remembered that publicly traded companies operate for the benefit of their shareholders and are subject to global market conditions. While a US Army training facility appears to be sustainable, the use of the US Army troops at any given time could be volatile. Finally, retail establishments seem to migrate to new areas and facilities following residential growth and development leaving vacant or underutilized old retail areas. |

| Assessment | Status | Comments |
|---|--|--|
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | We have been successful at expanding job opportunities beyond our traditional base over past years, although Fort Benning continues to dominate in the region. |

4.3.3 Employment Options

Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Overview: Although our economy supports a variety of jobs and resources for both skilled and unskilled labor, there is a need to increase professional and managerial opportunities to accommodate residents.

| Assessment | Status | Comments |
|--|--|---|
| 1. Our economic development program has an entrepreneur support program. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Chamber of Commerce and community actively supports small business development through a variety of programs in cooperation with UGA, CSU and Georgia Tech. Columbus has received awards from the State of Georgia on the initiatives to support and develop entrepreneurship. For example, the Chamber of Commerce runs the iWOW (Incubator without Walls) program to help small companies develop and flourish. |
| 2. Our community has jobs for skilled labor. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Approximately 23% of jobs require skills through some post secondary training or extensive job related experience. These include healthcare, office, construction and manufacturing jobs. |
| 3. Our community has jobs for unskilled labor. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Approximately 57% of jobs require little or no skills other than high school or on the job training. These include retail, hospitality, construction and manufacturing jobs. |
| 4. Our community has professional and managerial jobs. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Approximately 20% of MSA jobs are classified as managerial, professional or para-professional. Management jobs represent just over 25% of these jobs. Approximately 20% of adults have at least a 4-year college degree. This is below the US and State of Georgia at 24-25%. IRS migration data show a steady loss of taxpayers between the ages of 20-40, primarily to the Atlanta area. |

4.3.4 Housing Choices

Objective: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Overview: Our current zoning allows for a range of housing structures and types, including both single family and multi-family units. As growth occurs in our region, housing affordability will become an increasingly bigger problem for our residents and workers. New strategies and policies will be necessary to accommodate the housing needs of all community members.

| Assessment | Status | Comments |
|---|--|---|
| 1. Our community allows accessory units like garage apartments of mother-in-law units. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our zoning code allows four types of accessory dwelling units: employee residence, groom's quarters, guest cottage, and security quarters. These units have strict residency requirements that may need to be reviewed. |
| 2. People who work in our community can also afford to live in the community. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Housing affordability is an increasingly bigger challenge in the community and will likely become a more prominent one as major growth occurs in up-coming years. |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | There is need for more affordable housing units, particularly with transformations due to BRAC and growth in other local industries. |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Design guidelines have been established for historic areas that encourage the continuation of street design features and building placement in keeping with the patterns of historic Columbus. |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Several of our redevelopment plans call for the creation of lofts and similar housing. Areas of the community are zoned for mixed office/high density residential. |
| 6. We have vacant and developable land available for multifamily housing. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Several of our redevelopment areas are poised for multifamily housing. |
| 7. We allow multifamily housing to be developed in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our zoning encourages multifamily units to accommodate the needs of workers, students, and other residents. |
| 8. We support community development corporations that build housing for lower-income households. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our Community Reinvestment Department works closely with community development corporations to provide housing for lower income households. |

| Assessment | Status | Comments |
|---|--|--|
| 9. We have housing programs that focus on households with special needs. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Our community offers a multiple programs to help with such things as down payments, home repairs, and relocation. |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | Only our historic districts are zoned for smaller lots. Detached single family units require a minimum of 6,000 square feet. |

4.3.5 Educational Opportunities

Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Overview: One of Columbus’s core strengths is its educational institutes. Data suggests that more emphasis should be placed on increasing professional job opportunities to reverse the out-migration patterns of recent college graduates.

| Assessment | Status | Comments |
|--|--|---|
| 1. Our community provides workforce training options for its citizens. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Chamber of Commerce collaborates with area educational institutes and state programs to provide relevant training. |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus Technical College collaborates closely with area businesses to help equip citizens with relevant job skills. The Georgia QuickStart Program is one tool that is used. |
| 3. Our community has higher education opportunities, or is close to a community that does. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Columbus is home to various higher education institutes including Columbus State University, Columbus Technical College, and Beacon University. Other colleges have branches in Columbus to accommodate area needs. |
| 4. Our community has job opportunities for college graduates, so that our children may live and work her if they choose. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | Although some job opportunities exist for college graduates, we have identified the need to attract more professional jobs to the community to better accommodate this population and reverse out-migration trends. |

4.4 Governmental Relations

4.4.1 Regional Solutions

Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Objective: Although Columbus retains a large degree of autonomy, it is actively engaged in regional collaboration regarding various community needs including economic development, water, land use, and transportation.

| Assessment | Status | Comments |
|---|--|---|
| 1. We participate in regional economic development organizations. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CCG is a member of the Valley Partnership, which coordinates economic development in multiple cities and counties in the Columbus region. |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CCG is part of the Lower Chattahoochee Regional Development Commission. Columbus Water Works is the entity most involved with water quality and quantity issues, and is currently in the process of filing a lawsuit against the Corps of Engineers for water quantity issues. |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | CCG is mainly independent of other local governments, except when services are shared with or provided by Ft. Benning, a federal entity. Columbus Water Works sells its treated water to Harris and Talbot Counties, and CCG partners with Phenix City in its Metropolitan Planning Organization, focusing on transportation. |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The CCG generally works independently, but as a leader in a region of smaller counties. Transportation issues are linked with Phenix City, and land use and housing are considered in a regional context, especially when it comes to issues like BRAC and the new Kia plant. Columbus is also a part of the Valley Partnership, a regional development organization. |

4.4.2 Regional Cooperation

Objective: Regional Solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Overview: Recent developments in the Columbus Region have fueled greater collaboration among area governments, including a Joint Land Use Study and Regional Growth Management Plan.

| Assessment | Status | Comments |
|---|--|--|
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | The Columbus Metropolitan Planning Organization works with Phenix City, especially on transportation issues. |
| 2. We are satisfied with our Service Delivery Strategy. | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | The Service Delivery Strategy is outdated, but since CCG has jurisdiction over the entire county, an update is not a priority. |
| 3. We initiate contact with other local governments in our region in order to find solutions to common problems, or to craft regionwide strategies. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | This happens frequently in the MPO and through the Lower Chattahoochee Regional Development Authority. |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | This happens frequently through the Valley Partnership or the Columbus Chamber of Commerce. |



Technical Addendum *to the* Community Assessment *for the* 2028 Comprehensive Plan

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Columbus Consolidated Government

November 2007

In partnership with  JORDAN JONES & GOULDING  HALL CONSULTING, INC. DEVOTED TO YOUR COMMUNITY  D. ABBOTT TURNER COLLEGE OF BUSINESS COLUMBUS STATE UNIVERSITY *and*  Ackerman & Co.

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Ackerman & Co.

Comp Plan Update: Real Estate Analysis

Ackerman & Co.

IV. Supportive Data for Economic Development Section

Dun and Bradstreet Businesses in Columbus, GA by Zip Code

1 Introduction

This Technical Addendum is an expansion upon the “Analysis of Supportive Data and Information” initiated in the *Community Assessment* for the 2028 Comprehensive Plan. It represents an extensive review of existing conditions in Columbus. It also validates issues and opportunities and supports the character areas outlined in the *Community Assessment*. This analysis follows the Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs, effective May 1, 2005.

This report describes current conditions in the County and metro area (when applicable) and provides a likely forecast for the next twenty years, if policies are not altered. The data provided in this document embodies an extensive review of past studies, available Census data, Columbus Consolidated Government (CCG) records, and other relative data sources, with special attention given to impacts of Fort Benning expansion. Methodology is discussed in greater detail within each chapter, as data sources vary for each planning element.

For the purposes of the Comprehensive Plan, six planning areas have been identified. They are referenced on a limited basis within *Section 2, Population*, but will play an important role in community visioning as the Community Participation Plan is implemented (please see *Community Participation Program* for more information). These planning areas were based upon an analysis of the similar characteristics within adjacent geographic areas and finalized by the comprehensive planning team. The Planning Areas Map (**Map 1-1**) along with all of the maps associated with this document can be found in Section II, “Atlas of Supportive Maps,” at the end of this document. **Please cross-reference the *Community Assessment* document for an executive summary-style report of the major findings from this analysis.**



In 2028, Columbus, GA will celebrate its 200th anniversary. From the beginning, Columbus was planned as a gateway city because of its location: a regional retail hub and military post. Those roots run deep.

2 Population

2.1 Total Population

2.1.1 Recent Trends & Comparisons to Georgia & US

Population estimates are just that, estimates. The estimate for 2007 for Columbus is approximately 189,000 up from 185,000 in 2005. What is known is that population growth has been below 0.5 percent annually for the last 20 years and very likely has declined since 2000. One reason for the decline is military deployments, which impact Ft. Benning operations and the local economy. The County has faced these declines in every prior wartime period. Exacerbating what has been an old problem are two new trends. One is the suburbanization of the metro area with more county residents moving out to newer subdivisions in surrounding counties. Secondly, with higher unemployment and a growing young population with more education, there is a steady net outflow every year to the Atlanta area. This has resulted in an aging population, more so than the state.

Figures 2-1 and 2-2 provide the decadal censuses and most recent “official” population estimate for 2005. The U.S. Census Bureau estimated that the county’s population was approximately 186 thousand in 2000, an increase of about 7,000 people over the 1990 Census. The county’s population in July 1, 2005 was estimated at 185,799. The annualized growth rate for Columbus is well below the state average caused by a significant inflow of people into North Georgia and the coastal areas from other states.

Figure 2-3 focuses on shifting population patterns within the metro area. The data indicate that Harris County, located north of Columbus, experienced the greatest population growth during the 1990s followed by Russell County, AL. These counties have relatively small populations. Harris County has less than 15 percent of the population of Columbus and Russell is just over 25 percent. Nevertheless, there is a significant suburbanization trend among the upper and upper middle income, primarily white families away from the urban core. This trend is reflected in all of Georgia’s metro areas.

Figure 2-1: Population Trends, 1980-2005

| | 1980 | 1990 | 2000 | 2005 |
|---------------|-------------|-------------|-------------|-------------|
| Columbus | 170,108 | 179,278 | 186,291 | 185,799 |
| Metro Area | 239,196 | 243,072 | 274,624 | 282,495 |
| Georgia | 5,462,982 | 6,478,216 | 8,186,453 | 9,132,553 |
| United States | 226,545,805 | 248,709,873 | 281,421,906 | 296,507,061 |

Source: U.S. Census Bureau

Figure 2-2: Average Annual Growth Rates, Columbus and Georgia (Percent)

| | 1980-1990 | 1990-2000 | 2000-2005 |
|----------|-----------|-----------|-----------|
| Columbus | 0.5 | 0.4 | -0.1 |
| Georgia | 1.9 | 2.6 | 2.3 |

Source: U.S. Census Bureau and Bureau of Economic Analysis

Figure 2-3: Population Trends, Metro Area, 1990 and 2000

| County | 1990 | 2000 | % Change 1990 - 2000 |
|-------------------|---------|---------|-------------------------|
| Columbus | 179,278 | 186,291 | 3.9 |
| Chattahoochee, GA | 16,934 | 14,882 | -12.1 |
| Harris, GA | 17,788 | 23,695 | 33.2 |
| Russell, AL | 46,860 | 49,756 | 6.2 |

Source: U.S. Census Bureau

2.1.2 Future Projections- County & Sub-County

Future population in Columbus is partly a function of past trends and growth strategies that the County implements over the coming years, as well as the underway expansion of Ft. Benning. Because these factors are somewhat unpredictable, a range of population projections is included to guide planning and growth management decisions.

Office of Planning and Budget

In 2005, the Governor’s Office of Planning and Budget (OPB) created a report for the State of Georgia and its counties on population projections through 2015. The report indicates that Muscogee County [Columbus] will be one of 12 counties in Georgia in which half of the state’s population will reside. Still, the OPB’s projections indicate that by 2015 Columbus’s residential population projection will decrease by -2.1 percent with respect to the 2000 residential Census. Their 2010 “residential” population projection is 183,614 people and 182,367 people for the 2015 “residential” projection.

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Woods & Poole Economics, Inc.

Woods & Poole Economics, Inc. is a consulting firm specializing in county level projections for all U.S. counties. **Figure 2-4** highlights their most recent projections that Columbus’s population will grow at roughly the same pace as the 1980s and 1990s. By 2030, the Columbus’s population will increase to 209 thousand people, an increase of 12.1 percent over the 2006 estimate. The 2015 projection of 194 thousand is certainly more positive than the OPB projections of approximately 182 thousand.

Figure 2-4: Woods & Poole Population Projections, Columbus, 2000-2030

| Year | Total (1000s) | % Change |
|------|---------------|----------|
| 2000 | 186.5 | - |
| 2003 | 182.1 | -2.3 |
| 2005 | 185.3 | 1.7 |
| 2006 | 186.5 | 0.7 |
| 2010 | 189.5 | 1.6 |
| 2015 | 193.7 | 2.2 |
| 2020 | 198.3 | 2.4 |
| 2025 | 203.3 | 2.6 |
| 2030 | 209.0 | 2.8 |

Source: Woods & Poole Economics, Inc.

Our Projections - Scenarios

Columbus State University has developed several scenarios for Columbus’s projected population. The first projection is based on historical population data collected from the U.S. Census Bureau, births and deaths obtained from the Georgia Department of Human Resources, Division of Public

Health, and county-to-county migration data from the Internal Revenue Service (IRS). The projection is based on the following identity: $Pop_{t+1} = Pop_t + Births_{t+1} - Deaths_{t+1} + ExempIn_{t+1} - ExempOut_{t+1}$, where t represents a base year and t+1 refers to the following time period. Annual births, deaths, exemptions in, and exemptions out from 2006 to 2028 are projected fitting a linear trend to historical data from 1994 to 2005 (consistent with the most complete dataset for all variables). It also incorporates the expected total population expansion based on Ft. Benning’s estimates in 2010 and 2011. Columbus is expected to receive approximately 60 percent of the total increase in population from this expansion based on historic distributions of military and federal civilian personnel. **Figure 2-5** presents this projection.

Figure 2-5: Population Projection Scenario 1, Columbus, 2005-2028

| Year | Total (1000s) | % Change |
|------|---------------|----------|
| 2005 | 185.3 | - |
| 2008 | 193.0 | 4.1% |
| 2010 | 201.2 | 4.3% |
| 2015 | 215.9 | 7.3% |
| 2020 | 216.8 | 0.4% |
| 2025 | 222.5 | 2.6% |
| 2028 | 226.5 | 1.8% |

Source: Columbus State University, Turner College of Business, November 2007.

Figure 2-6 presents Scenario 2. Scenario 2 was prepared by Columbus State University’s Turner College of Business using their knowledge of local economic conditions and additional data from IRS Taxpayer Migration Data and the RIMS economic analysis model.

Scenario 2 starts with the same military employment assumptions as Scenario 1 and uses the same trends used in Scenario 1 for population births, deaths, and migration trends. However, the expected population changes from the additional jobs at Ft. Benning are lower than Scenario 1 based on the following major factors:

- 1) Some of the new jobs and people that Ft. Benning is hosting due to BRAC have already arrived so they are incorporated in the general population as of 2007.
- 2) In Scenario 2 does not “import” 100 percent of the new labor force who will fill jobs created by BRAC. Instead, it is assumed that some of the new jobs created by Ft. Benning will be filled with persons who are in the current unemployed labor force. In the region, only 45 percent of the area population is in the workforce. This compares to 47 percent for Alabama and 50 percent for Georgia. There are about 10,000 unemployed persons looking for work. This is an unemployment rate that is substantially higher than the state unemployment rate and supports the need for the Fort to hire locally whenever possible.
- 3) Scenario 2 also assumes that some military families will have two or more workers in the household. This would include working spouses and teenage children who will take jobs locally when they arrive in Columbus. The Department of Defense (DOD) has recently issued hiring directives for spouse hiring preferences. In all, Scenario 2 assumes that there will be at least 3,700 military spouses and older teenagers looking for full or part-time work who will take local jobs.

4) Scenario 2 uses a more commonly accepted household size, with fewer persons per household than the data supplied by Ft. Benning. The military average household size estimate is high based on Columbus migration patterns and is adjusted downward from 3.0 people per household to 2.3 people per household. Even this level is at the high end of the historic average household sizes.

5) Scenario 2 includes the additional jobs in Columbus that would result from expansion by Aflac and the new KIA plant. It also includes a number of new jobs in the retail and service sectors that would be “induced” by the first round of new employment at these two major employers. However, through 2016 additional local and regional population is not required provided the local population has the requisite skills and wages are sufficiently high to induce people to enter the workforce.

Figure 2-6: Population Projection Scenario 2, Columbus, 2005-2028

| Year | Tot. Pop. (1000s) | % Growth |
|------|-------------------|----------|
| 2005 | 185.3 | - |
| 2008 | 189.9 | 2.5% |
| 2010 | 194.3 | 2.3% |
| 2015 | 206.3 | 6.1% |
| 2020 | 209.4 | 1.5% |
| 2025 | 215.1 | 2.7% |
| 2028 | 219.1 | 1.9% |

Source: Columbus State University, Turner College of Business, November 2007.

Population Projections at the Planning District Level

Using the population projections from Scenario 2, people were allocated to planning districts (please see explanation of planning areas in *Section 1, Introduction*) based on current population estimates and recent trends illustrated in the IRS databases on taxpayers. Recent IRS data indicates a decline in older core urban areas and growth in new more recently developed areas of Columbus. Three factors contribute to this shift: one is the aging of existing households in older subdivisions; two is commercialization of residences on main streets; and three is modern housing trends desired by today’s young families. School district and retail facilities also play an important role for population that move into an area including the population associated with the military turnover experienced in Columbus. **Figure 2-7** shows the projected population distribution over the planning period.

Figure 2-7: Population Projections based on Scenario 2 Planning Areas, 2006-2028 (in thousands)

| Planning Area | 1990 | 2000 | 2005 | 2008 | 2010 | 2015 | 2020 | 2025 | 2028 |
|---------------|------|------|------|------|------|------|------|------|------|
| A | 25.9 | 33.6 | 34.0 | 35.4 | 36.7 | 40.3 | 41.2 | 42.9 | 44.1 |
| B | 11.2 | 14.6 | 18.9 | 20.3 | 21.6 | 25.2 | 26.1 | 27.8 | 29.0 |
| C | 23.2 | 21.1 | 19.7 | 20.4 | 21.1 | 22.8 | 23.3 | 24.2 | 24.8 |
| D | 36.1 | 33.3 | 31.0 | 31.7 | 32.4 | 34.1 | 34.6 | 35.5 | 36.1 |
| E | 57.1 | 60.5 | 59.0 | 59.2 | 59.4 | 59.8 | 60.0 | 60.2 | 60.4 |
| F | 13.7 | 11.8 | 11.7 | 11.9 | 12.1 | 12.5 | 12.7 | 12.9 | 13.1 |

Source: Columbus State University, Turner College of Business, November 2007.

Recent Trends Reported by Internal Revenue Service

The population of Columbus has been flat for about 15 years. Nevertheless, there has been substantial movement into and out of the county and within the county. There are very few data sources for tracking these movements between census years. The U.S. Internal Revenue Service (IRS) does keep track of taxpayer movements between counties and taxpayer information at the zip code level. The IRS databases have developed zip code level data on taxpayers. While zip codes are not a perfect match to the planning districts, the trends can be applied with judgment. These databases approximate about 73 percent of the total population. **Figure 2-8** cross references planning districts and zip codes.

Figure 2-8: Planning District and Zip code Cross-reference

| Planning Area | ZIP Codes |
|---------------|---|
| A | part of 31904, 31808, part of 31804, part of 31909, part of 31820 |
| B | 31820, 31829, 31801, part of 31909, part of 31907 |
| C | 31903, part of 31901, part of 31907 |
| D | part of 31906, part of 31904, part of 31901 |
| E | 31907, part of 31906, part of 31903 |
| F | part of 31904, part of 31901 |

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Figure 2-9 reports data on taxpayer movements for 2005-06 for Columbus. Returns are a good estimate of households. **Figure 2-9** indicates that approximately 6,000 households are on the move in and out of the county each year. In 2005-06, the county lost net households, but about broke even in people represented by exemptions. Generally, losses are occurring within Georgia to the Atlanta area and to neighboring Alabama counties. The data suggest that the county has already begun experiencing the positive inflow of military personnel and people from outside the metro area.

Figures 2-10a,b,c report data on returns and exemptions by zip code for 1998 and 2004. The data indicate that growth has taken place only in the north and eastern parts of the county.

Figure 2-9: IRS Reported Tax Payer Migration Patterns, Columbus, 2005-2006

| Categories | TR | TE | Mean TR AGI \$ | TR | TE | Mean TR AGI \$ | Net TR | Net TE |
|---|-----------------|-------|----------------|-----------------|-------|----------------|--------|--------|
| Totals | Incoming | | | Outgoing | | | | |
| Different States | 4,211 | 9,027 | 32,406 | 4,121 | 8,720 | 35,439 | 90 | 307 |
| Within Georgia | 1,692 | 3,592 | 33,215 | 2,018 | 4,295 | 39,486 | -326 | -703 |
| Foreign Locations | 351 | 797 | 30,997 | 194 | 396 | 34,015 | 157 | 401 |
| Within Georgia & Suburban Flows | | | | | | | | |
| Local Counties, Inc Russell & Lee AL | 1,009 | 2,212 | 32,582 | 1,184 | 2,705 | 43,547 | -175 | -493 |
| Atlanta Area | 433 | 855 | 37,845 | 753 | 1,451 | 35,887 | -320 | -596 |
| Other Georgia Inc Military | 526 | 1,068 | 29,110 | 509 | 1,018 | 34,104 | 17 | 50 |
| Known County Flows with Minimum 10 Returns | | | | | | | | |
| Other States/Foreign APO-FPO: Large Known Military Posts | 1,637 | 3,805 | 33,145 | 1,347 | 2,967 | 34,927 | 290 | 838 |
| Others States: Mixed Flows | 232 | 474 | 32,772 | 296 | 610 | 39,970 | -64 | -136 |
| Other States: One Direction Flow | 183 | 394 | 33,803 | 79 | 137 | 34,899 | 104 | 257 |
| Miscellaneous Other State/Foreign Flows by Regions | | | | | | | | |
| Other Flows - South | 814 | 1,670 | 36,048 | 785 | 1,665 | 44,769 | 29 | 5 |
| Other Flows - Midwest | 361 | 729 | 32,922 | 309 | 661 | 33,994 | 52 | 68 |
| Other Flows - Northeast | 277 | 545 | 36,419 | 189 | 332 | 35,354 | 88 | 213 |
| Other Flows - West | 191 | 384 | 28,026 | 154 | 286 | 31,494 | 37 | 98 |
| Foreign - Other flows | 23 | 36 | 21,783 | 20 | 42 | 37,550 | 3 | -6 |

Note: AGI= Aggregate Gross Income; TR=Total Returns; TE=Total Exemptions; AGI=Adjusted Gross Income

Note: Non-migrating Taxpayer Statistics: TR=60253, TE=133021, Mean TR AGI=\$45,568

Source: IRS County to County Migration Database

Figure 2-10a: IRS Report on Taxpayers by Zip Code, Muscogee County, 1998 and 2004

| North and Panhandle | | | | | | | |
|----------------------------|---------------|---------------|--------------|--------------------------|---------------|---------------|--------------|
| 1998 | | | | 2004 | | | |
| Zip Code/AGI | TR | TE | DE | Zip Code/AGI | TR | TE | DE |
| 31808 | 2,262 | 4,800 | 1,493 | 31808 | 2,888 | 6,484 | 2,008 |
| Under \$10,000 | 367 | 316 | 85 | Under \$10,000 | 471 | 612 | 98 |
| \$10,000 under \$25,000 | 486 | 801 | 208 | \$10,000 under \$25,000 | 518 | 892 | 251 |
| \$25,000 under \$50,000 | 535 | 1,207 | 372 | \$25,000 under \$50,000 | 566 | 1,208 | 380 |
| \$50,000 or more | 874 | 2,476 | 828 | \$50,000 under \$75,000 | 523 | 1,386 | 453 |
| | | | | \$75,000 under \$100,000 | 357 | 1,029 | 348 |
| | | | | \$100,000 or more | 453 | 1,357 | 478 |
| 31904 | 12,465 | 24,585 | 8,170 | 31904 | 12,843 | 26,470 | 8,944 |
| Under \$10,000 | 2959 | 3,700 | 1,386 | Under \$10,000 | 2,706 | 3,895 | 994 |
| \$10,000 under \$25,000 | 3685 | 6,593 | 2,197 | \$10,000 under \$25,000 | 3,732 | 7,088 | 2,703 |
| \$25,000 under \$50,000 | 2881 | 6,114 | 1,850 | \$25,000 under \$50,000 | 2,969 | 6,085 | 2,022 |
| \$50,000 or more | 2940 | 8,178 | 2,737 | \$50,000 under \$75,000 | 1,380 | 3,410 | 1,100 |
| | | | | \$75,000 under \$100,000 | 738 | 2,108 | 736 |
| | | | | \$100,000 or more | 1,318 | 3,884 | 1,389 |
| 31909 | 11,810 | 24,305 | 7,824 | 31909 | 14,089 | 29,966 | 9,662 |
| Under \$10,000 | 2,125 | 1,743 | 459 | Under \$10,000 | 2,211 | 2,906 | 519 |
| \$10,000 under \$25,000 | 2,744 | 4,568 | 1,314 | \$10,000 under \$25,000 | 3,268 | 5,877 | 1,901 |
| \$25,000 under \$50,000 | 3,389 | 7,717 | 2,479 | \$25,000 under \$50,000 | 3,917 | 8,270 | 2,810 |
| \$50,000 or more | 3,552 | 10,277 | 3,572 | \$50,000 under \$75,000 | 2,410 | 6,396 | 2,245 |
| | | | | \$75,000 under \$100,000 | 1,212 | 3,369 | 1,091 |
| | | | | \$100,000 or more | 1,071 | 3,148 | 1,096 |
| 31820 | 2,024 | 4,380 | 1,470 | 31820 | 3,166 | 7,503 | 2,495 |
| Under \$10,000 | 386 | 213 | 47 | Under \$10,000 | 522 | 621 | 63 |
| \$10,000 under \$25,000 | 332 | 487 | 124 | \$10,000 under \$25,000 | 428 | 687 | 171 |
| \$25,000 under \$50,000 | 298 | 655 | 202 | \$25,000 under \$50,000 | 501 | 1,065 | 352 |
| \$50,000 or more | 1,008 | 3,025 | 1,097 | \$50,000 under \$75,000 | 491 | 1,397 | 522 |
| | | | | \$75,000 under \$100,000 | 488 | 1,480 | 548 |
| | | | | \$100,000 or more | 736 | 2,253 | 839 |
| 31829 | 368 | 785 | 245 | 31829 | 542 | 1,272 | 405 |
| Under \$10,000 | 76 | 64 | 20 | Under \$10,000 | 90 | 115 | 16 |
| \$10,000 under \$25,000 | 69 | 118 | 27 | \$10,000 under \$25,000 | 87 | 160 | 49 |
| \$25,000 under \$50,000 | 88 | 203 | 63 | \$25,000 under \$50,000 | 106 | 235 | 71 |
| \$50,000 or more | 135 | 400 | 135 | \$50,000 under \$75,000 | 97 | 258 | 78 |
| | | | | \$75,000 under \$100,000 | 75 | 227 | 82 |
| | | | | \$100,000 or more | 87 | 277 | 109 |

Source: IRS County to County Migration Database

Figure 2-10b: IRS Report on Taxpayers by Zip Code, Columbus, 1998 and 2004
Historic, Mid & South Columbus

| Historic, Mid & South Columbus | | | | | | | |
|---|---------------|---------------|---------------|--------------------------|---------------|---------------|---------------|
| 1998 | | | | 2004 | | | |
| Zip Code/AGI | TR | TE | DE | Zip Code/AGI | TR | TE | DE |
| 31901 | 2,734 | 4,920 | 1,809 | 31901 | 2,614 | 4,914 | 1,921 |
| Under \$10,000 | 903 | 1,493 | 641 | Under \$10,000 | 794 | 1,366 | 546 |
| \$10,000 under \$25,000 | 1,089 | 2,008 | 809 | \$10,000 under \$25,000 | 996 | 1,990 | 917 |
| \$25,000 under \$50,000 | 493 | 857 | 227 | \$25,000 under \$50,000 | 515 | 910 | 300 |
| \$50,000 or more | 249 | 562 | 132 | \$50,000 under \$75,000 | 162 | 311 | 76 |
| | | | | \$75,000 under \$100,000 | 61 | 135 | 32 |
| | | | | \$100,000 or more | 86 | 202 | 50 |
| 31903 | 9,034 | 18,605 | 8,188 | 31903 | 8,251 | 17,883 | 8,389 |
| Under \$10,000 | 3,019 | 5,347 | 2,513 | Under \$10,000 | 2,382 | 4,432 | 1,941 |
| \$10,000 under \$25,000 | 4,100 | 8,757 | 4,070 | \$10,000 under \$25,000 | 3,948 | 8,968 | 4,613 |
| \$25,000 under \$50,000 | 1,625 | 3,741 | 1,377 | \$25,000 under \$50,000 | 1,574 | 3,615 | 1,557 |
| \$50,000 or more | 290 | 760 | 228 | \$50,000 under \$75,000 | 261 | 647 | 213 |
| | | | | \$75,000 under \$100,000 | 73 | 185 | 54 |
| | | | | \$100,000 or more | 13 | 36 | 11 |
| 31906 | 10,752 | 20,125 | 7,420 | 31906 | 10,261 | 20,624 | 8,237 |
| Under \$10,000 | 2,827 | 4,105 | 1,687 | Under \$10,000 | 2,485 | 4,015 | 1,422 |
| \$10,000 under \$25,000 | 4,161 | 7,909 | 3,258 | \$10,000 under \$25,000 | 3,902 | 8,219 | 3,929 |
| \$25,000 under \$50,000 | 2,222 | 4,350 | 1,435 | \$25,000 under \$50,000 | 2,226 | 4,378 | 1,654 |
| \$50,000 or more | 1,542 | 3,761 | 1,040 | \$50,000 under \$75,000 | 660 | 1,417 | 426 |
| | | | | \$75,000 under \$100,000 | 359 | 916 | 281 |
| | | | | \$100,000 or more | 629 | 1,679 | 525 |
| 31907 | 23,938 | 47,479 | 17,615 | 31907 | 23,992 | 50,166 | 19,620 |
| Under \$10,000 | 5,394 | 6,511 | 2,430 | Under \$10,000 | 4,595 | 6,942 | 2,078 |
| \$10,000 under \$25,000 | 8,392 | 16,207 | 6,518 | \$10,000 under \$25,000 | 8,596 | 17,561 | 7,804 |
| \$25,000 under \$50,000 | 6,558 | 14,657 | 5,231 | \$25,000 under \$50,000 | 6,777 | 14,931 | 6,060 |
| \$50,000 or more | 3,594 | 10,104 | 3,436 | \$50,000 under \$75,000 | 2,447 | 6,312 | 2,198 |
| | | | | \$75,000 under \$100,000 | 966 | 2,746 | 942 |
| | | | | \$100,000 or more | 611 | 1,674 | 538 |
| 31908 | 520 | 902 | 259 | 31908 | 526 | 997 | 327 |
| Under \$10,000 | 81 | 92 | 22 | Under \$10,000 | 76 | 105 | 22 |
| \$10,000 under \$25,000 | 166 | 246 | 68 | \$10,000 under \$25,000 | 131 | 244 | 98 |
| \$25,000 under \$50,000 | 151 | 268 | 75 | \$25,000 under \$50,000 | 176 | 329 | 117 |
| \$50,000 or more | 122 | 296 | 94 | \$50,000 under \$75,000 | 57 | 115 | 36 |
| | | | | \$75,000 under \$100,000 | 36 | 90 | 24 |
| | | | | \$100,000 or more | 50 | 114 | 30 |

Source: IRS County to County Migration Database

Figure 2-10c: IRS Report on Taxpayers by Zip Code, Columbus, 1998 and 2004

| Ft. Benning Area | | | | | | | |
|-------------------------|--------------|---------------|--------------|--------------------------|--------------|---------------|--------------|
| 1998 | | | | 2004 | | | |
| Zip Code/AGI | TR | TE | DE | Zip Code/AGI | TR | TE | DE |
| 31902 | 697 | 1,149 | 349 | 31902 | 547 | 992 | 294 |
| Under \$10,000 | 155 | 173 | 41 | Under \$10,000 | 123 | 174 | 45 |
| \$10,000 under \$25,000 | 195 | 298 | 113 | \$10,000 under \$25,000 | 93 | 156 | 50 |
| \$25,000 under \$50,000 | 112 | 165 | 44 | \$25,000 under \$50,000 | 109 | 200 | 73 |
| \$50,000 or more | 235 | 513 | 151 | \$50,000 under \$75,000 | 49 | 81 | 17 |
| | | | | \$75,000 under \$100,000 | 38 | 92 | 31 |
| | | | | \$100,000 or more | 135 | 289 | 78 |
| 31905 | 6,779 | 15,668 | 6,340 | 31905 | 4,019 | 10,238 | 4,339 |
| Under \$10,000 | 1,176 | 1,446 | 412 | Under \$10,000 | 464 | 739 | 209 |
| \$10,000 under \$25,000 | 3,841 | 8,218 | 3,167 | \$10,000 under \$25,000 | 1,940 | 4,001 | 1,475 |
| \$25,000 under \$50,000 | 1,447 | 4,859 | 2,238 | \$25,000 under \$50,000 | 1,212 | 3,999 | 1,930 |
| \$50,000 or more | 315 | 1,145 | 523 | \$50,000 under \$75,000 | 300 | 1,118 | 548 |
| | | | | \$75,000 under \$100,000 | 69 | 266 | 129 |
| | | | | \$100,000 or more | 34 | 115 | 48 |

Note: 3 post offices are excluded; AGI=Aggregate Gross Income; TR=Total Returns; TE=Total Exemptions; DE=Dependent Exemptions

Source: www.IRS.gov zip code database

2.2 Age Distribution

2.2.1 Current Patterns

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Figure 2-11 presents the age distribution of Columbus in 1990 and 2000. It can be seen that the City of Columbus’s population has aged considerably during that decade. Further, there seems to be an out-migration of people in the ages of 25 to 34 and the youngest children with parents likely in this age group. This group was part of the 15 to 24 years old group at the beginning of the decade, but for some reason they did not stay. Further, the 35 to 54 age groups experienced substantial increases as did the over 75 age groups. This means the county has a middle aged workforce and growing elderly “retiree” population.

Figure 2-11 Age Distribution, Columbus, 1990 and 2000

| Age Group | 1990 | 2000 | % Change 1990 - 2000 |
|-----------------------|-------------|-------------|-----------------------------|
| Under 5 years | 14,711 | 13,682 | -7.0% |
| 5 to 9 years | 13,628 | 14,275 | 4.7% |
| 10 to 14 years old | 12,414 | 13,601 | 9.6% |
| 15 to 19 years old | 14,632 | 15,296 | 4.5% |
| 20 to 24 years old | 15,481 | 15,385 | -0.6% |
| 25 to 34 years old | 32,412 | 27,151 | -16.2% |
| 35 to 44 years old | 24,885 | 28,295 | 13.7% |
| 45 to 54 years old | 16,381 | 22,751 | 38.9% |
| 55 to 64 years old | 15,364 | 14,038 | -8.6% |
| 65 to 74 years old | 11,729 | 12,172 | 3.8% |
| 75 to 84 years old | 6,061 | 7,249 | 19.6% |
| 85 years old and over | 1,580 | 2,396 | 51.6% |

Source: U.S. Census Bureau

2.2.2 Future Projections & Implications

Figures 2-12 and 2-13 show two potential projections of future population by age that correspond to the two population scenarios presented in Section 2.1.2. In each case, the number of children up to age 14 is expected to peak around 2015 as the current influx ages. Even our lowest forecast is significant given that the school district has not experienced any significant increase in enrollment since 1995 according to enrollment records provided by the school district and the state of Georgia.

In each scenario, the number of “seniors” who are 65 and older is expected to increase by about 4 to 5 thousand, or 25 percent, from 2008 to 2028

The range of increase in the working age population is 23 to 28 thousand. The IRS data in Figure 2-14 indicates that younger adults have left the area in recent years, creating an older workforce.

**Figure 2-12: Projected Population by Age from Scenario 1
Columbus, 2005-2028 (in thousands)**

| Age Group | 2005 | 2008 | 2010 | 2015 | 2020 | 2025 | 2028 |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| Under 15 | 42.3 | 42.4 | 44.3 | 51.8 | 50.3 | 50.1 | 49.8 |
| 15 to 64 | 121.4 | 127.3 | 132.8 | 139.4 | 141.6 | 146.4 | 149.5 |
| 65 and up | 21.6 | 23.2 | 24.1 | 24.6 | 24.9 | 26.0 | 27.2 |

Source: Columbus State University, Turner College of Business, November 2007.

**Figure 2-13: Projected Population by Age from Scenario 2
Columbus, 2005-2028 (in thousands)**

| Age Group | 2005 | 2008 | 2010 | 2015 | 2020 | 2025 | 2028 |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| Under 15 | 42.3 | 41.8 | 43.3 | 49.5 | 48.6 | 48.4 | 48.2 |
| 15 to 64 | 121.4 | 125.4 | 128.0 | 133.2 | 136.7 | 141.5 | 144.6 |
| 65 and up | 21.6 | 22.8 | 23.0 | 23.5 | 24.1 | 25.2 | 26.3 |

Source: Columbus State University, Turner College of Business, November 2007.

**Figure 2-14: IRS Taxpayers by Age Group, Columbus and Russell County, AL,
2000 and 2004**

| Category | Columbus | Russell County AL |
|---------------|----------|----------------------|
| Total | -3% | 4% |
| Single Status | -9% | -1% |
| Age Under 30 | -25% | -17% |
| Age 30-44 | -6% | 0% |
| Age 45-60 | 19% | 22% |
| Age Over 60 | 15% | 28% |

Source: Columbus State University, Turner College of Business, November 2007, based on IRS data

2.3 Race & Ethnicity

2.3.1 Current Composition & Comparison to Georgia & US

The racial composition for Columbus shows an increase in diversity, particularly an increase in the African-American and Hispanic populations. Between 1980 and 2000, the African-American population increased by approximately 41 percent, while the White population declined by 13 percent. Other races had significant percentage increases, but in absolute values, they are still well below Whites and African-Americans percentages of the total population. In 2000, Columbus had a significantly higher African-American population than either Georgia or the U.S.

Figure 2-15: Percentage Race Composition, Columbus, 1980-2005

| Category | 1980 | 1990 | 1995 | 2000 | 2005 |
|-----------------------------------|------|------|------|------|------|
| White | 64% | 59% | 53% | 50% | 48% |
| Black or African American | 34% | 38% | 41% | 44% | 47% |
| American Indian and Alaska Native | Neg. | Neg. | Neg. | Neg. | Neg. |
| Asian or Pacific Islander | 1% | 1% | 2% | 2% | 2% |
| Other race | 1% | 1% | 4% | 4% | 2% |

Source: U.S. Census Bureau

Figure 2-16: Race Composition, U.S., Georgia, Metro Area, Columbus, 2000

| Category | United States | Georgia | Metro Area* | Columbus |
|--|---------------|---------|-------------|----------|
| White | 75% | 65% | 54% | 50% |
| Black or African American | 12% | 29% | 40% | 44% |
| American Indian and Alaska Native alone | 1% | neg. | neg. | neg. |
| Asian | 4% | 2% | 1% | 2% |
| Native Hawaiian and Other Pacific Islander | neg. | neg. | neg. | neg. |
| All others | 8% | 4% | 3% | 4% |

Source: U.S. Census Bureau

*The metro area includes Columbus, Chattahoochee County, Harris County, and Marion County, GA and Russell County AL

2.3.2 Future Projections & Implications

Future racial composition projections in **Figure 2-17** indicate that the African-American population will outnumber all other races. The White population is expected to continue declining through the years. Hispanics are expected to have the greatest percentage increase in the next two decades. These shifts reflect both migratory trends in the U.S. and the expansion of Ft. Benning.

Figure 2-17: Future Projections of Race Composition, Columbus, 2005-2030

| Category | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|-----------------------------------|------|------|------|------|------|------|
| White | 46% | 44% | 42% | 40% | 38% | 36% |
| Black or African American | 47% | 49% | 51% | 52% | 54% | 55% |
| American Indian and Alaska Native | Neg. | Neg. | Neg. | Neg. | Neg. | Neg. |
| Asian or Pacific Islander | 2% | 2% | 3% | 3% | 3% | 3% |
| Hispanic | 4% | 4% | 5% | 5% | 5% | 6% |

Source: Woods & Poole Economics, Inc. 2004

2.4 Living Arrangements

Approximately 5 percent of the population of Columbus lived in “group” quarters in 2000 based on Census data in **Figure 2-18**. This represents between 9,000 and 10,000 people. Prisons and Ft. Benning group quarters for population counts are not expected to increase. Student residences are not permanent residences. The aging population may require more assisted living arrangements. Please see *Section 4, Housing*, for more information on living arrangements.

The IRS data in Figures **2-10a,b,c** also provide a sub-county breakdown of population by taxpayer including dependent exemptions and income distribution. The data can be used to help analyze the location of children and the buying power of residents.

Figure 2-18: Living Arrangements of the Population, Georgia and Columbus, 2000

| Category | Georgia | Columbus |
|-----------------------------------|-----------|----------|
| Total | 8,186,453 | 186,291 |
| Householder | 3,006,369 | 69,819 |
| <i>Percent</i> | 36.7 | 37.5 |
| Spouse | 1,548,800 | 31,177 |
| <i>Percent</i> | 18.9 | 16.7 |
| Child | 2,439,098 | 56,271 |
| <i>Percent</i> | 29.8 | 30.2 |
| Child Under 18 | 1,899,303 | 43,047 |
| <i>Percent</i> | 23.2 | 23.1 |
| Relatives | 522,651 | 11,637 |
| <i>Percent</i> | 6.4 | 6.2 |
| Relatives Under 18 | 218,208 | 5,684 |
| <i>Percent</i> | 2.7 | 3.1 |
| Non Relatives Inc Partners | 435,713 | 8,280 |
| <i>Percent</i> | 5.3 | 4.4 |
| Group Quarters | 233,822 | 9,107 |
| <i>Percent</i> | 2.9 | 4.9 |
| Group-Institutionalized | 126,023 | 3,249 |
| <i>Percent</i> | 1.5 | 1.7 |
| Group-Non Institutionalized | 107,799 | 5,858 |
| <i>Percent</i> | 1.3 | 3.1 |

Source: Georgia Data Center U.S. Census 2000

2.5 Income

Figure 2-19 provides a history of income distribution in Columbus provided by the U.S. Census. The data are not inflation-adjusted. What the distribution of income does suggest, however, is that income is bi-modally distributed. Consequently, means and medians are not very useful statistics. Approximately 35 percent of the households make \$50,000 or more and 31 percent make under \$20,000. **Figure 2-20** compares Columbus income distribution to the state and metro area distributions.

Figures 2-10a,b,c also provide a distribution of income at a sub-county level using the IRS zip code data. The data indicate that higher income families have clustered in the northern and eastern part of the county and lower income families are clustered in the older urban core.

Figure 2-19: Household Income Distribution, Columbus, 1980-2005 (in thousands)

| Category | 1980 | 1990 | 2000 | 2005 |
|---------------------|------|------|------|------|
| Total | 59.2 | 65.9 | 69.8 | 70.9 |
| Less than \$9,999 | 22.0 | 13.2 | 8.6 | 10.6 |
| \$10,000 - \$14,999 | 10.7 | 7.5 | 5.3 | 6.3 |
| \$15,000 - \$19,999 | 8.8 | 7.0 | 5.3 | 5.2 |
| \$20,000 - \$29,999 | 10.4 | 11.8 | 10.9 | 9.1 |
| \$30,000 - \$34,999 | 2.5 | 5.1 | 5.0 | 5.1 |
| \$35,000 - \$39,999 | 1.5 | 3.9 | 4.1 | 3.1 |
| \$40,000 - \$49,999 | 1.4 | 6.6 | 7.7 | 6.8 |
| \$50,000 - \$74,999 | 1.1 | 7.2 | 12.2 | 11.5 |
| \$75,000 and above | 0.7 | 3.6 | 10.6 | 13.1 |

Source: U.S. Census Bureau

**Figure 2-20: Household Income Distribution
US, Georgia, Metro Area, Columbus, 2000 (in thousands)**

| Category | United States | Georgia | Metro Area* | Columbus |
|----------------------|---------------|---------|-------------|----------|
| Less than \$20,000 | 23,325.3 | 658.6 | 28.6 | 19.1 |
| \$20,000 to \$99,000 | 69,241.3 | 1,978.1 | 65.3 | 45.1 |
| \$100,000 or more | 12,972.5 | 371.1 | 7.4 | 5.6 |

Source: U.S. Census Bureau

*The metro area includes Columbus, Chattahoochee County, Harris County, and Marion County, GA and Russell County AL

Figure 2-21 provides data on per capita income and mean household income. Over the last 25 years, these average measures have grown about 66 percent in real terms (inflation adjusted). Our population projections are in line with the 2006 Woods & Poole, Inc.'s forecast of about a 33 percent increase between 2005 and 2030, which is about half the historic trend. **Figure 2-22** indicates that an increasing share of county income is coming from retirement income and income maintenance. Also, while the growth in average earnings per job is higher than the rate of inflation, it is the weakest growth category suggesting that salaries are barely keeping ahead of inflation particularly in the last five years. Regardless, **Figure 2-23** indicates that per capita income in the county now exceeds per capita income for the state according to the Bureau of Economic Analysis (BEA).

Figure 2-21: Trends in Per Capita and Mean Household Income Columbus, 1970-2030

| Year | Income Per Capita 1996\$ | Income Per Capita \$ | Mean Household Income 1996\$ | Mean Household Income \$ |
|------|--------------------------|----------------------|------------------------------|--------------------------|
| 1970 | 12,903 | 3,648 | 40,834 | 11,545 |
| 1980 | 14,432 | 8,034 | 39,947 | 22,238 |
| 1990 | 19,298 | 16,607 | 50,641 | 43,577 |
| 2000 | 23,452 | 25,070 | 60,146 | 64,295 |
| 2005 | 26,082 | 31,036 | 65,728 | 78,643 |
| 2010 | 27,519 | 37,758 | 66,472 | 94,601 |
| 2020 | 30,819 | 57,702 | 72,487 | 143,789 |
| 2030 | 34,600 | 91,820 | 87,729 | 232,814 |

Source: Woods & Poole, Inc. 2004

Figure 2-22: Personal & Per Capita Income, Columbus, 1970-2005

| Category | 1970 | 1975 | 1980 | 1985 |
|--|--------------|--------------|--------------|--------------|
| Personal income \$1000s current | 612,929 | 899,897 | 1,369,534 | 2,210,711 |
| Income maintenance \$ current | 5,096 | 14,815 | 24,537 | 32,001 |
| Unemployment insurance compensation \$ current | 1,622 | 10,302 | 6,169 | 8,610 |
| Retirement and other \$ current | 41,348 | 94,129 | 157,629 | 242,159 |
| Per capita personal income \$ current | 3,650 | 5,427 | 8,030 | 12,529 |
| Average earnings per job \$ current | 5,902 | 8,687 | 12,977 | 17,992 |
| | 1990 | 1995 | 2000 | 2005 |
| Personal income \$1000s current | 2,986,250 | 3,654,674 | 4,674,151 | 5,839,849 |
| Income maintenance \$ current | 51,268 | 87,507 | 95,445 | 149,510 |
| Unemployment insurance compensation \$ current | 10,503 | 10,156 | 10,995 | 16,226 |
| Retirement and other \$ current | 340,346 | 492,303 | 625,292 | 846,546 |
| Per capita personal income \$ current | 16,607 | 19,636 | 25,072 | 31,431 |
| Average earnings per job \$ current | 23,028 | 27,509 | 33,168 | 39,521 |
| | 70-05 | 85-05 | 95-05 | 00-05 |
| Personal income | 853% | 164% | 60% | 25% |
| Income maintenance | 2834% | 367% | 71% | 57% |
| Unemployment insurance compensation | 900% | 88% | 60% | 48% |
| Retirement and other | 1947% | 250% | 72% | 35% |
| Per capita personal income | 761% | 151% | 60% | 25% |
| Average earnings per job (dollars) | 570% | 120% | 44% | 19% |
| Inflation | 403% | 82% | 28% | 13% |

Source: www.bea.gov and www.bls.gov inflation calculator August 2007 and calculations

Figure 2-23: Per Capita Personal Income, Georgia, Metro Area, Columbus, 1990-2005 (Current dollars)

| Area | 1990 | 1995 | 2000 | 2005 |
|------------|--------|--------|--------|--------|
| Georgia | 17,603 | 21,677 | 27,988 | 30,914 |
| Metro Area | 15,447 | 18,535 | 23,891 | 30,265 |
| Columbus | 16,607 | 19,636 | 25,072 | 31,431 |

Source: www.bea.gov CA1-3

Poverty statistics in **Figure 2-24** indicate a higher percentage of families in poverty compared to the state average and Chattahoochee County, one of the lower income counties in the metro area. Both individuals and families with children are impacted.

Figure 2-24: Poverty Status, Georgia, Chattahoochee County, Columbus, 1999

| Poverty Status | Georgia | Chattahoochee | Columbus |
|---------------------------------|---------|---------------|----------|
| Individuals | 13.0% | 10.6% | 15.7% |
| Families | 9.9% | 8.9% | 12.8% |
| Female-Headed Families | 28.5% | 39.7% | 32.9% |
| Families with Children under 18 | 35.3% | 39.3% | 40.0% |

Source: Georgia Data Center, 1999 Data

Although minimum wage is increasing, income growth and wealth accumulation are related primarily to education attainment and growth of professional, paraprofessional jobs or high paying manufacturing jobs as indicated by the salary data in **Figure 3-16** in *Section 3, Economic Development*. The bimodal split in income in the county may subside as the higher income, mostly White population continues the exodus to suburban counties; however, there are many sociological factors that also affect people’s earning power, their ability save for retirement years, and their likelihood of living in poverty.

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3 Economic Development

This analysis identifies general economic issues facing the Columbus Consolidated Government; as well as employment trends, opportunities, and resources in the City of Columbus and metro area. The base year for most of the economic data is 2005. However, there are some data sources with updates through 2007. Some data are available since 1970. Other data have been restated and only available since 2000.

The metro economy is approximately an \$8.5 billion economy. Columbus and metro area both experienced very little growth in people and jobs since 2000; however, income has more than kept pace with inflation with current income about 12 percent higher than an inflation-adjusted estimate. Over the last 10 years, outlying counties have grown more than Columbus, the core urban county in the metro area. In prior years, Columbus led regional jobs growth and development. There has been a sustained suburbanization trend with higher income families moving from the urban center. Columbus currently accounts for a little over 70 percent of the metro area jobs and almost 80 percent of private sector jobs. Residents represent 68 percent of the personal income, and 66 percent of the population.

This analysis realizes that the City of Columbus is the urban core county for a metro area that includes the Metropolitan Statistical Area of Chattahoochee County, Harris County, and Marion County, GA and Russell County AL. As such, CCG's policy and plans need to recognize economic interrelationships and act in coordination with neighboring counties, private enterprise and public entities such as the US Army, Columbus State University, Columbus Technical College, and School District.

3.1 Economic Base

3.1.1 Historic Employment Trends

Figure 3-1 provides 2005 employment estimates by sector from the Bureau of Economic Analysis (BEA). The federal government, primarily Ft. Benning (a US Army Training facility), is the largest single employer, accounting for about 15 percent of local jobs. State and local government follows, primarily with education services jobs for both K-12 and higher education. Private sector jobs are dominated by retail and healthcare and hospitality jobs which support the local population. These are also the only two sectors with significant job growth. These sectors have benefited with the increases in real incomes and purchasing power in the area. Manufacturing and financial/business services jobs are major "export" sector jobs. Manufacturing job losses have been offset to some extent by gains in financial services. Manufacturing jobs are about 11.8 percent of private sector jobs. This compares to 7.5 percent for the entire U.S. and 10.7 percent for Georgia and 14.9 percent for Alabama.

Figure 3-2 compares local shifts in employment opportunities. Columbus's share of the metro area's total jobs has increased slightly. There are, however, some significant trends in the opposite direction. These include professional/technical services, financial/real estate services, wholesale/retail trade, and manufacturing. In general, these jobs are following the migration of people and vacant land in suburban and outlying areas outside of Columbus (see *Section 2, Population*).

Figure 3-1: Employment by Sector, US, Georgia, Metro Area, and Columbus, 2005

| Category | United States | Georgia | Metro Area | Columbus |
|--|---------------|-----------|------------|----------|
| Total employment | 174,249,600 | 5,197,037 | 168,194 | 121,722 |
| Wage and salary employment | 140,967,000 | 4,249,749 | 146,210 | 108,735 |
| Proprietors employment | 33,282,600 | 947,288 | 21,984 | 12,987 |
| Farm proprietors employment | 2,135,000 | 49,282 | 725 | 42 |
| Non-farm proprietors employment | 31,147,600 | 898,006 | 21,259 | 12,945 |
| Farm employment | 2,914,000 | 70,588 | 822 | 48 |
| Non-farm employment | 171,335,600 | 5,126,449 | 167,372 | 121,674 |
| Private employment | 147,498,600 | 4,374,054 | 125,084 | 99,112 |
| Forestry, fishing, related activities, and other | 1,012,200 | 27,246 | (D) | (D) |
| Mining | 820,000 | 8,701 | (D) | (D) |
| Utilities | 594,100 | 21,420 | (D) | (D) |
| Construction | 10,845,700 | 338,502 | 8,641E | 5,942 |
| Manufacturing | 14,860,900 | 465,899 | 14,766 | 10,346 |
| Wholesale trade | 6,401,300 | 230,763 | 3,142E | 2,699 |
| Retail trade | 18,941,100 | 558,395 | 16,755 | 13,035 |
| Transportation and warehousing | 5,510,100 | 195,873 | (D) | (D) |
| Information | 3,577,100 | 132,272 | 6,768E | 6,548 |
| Finance and insurance | 8,186,600 | 214,824 | 8,588E | 7,665 |
| Real estate and rental and leasing | 6,934,300 | 209,862 | 4,915E | 3,859 |
| Professional and technical services | 11,488,700 | 318,626 | 6,515E | 5,589 |
| Management of companies and enterprises | 1,857,000 | 55,862 | 1,795 | 1,732 |
| Administrative and waste services | 10,645,100 | 375,669 | 8,455E | 7,364 |
| Educational services | 3,552,900 | 87,294 | (D) | 577 |
| Health care and social assistance | 17,267,000 | 416,296 | (D) | 13,653 |
| Arts, entertainment, and recreation | 3,517,300 | 75,812 | (D) | 1,265 |
| Accommodation and food services | 11,728,300 | 355,915 | 12,305E | 10,844 |
| Other services, except public administration | 9,758,900 | 284,823 | 8,605E | 6,106 |
| Government and government enterprises | 23,837,000 | 752,395 | 42,288 | 22,562 |
| Federal, civilian | 2,790,000 | 94,188 | 5,110 | 4,821 |
| Military | 2,027,000 | 95,045 | 19,937 | 4,991 |
| State and local | 19,020,000 | 563,162 | 17,241 | 12,750 |
| State government | 5,112,000 | 161,094 | 4,254E | 3,507 |
| Local government | 13,908,000 | 402,068 | 12,756E | 9,243 |

(D) Disclosure; E Estimate

Source: US Bureau of Economic Analysis www.bea.gov August 2007

Figure 3-2: Employment Trends, Columbus, 2001-2005

| NAICS Employment Category | 2001 | | | 2005 | | |
|--|------------|----------|---------|------------|----------|---------|
| | Metro Area | Columbus | % of MA | Metro Area | Columbus | % of MA |
| <i>Total</i> | 165,280 | 117,520 | 71% | 168,194 | 121,722 | 72% |
| <i>Wage and salary</i> | 147,920 | 107,382 | 73% | 146,210 | 108,735 | 74% |
| <i>Proprietors</i> | 17,360 | 10,138 | 58% | 21,984 | 12,987 | 59% |
| Farm proprietors | 743 | 42 | 6% | 725 | 42 | 6% |
| Non-farm proprietors | 16,617 | 10,096 | 61% | 21,259 | 12,945 | 61% |
| <i>Farm</i> | 833 | 47 | 6% | 822 | 48 | 6% |
| <i>Non-farm</i> | 164,447 | 117,473 | 71% | 167,372 | 121,674 | 73% |
| <i>Private</i> | 121,578 | 94,896 | 78% | 125,084 | 99,112 | 79% |
| Forestry & fishing | (D) | (D) | | (D) | (D) | |
| Mining | (D) | (D) | | (D) | (D) | |
| Utilities | (D) | (D) | | (D) | (D) | |
| Construction | 8,276 | 5,590 | 68% | 8,641 | 5,942 | 69% |
| Manufacturing | 18,243 | 13,107 | 72% | 14,766 | 10,346 | 70% |
| Wholesale trade | 2,571 | 2,273 | 88% | 3,142 | 2,699 | 86% |
| Retail trade | 16,657 | 13,195 | 79% | 16,755 | 13,035 | 78% |
| Transportation and warehousing | (D) | (D) | | (D) | (D) | |
| Information | 7,643 | 7,436 | 97% | 6,768 | 6,548 | 97% |
| Finance and insurance | 7,543 | 6,773 | 90% | 8,588 | 7,665 | 89% |
| Real estate and rental and leasing | 3,714 | 2,963 | 80% | 4,915 | 3,859 | 79% |
| Professional and technical services (1) | 5,329 | 4,958 | 93% | 6,515 | 5,589 | 86% |
| Management of companies (1) | (D) | 3,490 | | 1,795 | 1,732 | 96% |
| Administrative and waste services | 8,096 | 7,023 | 87% | 8,455 | 7,364 | 87% |
| Educational services-private | (D) | 425 | | (D) | 577 | |
| Health care and social assistance | 11,801 | 10,212 | 87% | (D) | 13,653 | |
| Arts, entertainment, and recreation | (D) | 1,443 | | (D) | 1,265 | |
| Accommodation and food services | (D) | 8,121 | | 12,305 | 10,844 | 88% |
| Other private services | 8,168 | 5,867 | 72% | 8,605 | 6,106 | 71% |
| <i>Government and government enterprises</i> | 42,869 | 22,577 | 53% | 42,288 | 22,562 | 53% |
| Federal, civilian | 5,489 | 5,247 | 96% | 5,110 | 4,821 | 94% |
| Military | 21,096 | 5,269 | 25% | 19,937 | 4,991 | 25% |
| State and local | 16,284 | 12,061 | 74% | 17,241 | 12,750 | 74% |
| State government | 3,764 | 3,145 | 84% | 4,254 | 3,507 | 82% |
| Local government | 12,520 | 8,916 | 71% | 12,756 | 9,243 | 72% |

(D) Disclosure problems.

(1) Differences may be due to new NAICS system categories

Source: <http://www.bea.gov/regional/reis/CA25Nfn.cfm>

Because of the conversion from Standard Industrial Classification codes to North American Industrial Classification codes in 2001 it is difficult to discern long term trends from past history at the industry level. Over the last 20 years, the only significant increases in jobs have been in services, financial services, and state government, primarily higher education services. The Bureau of Labor Statistics estimates that through 2007 there has been a net addition of 2,000 jobs in the metro area. This represents about 3,000 new jobs in services and a loss of 1,000 manufacturing jobs. Based on historic trends, between 1,600 and 1,800 new jobs likely were located in Columbus in the two year period since 2005, making current total employment in Columbus approximately 123.5 thousand.

Because Columbus is a core urban county for a metro area, many jobs are not filled by county residents. **Figure 3-3** provides an estimate of the total number of county jobs filled by residents based on Census 2000 Journey to Work data. The table indicates that military and information technology and financial services workers are more distributed throughout the metro area. While major employers, are unlikely to relocate or expand outside the county, many service sector and local government jobs particularly, support the resident population and vice versa.

Figure 3-3: County Jobs Filled by County Residents, Columbus, 2000

| Category | Percent |
|------------------------------|---------|
| Military & Federal Civilian* | 60% |
| Construction | 78% |
| Information & FIRE | 68% |
| Manufacturing | 76% |
| Services | 81% |
| Utilities & Transportation | 84% |
| Wholesale & Retail | 73% |
| State & Local Government | 87% |

* Military & Federal includes Chattahoochee data
 Percentages are adjusted to include Columbus residents working in other counties
 Source: Calculated from data from www.BEA.gov Journey to Work 2000

3.1.2 Employment Projections

It is difficult to forecast jobs in a single county in a metro area. Jobs announcements can be anticipated, but how a core urban county such as Columbus will play a role in job growth in the future is uncertain as the surrounding counties begin to develop. It can be seen in the historic data that certain sectors have already begun to increase their share of jobs in outlying counties. A number of cases, all plausible, are provided based on the population projections in Scenario 2 (see *Section 2, Population*).

Known Jobs Expansions

The BEA currently reports about 19,900 military personnel in the metro area. These are primarily the permanent personnel at Ft. Benning. Ft. Benning reports 3,307 civilian federal employees which represent 65 percent of the metro area’s federal government employees. There are approximately 13,000 students currently at Ft. Benning. Ft. Benning anticipates that between 2005 and 2028 there will be 4,006 net new permanent military jobs, 3,658 new DOD civilian positions and defense and base operations contractors. In addition, 1,500 construction workers will be in the area between 2005 and 2016. Finally, 1,119 permanent duty students and about 7,600 temporary duty students will be in residence. Some of these jobs have already relocated. Temporary workers and students

do not represent jobs, but their additional spending, much like tourists, will induce additional jobs. The induced number of jobs in Columbus due to spending by both permanent personnel and students is 2,816 jobs. Induced jobs will primarily be in financial services, retail, hospitality, local government and education services. The economic model, RIMS II, was used to estimate induced jobs.

In addition to the military expansion, AFLAC is expanding by 2,000 jobs. About 68 percent of these jobs should be filled by Columbus residents. This expansion will induce an additional 1,329 jobs. A new KIA plant could result in additional commuters from the county for these manufacturing jobs expected to average around \$50,000, according to press releases. The experience at other auto plants in Alabama has been that these jobs and ancillary parts manufacturers primarily replace existing manufacturing jobs rather than add significantly to manufacturing employment. At this time, there are no other major expansion announcements in Columbus. It is assumed about 200 county residents will commute to the KIA plant and their spending will induce an additional 196 jobs. **Figure 3-4** summarizes these employment impacts from known expansions.

Figure 3-4: Summary Employment Impact from Known Expansions, Columbus, 2010-2016 Timeframe

| Source | Direct | Induced | TOTAL |
|--|----------|---------|--------|
| Ft. Benning Additions + Induced Jobs from Student/Construction Worker Spending * | 6,109 ** | 2,816 | 8,925 |
| AFLAC (68% of 2000) | 1,360 | 1,329 | 2,689 |
| KIA- Commuters | 200 | 196 | 396 |
| Total | 7,669 | 4,341 | 12,010 |

Source: Columbus State University, Turner College of Business, November 2007 calculations, using RIMS II multipliers

*Construction spending is estimated to be \$292 billion.

** 6,109 jobs are yet to come of the original total of 8,680 jobs.

Out of the above job estimates 8,269 are permanent civilian jobs that can be filled by local hires and relocating spouses and teens without additional relocations provided the local workforce and spouses have sufficient skills. Alabama, in general, has relatively low unemployment rates. However, there could be some additional regional draw to Russell or Lee County particularly from Montgomery or the Anniston area. There are several high unemployment areas in Georgia as well surrounding other Army facilities. This could stimulate, in the near term, more long distance commuters. There are an estimated 3,600 unemployed in the Augusta, Ft. Stewart and Macon areas which would bring their unemployment rates down to the state average of 4.5 percent. The 1,500 MSA unemployed would bring the MSA unemployment rate in line with the state average. The 1,200 participation increase only raises labor force participation two percentage points and is still well below the state average. Below are estimates of local sources:

- Ft. Benning New Spouses: 2,775 - 3,483
- Ft. Benning New Teens: 279
- County Working Age Growth: 1,309
- County Over 65 Growth: 979
- MSA Unemployed: 1,500
- MSA Increase in Participation: 1,200

State Employment Projections

The state of Georgia updates biannually a report on jobs growth across Georgia. The most recent report is through 2012. At the state level, it is projected that job growth will primarily be in services, specifically business-related, healthcare, hospitality, and educational services. In addition to teachers, restaurant workers, and healthcare workers, temporary workers will be in highest demand. Manufacturing is expected to hold its own, and there will be small increases in government employment, financial services, information services, construction and retail/wholesale trade. Georgia expects to add about 73,000 jobs per year. The metro area is likely to experience similar sector trends; however, the county has grown at about half the state growth rate over the 10 year period 1995-2005 and only about one-sixth the state rate since 2000. The additional military and civilian personnel at Ft. Benning by 2010-2011 will also result in some differences when compared to the state.

Sector Employment Projections

Figure 3-5 gives an estimate of the average number of people per job in sectors that are typically related to growth in population. The county is high in some sectors and low in others. In retail trade, accommodations and food services, and health care services the county population served is low but the metro area is in line with state estimates. This indicates that the county is serving as a retail and healthcare center for the metro area. As outlying counties grow in population, it is expected that some of these jobs will follow the population. Other sectors like finance and insurance are more complicated because Aflac, Synovus, and Blue Cross Blue Shield jobs are “export” based jobs primarily; however, a significant component of the industry supports the regional and local population.

**Figure 3-5: Number of Resident People per Employee in Key Sectors
Georgia, Metro Area, Columbus, 2005**

| Industry Sector | Georgia | Metro Area | Columbus |
|--|---------|------------|----------|
| Construction | 27.0 | 32.7 | 31.3 |
| Wholesale trade (1) | 2.4 | 5.3 | 4.8 |
| Transportation, warehousing, utilities (1) | 2.9 | | |
| Retail trade | 16.4 | 16.9 | 14.3 |
| Information | 69.0 | 41.7 | 28.4 |
| Finance and insurance | 42.5 | 32.9 | 24.2 |
| Real estate and rental and leasing | 43.5 | 57.5 | 48.1 |
| Professional and technical services | 28.7 | 43.4 | 33.2 |
| Administrative and waste services | 24.3 | 33.4 | 25.2 |
| Educational services (private only) | 104.6 | | 322.0 |
| Health care and social assistance | 21.9 | | 13.6 |
| Arts, entertainment, and recreation | 120.5 | | 146.9 |
| Accommodation and food services | 25.7 | 23.0 | 17.1 |
| Other services, except public administration | 32.1 | 32.8 | 30.4 |
| State and local government | 16.2 | 16.4 | 14.6 |

Source: Columbus State University, Turner College of Business, November 2007
from BEA data (1) based on retail employment

Figure 3-6 gives a projection for total employment in the county based on Scenario 2 population projections. The employment projection includes the new direct jobs and then attempts to relate jobs, particularly service sector jobs, to the resident population potentially served by each job. This case uses the data presented in **Figure 3-6**. It is projected that there are some efficiencies gained as the economy matures. There will be a gradual shift in local ratios towards metro and state ratios particularly in the retail and healthcare sectors. There will also be induced expansions in relevant service sectors. All the new military, civilian and contractor jobs are assumed to be located in Columbus and are all included in the Military/Civilian category because it has not been specified which sectors these jobs represent. These jobs may not all be reported in Columbus because Ft. Benning is located in two counties and the contractor jobs will be parsed among relevant sectors. Some contractor and construction jobs may not be reported in the area at all but at corporate headquarters depending on the nature of the job. Therefore the sector estimates in **Figure 3-7** are rough approximations.

Figure 3-6: Projected County Jobs for Scenario 2 Population Projections Columbus, 2005 to 2028

| | 2005 | 2008 | 2010 | 2015 | 2020 | 2025 | 2028 |
|-------------------|-------|-------|-------|-------|-------|-------|-------|
| Employment (000s) | 121.7 | 126.6 | 134.3 | 145.2 | 143.9 | 144.8 | 145.7 |

Source: Source: Columbus State University, Turner College of Business, November 2007; Assumes all Ft. Benning & AFLAC jobs located in Columbus; however, population sensitive jobs are based only on resident population. Efficiency gains in some sectors.

Figure 3-7: Estimates of Employment by Sector in 2028

| Sectors | 2008 | 2028 |
|---------------------------------|-------|-------|
| Construction | 6.3 | 6.6 |
| Manufacturing | 10.5 | 10.7 |
| Wholesale Trade | 2.8 | 2.9 |
| Retail | 13.3 | 13.7 |
| Transport/Utilities | 1.9 | 1.9 |
| Information | 6.8 | 7.8 |
| Finance & Insurance | 9.7 | 11.7 |
| Real Estate | 4.0 | 4.6 |
| Professional Services | 5.8 | 6.6 |
| Company Management | 1.7 | 1.7 |
| Administrative Services | 7.6 | 8.8 |
| Education Services | 0.6 | 0.7 |
| Healthcare | 14.0 | 14.8 |
| Arts & Entertainment | 1.3 | 1.5 |
| Food & Hospitality | 11.2 | 13.4 |
| Other Services | 6.2 | 7.2 |
| Military/FedCiv/New Contractors | 10.1 | 17.5 |
| State & Local Government | 13.0 | 13.7 |
| Total | 126.6 | 145.7 |

Source: Columbus State University, Turner College of Business, November 2007

3.2 Population & Labor Force

3.2.1 *Employment and Unemployment Trends*

According to the U.S. Census Bureau, the county's population for 2007 is estimated to be close to 189 thousand. In 1990, Columbus provided almost 70 percent of the metro area labor force. That share has dropped to less than 67 percent. Although this analysis is based on county population and labor force, realistically the metro area is the labor market.

Through 2010, Columbus is projected to grow primarily because of the expansion of Ft. Benning and Aflac. The increase in population will result in an increase in labor force. Based on the age distribution in Scenario 2, the prime working age population 15 to 64 will grow just over 19,000 people between 2008 and 2028; however, people now work well past age 64 (often in a second career), and social security benefit age criteria will extend working ages in the future.

Figures 3-8 and 3-9 provide statistics on the local labor force, which represents all people over age 15 wanting to work. (Note: there is a one year gap at age 15 in population breakdowns and labor force breakdowns, and there is no limit at higher ages for labor force definitions). The Bureau of Labor Statistics provides the latest updates on employment and unemployment. Currently, Columbus and the MSA have a higher unemployment rate than Alabama or Georgia. This suggests that that labor market could absorb 1,000 to 1,500 new jobs easily. At the state low of 3.5 percent unemployment, the metro area could absorb up to 2,500 new jobs.

The 2000 Census (**Figure 3-10**) helps us understand better the demographic characteristics of the labor force. Columbus has had a higher percentage of women not working. The population has slightly more students and over 65-year-olds who could work, particularly part-time, relatively low-to-moderate skill service jobs. There are also at least 1,000 workers commuting outside the metro area for work based on the Census 2000 Journey to Work data. The incoming spouses and teens will only increase the ranks of the unemployed. Therefore, the area can absorb significant job growth without additional population in the near future as discussed above.

**Figure 3-8 Labor Force, Employment and Unemployment Statistics
Georgia, Metro Area, Columbus 1990-2007**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|-----------------|-------------|-----------|------------|-------------------|
| Georgia | | | | |
| 1990 | 3,301,639 | 3,133,169 | 168,470 | 5.1 |
| 1995 | 3,698,016 | 3,517,365 | 180,651 | 4.9 |
| 2000 | 4,253,210 | 4,103,661 | 149,549 | 3.5 |
| 2005 | 4,618,585 | 4,377,095 | 241,490 | 5.2 |
| 2006 | 4,740,424 | 4,519,850 | 220,574 | 4.7 |
| 2007 | 4,829,132 | 4,621,050 | 208,082 | 4.3 |
| MSA | | | | |
| 1990 | 112,482 | 105,217 | 7,265 | 6.5 |
| 1995 | 118,917 | 111,944 | 6,973 | 5.9 |
| 2000 | 125,539 | 119,311 | 6,228 | 5 |
| 2005 | 128,200 | 120,720 | 7,480 | 5.8 |
| 2006 | 130,147 | 122,989 | 7,158 | 5.5 |
| 2007 | 131,127 | 124,030 | 7,097 | 5.4 |
| Columbus | | | | |
| 1990 | 77,417 | 72,629 | 4,788 | 6.2 |
| 1995 | 79,293 | 74,522 | 4,771 | 6 |
| 2000 | 84,163 | 79,781 | 4,382 | 5.2 |
| 2005 | 85,190 | 80,123 | 5,067 | 5.9 |
| 2006 | 86,336 | 81,578 | 4,758 | 5.5 |
| 2007 | 87,295 | 82,541 | 4,754 | 5.4 |

Source: Bureau of Labor Statistics www.bls.gov August 2007

**Figure 3-9: Age Distribution of the Population Impacting Labor Force Participation
Georgia and Columbus, 2000**

| Category/Percents | Georgia | Columbus |
|--|---------|----------|
| Too Young to Work <15 | 22.2 | 22.3 |
| High School & College Age 15-24 | 14.5 | 16.5 |
| Entry Level Young Adults 25-34 | 15.9 | 14.6 |
| Managers and Experienced Workers 35-64 | 37.8 | 35.0 |
| Likely Retirees 65-74 | 5.3 | 6.5 |
| At least 75 years old | 4.3 | 5.2 |

Source: Calculated using data from the Georgia Data Center, Census 2000

Figure 3-10: Labor Force Characteristics, Georgia and Columbus, 2000

| Category/Percents | Georgia | Columbus |
|---------------------------------|---------|----------|
| Total Population (1000s) | 8,186.0 | 186.0 |
| 16 and Over Population (1000s) | 6,251.0 | 142.0 |
| Over 16 Population /Total | 76.4 | 76.3 |
| Labor Force /16 Plus Population | 66.1 | 63.7 |
| Not Working/16 Plus Population | 33.9 | 36.3 |
| Under 25/16 Plus Population | 19.0 | 21.6 |
| Over 65/16 Plus Population | 12.6 | 15.3 |
| Military Share of Labor Force | 1.1 | 6.5 |
| Female Share of Labor Force | 59.4 | 56.6 |

Source: Calculated using data from the Georgia Data Center, Census 2000

3.2.2 Occupations

Figure 3-11 shows the occupations of Columbus metro area workers in 2006. This database is different from previous data on employment. Based on analysis of detailed jobs in these broad categories, approximately 62 percent of jobs require little or no skill after high school, 16 percent require significant skill through on the job training or technical school and 22 percent are managerial, professional, or paraprofessional. The largest numbers of jobs are in office support, food preparation, and sales

Figure 3-11: Estimates of Employment by Occupation Class, Metro Area, 2006

| Occupation (SOC code) | Employment | Percent of Jobs |
|---|------------|-----------------|
| Total, all (000000) | 116,910* | |
| Education, Training, and Library (250000) | 7,870 | 7% |
| Healthcare Practitioner and Technical (290000) | 6,060 | 5% |
| Management (110000) | 5,720 | 5% |
| Business and Financial Operations (130000) | 3,870 | 3% |
| Community and Social Services (210000) | 1,300 | 1% |
| Arts, Design, Entertainment, Sports, and Media (270000) | 1,070 | 1% |
| Architecture and Engineering (170000) | 780 | 1% |
| Legal (230000) | 460 | Neg |
| Life, Physical, and Social Science (190000) | 400 | Neg |
| Network and Computer Systems Administrators(151071) | 220 | Neg |
| Office and Administrative Support (430000) | 21,030 | 18% |
| Food Preparation and Serving Related (350000) | 12,720 | 11% |
| Sales and Related (410000) | 12,640 | 11% |
| Production (510000) | 9,190 | 8% |
| Transportation and Material Moving (530000) | 6,300 | 5% |
| Installation, Maintenance, and Repair (490000) | 5,680 | 5% |
| Construction and Extraction (470000) | 4,810 | 4% |
| Building and Grounds Cleaning and Maintenance (370000) | 4,390 | 4% |
| Healthcare Support (310000) | 3,380 | 3% |
| Personal Care and Service (390000) | 3,130 | 3% |
| Protective Service (330000) | 2,910 | 2% |
| Farming, Fishing, and Forestry (450000) | Neg | Neg |

*Does not agree with other employment estimates

Source: www.bls.gov; Neg = negligible

3.2.3 Income and Wages

The most jobs, food preparation and sales, are among the lowest paying jobs in the area. Office support jobs pay close to the median wage of \$25,100 along with production and construction jobs. **Figure 3-12** shows wages by occupation class for the metro area.

Figure 3-12: Wages by Occupation Class, Metro Area, 2006

| Occupation/ Current Dollars | Annual 10th percentile wage | Annual median wage | Annual 90th percentile wage |
|--|-----------------------------|--------------------|-----------------------------|
| Total, all | 13,250 | 25,100 | 57,930 |
| Management | 39,840 | 71,500 | 145,240 |
| Network and Computer Systems Administrators | 37,960 | 56,000 | 84,040 |
| Architecture and Engineering | 23,940 | 53,480 | 87,550 |
| Legal | 26,080 | 50,360 | 111,120 |
| Business and Financial Operations | 30,940 | 48,220 | 76,420 |
| Healthcare Practitioner and Technical | 24,510 | 45,500 | 95,660 |
| Life, Physical, and Social Science | 25,210 | 45,300 | 74,890 |
| Arts, Design, Entertainment, Sports, and Media | 17,890 | 34,050 | 62,300 |
| Community and Social Services | 20,330 | 33,900 | 60,110 |
| Education, Training, and Library | 12,740 | 32,110 | 57,770 |
| Installation, Maintenance, and Repair | 18,930 | 31,380 | 50,530 |
| Protective Service | 16,160 | 28,520 | 45,330 |
| Farming, Fishing, and Forestry | 16,190 | 26,760 | 40,970 |
| Construction and Extraction | 17,570 | 25,960 | 39,630 |
| Production | 15,460 | 25,190 | 44,120 |
| Office and Administrative Support | 15,650 | 24,950 | 39,840 |
| Transportation and Material Moving | 12,610 | 20,650 | 36,150 |
| Healthcare Support | 14,340 | 19,070 | 30,910 |
| Sales and Related | 12,440 | 18,700 | 50,690 |
| Building and Grounds Cleaning and Maintenance | 12,070 | 16,480 | 25,590 |
| Personal Care and Service | 12,110 | 16,440 | 36,700 |
| Food Preparation and Serving Related | 11,680 | 14,200 | 22,900 |

Source: www.bls.gov

3.2.4 Commuting Patterns

Figure 3-13 shows the most recent commuting trends for metro area and nearby county residents into Columbus. In addition, approximately 9,800 Columbus residents commute to other places of work, primarily Chattahoochee, GA (3,700), Russell, AL (2,400), and Harris, GA (1,000) in addition to about 500 each to Lee, AL and Troup, GA counties. Outside of military and federal civilian employees, approximately 1,700 manufacturing and 1,700 service sector resident/employees commute to work outside Columbus.

Figure 3-14 highlights the major commuting patterns of military and federal civilian employees, primarily working at Ft. Benning. Ft. Benning personnel are allocated to both Columbus and Chattahoochee County in the BEA data.

Figure 3-13: Trends Significant Commuting Patterns of Workers in Columbus, 1970-2000

| County of Residence | 1970 | 1980 | 1990 | 2000 |
|---------------------|--------|--------|--------|--------|
| Columbus, GA | 41,274 | 53,890 | 69,106 | 71,855 |
| Russell, AL | 7,863 | 8,334 | 10,014 | 9,630 |
| Lee, AL | 1,846 | 2,244 | 3,524 | 7,595 |
| Harris, GA | 882 | 2,001 | 3,496 | 6,089 |
| Chattahoochee, GA | 352 | 1,332 | 2,585 | 2,525 |
| Marion, GA | 187 | 198 | 370 | 785 |
| Talbot, GA | 248 | 349 | 542 | 518 |
| Stewart, GA | 234 | 137 | 279 | 319 |
| Troup, GA | 47 | 72 | 127 | 305 |
| Chambers, AL | 31 | 37 | 134 | 233 |
| Meriwether, GA | 26 | 31 | 196 | 207 |
| Taylor, GA | 18 | 6 | 68 | 92 |
| Macon, AL | 26 | 83 | 31 | 69 |
| Barbour, AL | 73 | 38 | 67 | 68 |
| Schley, GA | 11 | | | 50 |
| Randolph, GA | 22 | | 22 | 44 |
| Sumter, GA | 7 | 48 | 46 | 38 |
| Webster, GA | 15 | 4 | 48 | 38 |
| Heard, GA | 6 | | | 29 |
| Upson, GA | 12 | 18 | 24 | 18 |
| Quitman, GA | 4 | | | 8 |

Source: www.bea.gov Journey to Work

Figure 3-14: Local Military and Federal Civilian Employee Commuting Patterns, 2000

| Home | Work Place | Numbers | Average Wages * |
|-------------------|-------------------|---------|-----------------|
| Chattahoochee, GA | Columbus, GA | 1,540 | \$22,114 |
| Columbus, GA | Columbus, GA | 9,880 | \$26,998 |
| Chattahoochee, GA | Chattahoochee, GA | 4,845 | \$21,738 |
| Columbus, GA | Chattahoochee, GA | 2,885 | \$29,727 |
| | | 19,150 | |
| Harris, GA | Columbus, GA | 255 | \$40,202 |
| Harris, GA | Chattahoochee, GA | 170 | \$35,068 |
| Lee, AL | Columbus, GA | 340 | \$38,204 |
| Lee, AL | Chattahoochee, GA | 245 | \$32,402 |
| Russell, AL | Columbus, GA | 590 | \$28,935 |
| Russell, AL | Chattahoochee, GA | 335 | \$30,002 |

Source: www.BEA.gov Journey to Work *Does not include allowances for military

3.3 Economic Resources

3.3.1 Development Agencies

The Columbus area has a well-established group of development agencies that, along with other private and public entities, help guarantee the economic vitality and health of the area. Collectively, they attract resources, develop existing infrastructure, and expand the area's programs, increasing the attractiveness of the area as a place to work and live.

Greater Columbus Georgia Chamber of Commerce

The Chamber is actively engaged in growing the local economy through various programs and initiatives. The agency serves as a voice for the local business community and as a resource for the local school system. Several special programs exist for members, including networking opportunities, advertising, workforce development, small business development, and access to industry trend data and other resources. Some strengths of the agency include the following:

- A department dedicated to education and workforce development, established to help strengthen the business and community relationship with the community's schools.
- A small business division, offering seven programs for small businesses that need additional resources due to limited size.
- A strong relationship with the Valley Partnership, establishing collaborative economic development efforts.

The Valley Partnership Joint Development Authority

The Valley Partnership plays a critical role in economic development in the Columbus area. The intergovernmental development agency was created by several local governments: the cities of West Point and Manchester, Georgia and Phenix City, Alabama and the Georgia counties of Chattahoochee, Harris, Marion, Talbot, and Taylor as well as Columbus. The agency assists in local economic development efforts by aiding in the development and promotion of commerce, trade, industry, and employment opportunities. Below are some of the principal activities that contribute to these efforts:

- Provide workforce development and assistance to companies locating in the area. To meet this service need the agency partners with the Georgia Department of Labor, the Alabama Department of Labor, the Georgia QuickStart Program, Alabama Industrial Development Training, and area colleges and universities.
- Maintain an updated inventory of industrial and commercial sites in the region.
- Provide information on local economies, incentives, tax incentives, and other demographic information.
- Coordination of region-wide Joint Land Use Study (JLUS) to help guide area growth.

Lower Chattahoochee Regional Development Center

The Lower Chattahoochee Regional Development Center (LCRDC) helps coordinate planning and development efforts in Chattahoochee, Clay, Harris, Muscogee, Quitman, Randolph, Stewart, and Talbot Georgia. The LCRDC has been designated by the Economic Development Administration as the Economic Development District for the eight-county district. As such, the agency provides

the following economic development assistance to Columbus: grant writing and fund finding assistance, economic development revolving loan assistance, and tourism coordination planning.

Development Authority of Columbus, Georgia

The Development Authority of Columbus is managed by a board established by the CCG Council. Members are residents and taxpayers of Columbus. The board primarily issues bonds to finance private industrial and business projects. This separate funding channel helps pay for the infrastructure that is necessary to spur further economic development in the community. The agency’s board meets on a monthly basis.

Industrial and Port Development Commission

The Industrial and Port Development Commission issues bonds and also finances private industrial and business projects for special projects that cannot be financed by the Development Authority of Columbus. Seven members make up this board. The commission plays an important role in the local economy by allowing the community to pursue additional financing options that would be unavailable through regular channels. These financing opportunities help finance needed economic development activities within the city.

Columbus South, Inc.

The Columbus South Revitalization Task Force was established in 2003. The task force collaborated with the Carl Vinson Institute of Government to carry-out a community participation program to develop recommendations and strategies for revitalizing the area. From this group, Columbus South Inc. formed. The agency currently provides a lead role in the regeneration of Columbus’s south end.

Uptown Columbus, Inc.

Uptown Columbus is a certified development company that facilitates and coordinates revitalization initiatives throughout the Central Business District, Riverfront, and overall Uptown area. **Figure 3-15** demonstrates some of these projects. The agency played an important role in reversing decline in the Central Business District in the early 1980s. The agency provides technical assistance to small businesses in the area and is responsible for area administration of the Small Business Loan Program and SBA 7A and 504.

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Figure 3-15: Major Development/Revitalization Efforts Uptown Columbus

| Current Projects | Estimated Costs |
|--|-------------------|
| River Restoration Project | \$12,000,000 |
| 14 th Street Bridge Restoration Project | \$2,500,000 |
| Streetscape Project | \$14,000,000 |
| Pillowtex Property Restoration | \$45-\$50,000,000 |
| CSU Expansion | \$30,000,000 |
| Overall Riverfront Restoration | Undetermined |
| City Mills Property | Undetermined |
| Uptown Entertainment/Retail District | Undetermined |
| Uptown Area Loft Apartments | Undetermined |

Source: Uptown Columbus Inc. 2007.

Midtown, Inc.

Midtown Inc. is a community regeneration agency focused upon a six square mile area in central Columbus. Midtown Inc. is the primary advocacy agency for the area’s businesses, residents, and community organizations. The agency works with local government officials, potential investors, and residents to facilitate positive redevelopment in the area.

Department of Community Reinvestment, CCG

The CCG's Department of Community Reinvestment administers the City's Community Development Block Grant (CDBG) and other related HUD programs. As such, the Department plays an influencing role in the community's economic development and community redevelopment strategies. These efforts and related accomplishments will have a continuing influence on the area's economic development.

Georgia Department of Economic Development

The Georgia Department of Economic Development promotes business development and industrial growth throughout the state. The agency plays a role in developing important public/private sector relationships and regularly partners with Columbus to help further the community's economic development efforts. The Department specializes in business expansion and relocation, international trade, small business development, and technology and bio-tech development. These services can continue to greatly benefit Columbus as efforts to diversify the local economy continue in coming years.

3.3.2 Programs

Career Connections

Career Connections is a speakers' bureau program run by the Greater Columbus Chamber of Commerce. Area educators have access to a pool of area professionals that will speak to classes, providing insight on their field. The program emphasizes the link between habits and choices in school and future work habits. This program also provides students with greater exposure to future career options.

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Greater Partners in Education

Established in 1987, the Greater Partners in Education is a joint effort of the Greater Columbus Chamber of Commerce and the Muscogee County School District. The goal of this organization is to stimulate business and community involvement in the public school system. The program encourages public-private partnerships, which is an effective means of meeting needs that cannot be met through the customary budget and staffing process.

QuickStart Program

Please see Columbus Technical College, under Section 2.3.4, for information regarding this program.

3.3.3 Tools

Two principle resources are available to finance economic development in Columbus: (1) industrial revenue bonds and (2) a percentage of CCG property taxes set aside on an annual basis for economic development (0.25 percent of 1 mil). In addition to these financial resources, several other agencies or programs are accessed as appropriate.

Foreign Trade Zone

Foreign Trade Zones (FTZ), approved by the federal government, allow individuals or companies to import merchandise to specific sites without going through formal customs procedures or paying import duties. Muscogee County Technology Park is privy to this incentive. The FTZ can lower the amount of custom duties and expedite the importing process. As one of only 250 FTZs in the country, this tool is a unique advantage for Columbus.

Enterprise Zone Brownfield Initiative

Columbus received special Brownfield funding for the U.S. Environmental Protection Agency in 2002. The grant was for \$200,000 and targets former industrial properties in the city's Enterprise Zone. This initiative will help reverse the negative effects of underutilized property in one of the city's most economically distressed industrial and residential areas. Most properties available for redevelopment in this area were from old, vacant industrial, commercial, or manufacturing facilities and have suffered from industrial plant closings and general neglect due, in part, to unknown environmental problems. The grant was intended to help facilitate the economic renewal in the area and improve residents' quality of life. The money was used to increase community involvement in this issue, select target sites, perform environmental site assessments, and prepare clean-up plans. (Please see Section 3.4.2, *Unique Economic Situations*, for more detailed information on the Enterprise Zone.)

Better Business Bureau of East Alabama, West Georgia, and Southwest Georgia

As a watchdog for consumers, the Better Business Bureau alerts the community when misleading advertising or selling practices are utilized. The agency champions good ethics in business. This group is an important tool for maintaining the integrity of the Columbus region's business environment.

Small Business Development Center

The Columbus Small Business Development Center (SBDC) is part of a collaborative effort between the University of Georgia System and the U.S. Small Business Administration. There are several SBDCs throughout the state. The SBDC provides assistance regarding the fundamentals of business operations to small business owners and prospective owners. Services include the following: business plan development, market research, record keeping and accounting, cash flow analysis, financing techniques, and international trade.

Other State of Georgia Tools

Various tools that were established through state of Georgia legislation are available to Columbus to help attract businesses on an individual basis. Local economic developers can help businesses access the following tools/benefits: job tax credits, headquarters tax credits, retraining tax credits, and child care tax credits. Each of these tax credits was created through the Business Expansion and Support Act. Sales Tax exemptions are also available to manufacturing companies in machinery meeting specific qualifications

3.3.4 Education & Training

The Columbus area is home to a variety of educational and training opportunities. Through collaboration with the local business community, these institutes ensure that the workforce has the skills and tools to meet the needs of the expanding local economy. The diversity of these institutes and programs accommodates the training needs of a wide cross-section of the population.

Columbus State University (CSU)

Columbus State University (CSU) enrolls just under 8,000 graduate and undergraduate students. Students have access to multiple fields of study through its Colleges of Arts and Letters, Business, Education, and Science. CSU offers a continuing education program, open to community members on a per class basis. Outreach program classes are offered in locations off-campus to accommodate the needs of non-traditional classes. Fort Benning is one location where these classes are offered. The university offers a wealth of resources to the local community, including education programs

and access to unique centers such as the Coca Cola Space Science Center and the Oxbow Meadows Environmental Learning Center. These two programs provide unique, interactive learning environments for populations ranging from elementary school children to doctoral candidates pursuing advanced degrees.

Columbus Technical College (CTC)

Established in 1961, Columbus Technical College (CTC) is an important education and training resource in the community. Associate degrees are offered within three schools: The School of Business and Information Systems, School of Health Sciences, and the School of Professional and Technical Services. Technical certificates and diplomas are also offered. The college offers Virtual Learning through online classes, web-enhanced courses, and hybrid courses. These various techniques provide flexibility for students, meeting the needs of a greater percentage of the population than possible in a traditional classroom setting. CTC is involved in various training initiatives and partnerships that help develop the community's labor force and meet industry needs:

- ❖ Georgia's QuickStart Program. This state-funded program provides both pre-employment and post-employment training to equip entry level employees with the needed skill-set and knowledge to complete job tasks. Businesses qualify for these services through a variety of eligibility requirements.
- ❖ Workforce Development Services. This office provides additional skills and resources to persons in or entering the workforce. The service center also helps with high school linkage services.
- ❖ Community Education Training Programs. These courses accommodate a variety of needs including persons in need of retraining to re-enter the market force or basic skills necessary for an entry-level employee.
- ❖ Service Industry Academy. The Academy is a collaborative effort between businesses, the Greater Columbus Chamber of Commerce, The Valley Partnership, the Development Authority, and other government agencies and workforce development initiatives. The group works towards meeting shortfalls in the local service labor force by identifying, assessing, and training workers for the service sector.

Beacon University

Beacon University, established in 1975, is an interdenominational Christian university that offers an additional academic resource to the community. The university offers programs in leadership studies, human services, and religious studies. The university also offers a doctoral program in ministry.

Georgia Military College, Fort Benning

The Georgia Military College (GMC) is a two year military college. Both military personnel and local civilians are able to partake in its classes at Fort Benning. The following degrees are offered: Associate of Arts, Associate of Science, and Associate of Applied Science. The central campus for GMC is Milledgeville, Georgia. This resource is especially valuable to troops at Fort Benning.

Troy University, Fort Benning

Troy University at Fort Benning offers two and four year degrees as well as graduate and continuing education programs. Distance learning is also offered to accommodate students all over the world. A plethora of degrees are offered at both the undergraduate and graduate level, including programs in the fields of education, science, applied science, business administration, and international

relations, amongst others. The university's flexible education programs are designed to accommodate military personnel and students that have other full-time jobs and commitments.

3.3.5 Tourism and Area Attractions

A variety of community attractions make Columbus a favorable location for visitors and residents alike. These resources increase the area's attractiveness for investment, business location, and temporary special events. The Columbus Convention and Visitors Bureau is the leading party responsible for attracting visitors to the area and accommodating visitors before and after their arrival.

Columbus Convention & Visitors Bureau

The Columbus Convention & Visitors Bureau serves as the main arm for marketing the city as a destination. The agency's work includes soliciting and promoting tourism, conventions, trade shows, and other group businesses. In addition, the Bureau offers a myriad of services to businesses and individuals alike, including press kits, site inspection arrangements, a directory for goods and services, and tour guides. These services are critical for both maintaining and fueling the tourism and convention industries in the city. In addition to these effects on direct industries, this business has a trickle-down effect into other service industries including the retail and restaurant sectors.

Coca Cola Space Science Center

Located at Columbus State University, the Space Science Center provides additional education resources for the community. Summer camps and free educational events are among the services provided.

The South Commons Sports and Entertainment Complex

The Sports and Entertainment Complex provides a variety of resources available for use by local companies and groups as well as a resource for hosting regional and national events. For example, the softball complex held the 1996 Olympics women's softball competition and has the potential to hold other high-caliber events. The following facilities are available:

1. Columbus Civic Center, multipurpose public assembly facility with 10,000 arena seats and 23,000 square feet of flat floor space
2. Memorial Stadium, a 13,000 seat football stadium
3. South Commons Softball Complex, a 8 field softball venue with a 2,500 seat softball stadium
4. Golden Park, a 4,500-seat baseball stadium

The Columbus Museum

The Columbus Museum is the largest art and history museum in the southeast. The museum has 15 permanent collections as well as traveling exhibition galleries. The museum also offers education opportunities, including classes, free programs, and space for student art. Entrance to the museum is free, ensuring widespread access to the arts.

The National Civil War Naval Museum

Columbus is home to the National Civil War Naval Museum, offering access to naval history on the Civil War. As the only such museum in the country, the attraction adds another unique resource to the area's list of tourist attractions.

The Springer Opera House

The Springer Opera House further adds to the community’s cultural arts facilities. Beyond a repertoire of shows and performances, the Opera House runs a theatre academy for emerging actors and actresses. For 11 years its summer theatre academy has sold out. These resources have contributed greatly to the development of the performing arts in the community and recreational opportunities for the region.

River Center for the Performing Arts

The River Center serves as the cultural hub for the Chattahoochee Valley area. The building is home to the Columbus Symphony Orchestra. The Center has two theatres for performances, with one facility holding up to 2,000 people and the other holding up to 450 people. A 150-person capacity black box, Studio Theater, completes the circuit of performance spaces. The Center is also home to the Columbus Ballet, the Youth Orchestra of Greater Columbus, and the professional chorus, Cantus Columbus. The Center also offers an outreach program, ArtReach, to youth of all socioeconomic. The program links youth to experiencing and participating in the arts. The facility assists the local economy in various ways by providing jobs, training opportunities, and cultural enrichment opportunities for residents of Columbus and nearby communities. By doing so, the River Center acts as pull mechanism, bringing in dollars from the outside community into the city.

Chattahoochee River Walk

The Chattahoochee RiverWalk is a 15 mile linear park along the Chattahoochee River. This attraction within the community will continue to play an important role as a tourist location as well as an economic development incentive to further positive economic development in areas near the river.

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3.3.6 Special Grants

Since 2000, Columbus has received a series of grant and bond allocations through the Georgia Department of Community Affairs (DCA), receiving one or more awards per year. These funds help facilitate growth and reflect the community’s efforts to seek creative funding sources to meet area needs. **Figure 3-16** enumerates these awards. A description of relevant DCA programs follows.

Figure 3-16: Economic Development Awards Allocated within Columbus

| Recipient | Award Date | Type | Award Amount | DCA Program |
|--|------------|-----------------|----------------|------------------------------|
| Development Authority of Columbus, Georgia | Mar 2007 | Grant | \$4,625,000.00 | ONEGA - Edge Fund |
| Development Authority of Columbus, Georgia | Apr 2006 | Grant | \$336,000.00 | ONEGA - Edge Fund |
| Valley Partnership Joint Development Authority | Mar 2006 | Grant | \$500,000.00 | ONEGA - Equity Fund |
| Development Authority of Columbus, Georgia | Apr 2005 | Grant | \$300,000.00 | ONEGA - Edge Fund |
| Development Authority of Columbus, Georgia | Dec 2004 | Grant | \$610,000.00 | ONEGA - Edge Fund |
| Columbus, City of | Jan 2003 | Grant | \$17,000.00 | QGP - Quality Growth Program |
| Columbus DA - Denim North America, LLC | Jan 2002 | Bond Allocation | \$9,000,000.00 | Bond Allocation Program |

| Recipient | Award Date | Type | Award Amount | DCA Program |
|---|------------|-----------------|----------------|-----------------------------------|
| Columbus DA - Golden's Foundary & Machine Co. | Jan 2001 | Bond Allocation | \$3,500,000.00 | Bond Allocation Program |
| Development Authority of Columbus, Georgia | Jun 2000 | Grant | \$500,000.00 | REBA - |
| Lower Chattahoochee RDC | Apr 2000 | Grant | \$3,750.00 | RAP - Regional Assistance Program |
| Development Authority of Columbus, Georgia | Jun 1999 | Grant | \$300,000.00 | REBA |
| Columbus Consolidated Government | Jun 1998 | Grant | \$300,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jun 1997 | Grant | \$600,000.00 | REBA |
| Lower Chattahoochee RDC | Mar 1997 | Grant | \$2,500.00 | REBA |
| Columbus HA - Ralston Partners, Ltd. | Jan 1997 | Bond Allocation | \$2,100,000.00 | Bond Allocation Program |
| Development Authority of Columbus, Georgia | Jun 1996 | Grant | \$1,500,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jun 1996 | Grant | \$150,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jan 1996 | Grant | \$600,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jan 1996 | Grant | \$128,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jan 1996 | Grant | \$400,000.00 | REBA |
| Development Authority of Columbus, Georgia | Jan 1995 | Grant | \$52,500.00 | REBA |

Source: Georgia Department of Community Affairs. Awards Database. 2007.

Overview of DCA Programs:

- ❖ *Bond Allocation Program* – Private activity tax exempt bonds are available to local and state authorities. Bond allocations are reserved for economic development purposes, housing purposes, and other related uses. A limited overall amount of bonds can be administered by the state for a given year. For each \$125,000 of financing, one job must be retained or created.
- ❖ *ONEGA – Edge Fund* – The Edge fund is managed by the OneGeorgia Authority. The fund is utilized to help rural Georgia communities when they are being considered for business relocation or expansion and are competing with another community outside the state.
- ❖ *ONEGA – Equity Fund* – This resource also supports economic development by helping communities build the necessary facilities or infrastructure to attract new economic development. The money is available as a grant or loan, depending on the economic activity.
- ❖ *Quality Growth Program* – The Quality Growth Program is run by the Georgia DCA. The program partners state planners with local government to help develop creative solutions to local problems.
- ❖ *Regional Economic Business Assistance (REBA)* – These grants are available for economic development projects, public infrastructure, trade and commerce activities, and transportation systems necessary for economic development as well as multi-county planning and development efforts.

- ❖ *Regional Assistance Program (RAP)* – This program provides grants to joint development authorities or projects where a partnership has developed between one or more local jurisdiction. These funds can be used towards facilities, plans, and various other projects that aid regional economic development.

3.3.7 Infrastructure and Amenities

The area has excess water and sewer capacity to meet major population and economic growth. This capacity, along with a well-connected transportation network, help attract new economic activity to the area. Please see Section 6, *Community Facilities and Services*, and Section 8, *Transportation*, for more information regarding these resources.

Water and Sewer

Columbus is situated along the Chattahoochee River, supplying the region with an abundant supply of water. Columbus Water Works, a municipally owned company, is the main provider of both water and sewer in the area. The facility has a capacity of 67 million gallons per day and has substantial capacity to expand services to new businesses and industries. This expansion ability exceeds the capacity demanded by BRAC and other notable economic growth.

Electricity

Several companies provide electricity to the Columbus region. These companies include Georgia Power, Oglethorpe Power, Flint Energies, Sumter EMC, Diverse Power, and Alabama Power. These providers ensure that the power needs of new companies are met.

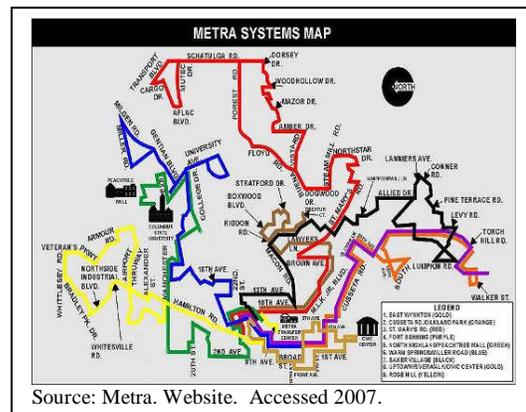
Fiber Optic Cable Network

Aside from Atlanta, Columbus has more fiber optic cable then any city in the state of Georgia. This fiber optic cable network reflects the high-level telecommunications facilities available in the community. The region accredits these services and other related advanced technology with attracting firms to the area with demanding telecommunications needs.

Transportation

Columbus’s transportation network is a positive contributing factor to the area’s economic development. Aside from some congestion in the northern commercial areas of the community, the region’s transportation network and resources are assets that help attract business to the Columbus region.

- *Highways.* Columbus is linked to the region’s major transportation network via I-185, with easy access to I-85 to the northwest.
- *METRA.* METRA is the Columbus region’s transit system, serving Columbus and Fort Benning and operated by the City of Columbus. The system serves nearly one million riders each year and provides accessibility to those with disabilities. The service is limited to bus transportation.



Source: Metra. Website. Accessed 2007.

- *Railroads.* The Columbus region has a well-connected railroad network. Three providers, Norfolk Southern, CSX, and Georgia Southwestern Railroad, serve the region. This rail service provides an economical way to transport goods and cargo.
- *Columbus Metropolitan Airport.* The Columbus Metropolitan Airport provides an additional economic benefit for the city. The airport oversees more than 50,000 take-offs and landings each year and employs approximately 200 people. Total runways cover more than 7,000 feet. The airport accommodates commercial airlines, private aviation, and corporate aircrafts. ASA/Delta currently provides twelve daily connecting flights (six departures and six arrivals) to the Atlanta Hartsfield-Jackson International Airport. This service generates a quick method of travel for both residents and businesses, increasing Columbus's attractiveness as a place to do business. Five car rental agencies (Avis, Budget, Hertz, National, and Enterprise) provide services at the Columbus airport, ensuring travelers have access to transportation upon arrival to the city. Cab companies and shuttles from area hotels also help transport travelers. The airport also offers flight instruction.

Major Shopping Centers

Columbus offers numerous shopping options to residents and members of nearby communities. These retail opportunities help pull people into the community, adding outside dollars to the local economy. The following are the major shopping centers in the city:

- *The Landing*, major local retail center renovated in 2005
- *Peachtree Mall*, opened an additional (fourth anchor) – mid 1990s
- *Bradley Park*, shopping center.
- *Columbus Park Crossing Area*
- *Gateway Road and Airport Thruway*, under construction

With the increasing popularity of outdoor malls and mixed use communities, these centers may require renovations and enhancements to maintain their role in the retail sector.

Available Industrial Buildings

Figure 3-17: Available Buildings in Columbus, 2007

| Building | Square Footage |
|---|------------------|
| Speculative Building - Muscogee Technology Park | 100,000 |
| Pace Warehouse | 150,000 |
| Char-Broil Building | 169,366 |
| Burnham Building | 95,750 |
| Smith-Nephew Building | 79,444 |
| AIM Building #1 | 75,000 |
| AIM Building #2 | 26,000 |
| Hughes Building | 71,000 |
| Masterbuilt Building | 50,951 |
| Cusseta Road Building | 37,000 |
| Manchester Building | 25,588 |
| Riverfront Building | 23,143 |
| Synovus Centre | 18,000 |
| Webster Avenue Building | 14,490 |
| 6960 Jamesson Road | 114,000 |
| 7100 Jamesson Road | 155,000 |
| Total Space Available | 1,204,732 |

Source: The Valley Partnership. June 2007.

Figure 3-18: Available Industrial Property Sites in Columbus, 2007

| Site | Acres |
|---|-------|
| Muscogee Technology Park - Includes 25 Parcels of varying sizes | 1,030 |
| Fall Line Business Centre | 245 |

Source: The Valley Partnership. June 2007.

3.4 Economic Trends

3.4.1 Major Employers

Five Largest Employers in Columbus

Figure 3-19 is a list of the major regional employers, including government agencies, as reported by the Valley Partnership in 2007.

Figure 3-19: Major Regional Employers

| Employer | Number of Employees |
|--|---------------------|
| Fort Benning (Civilian employees only) | 9,047 |
| Muscogee County School District | 6,000 |
| TSYS | 4,300 |
| AFLAC | 4,100 |
| Columbus Regional Healthcare | 2,700 |
| Columbus Consolidated Government | 2,650 |
| Blue Cross Blue Shield of Georgia | 1,540 |
| Pezold Management | 1,500 |
| St. Francis Hospital | 1,470 |
| Synovus | 1,021 |

Source: The Valley Partnership. 2007.

3.4.2 Unique Economic Situations

Location: Border with Alabama and Proximity to Atlanta

Columbus is located on the Georgia/Alabama border. This geography can both benefit and take away from the Columbus community. Differences in state law and policy and the reflective variance in cost of living may encourage people to live in over the border in Alabama if the cost is cheaper. Lower costs may also result in some companies choosing Alabama over Georgia as a favorable location. As a duo-state development authority, the Valley Partnership helps ensure that economic development efforts are beneficial to the entire region. Columbus's proximity to Atlanta (90 miles to the southwest) is a major advantage. This location provides easy access to Atlanta's international airport and other noteworthy resources including the state capital and regional offices of the federal government.

Major Historic District and Resources

Columbus is home to several intact, locally designated historic district and several additional historic resources, including several National Register sites. These historic resources benefit the CCG in terms of both tourism and other private investment opportunities. The Historic Columbus Foundation helps link private property owners to façade loans and other preservation incentives available through both public and private entities. Maintenance of these historic resources will set Columbus apart from other Georgia communities, serving as a positive attribute for community investment.

Columbus, GA Business Improvement District

One mechanism that the community utilizes to maintain the vibrancy of its downtown is its Business Improvement District (BID). The BID includes a 47 block area in the Central Business District (CBD). Established in 1999, the Columbus Business Improvement District provides additional services, above and beyond what the City already provides to property owners in the district. These services are being paid for by a fee that property owners have agreed to charge themselves. The BID primarily provides a higher level of service for the following; hospitality and safety, cleanliness, maintenance, marketing, and promotion. The BID holds two annual garage sales and a Halloween event, drawing people and dollars to the CBD.

Midtown

Midtown Columbus is bounded by 10th Avenue on the West, Warm Spring Rd/Camille Dr. on the North, Interstate 185 on the east, and Cusseta Road/Morris Road on the South. This area, east of downtown Columbus, has a mixture of residential and commercial uses. The Aflac headquarters is located here. Area development and investment opportunities have been identified through a separate Midtown Master Plan. This area will continue to play an important role in the area's economy.

The Columbus Enterprise Zone

The Columbus Enterprise Zone was created in 1998 by the Columbus City Council. The Enterprise Zone, also known as the Columbus Business Development Center, helps attract businesses to areas in need of renewal by offering significant ad valorem tax exemptions. Businesses locating in these areas may also be eligible for other state and federal incentives. The goal of the Columbus Enterprise Zone is to revitalize the area's residential neighborhoods.

Businesses locating within the Business Development Center may be eligible for certain financial incentives. These incentives include exemptions from the following:

- Building Permit fees
- Sign Permit fees
- Business License Administration fees
- Rezoning fees
- Engineering fees
- Other local fees authorized by the City Council, as applicable

Businesses/residential developments within the zone may also be eligible for the tax exemptions for the first ten years of operations:

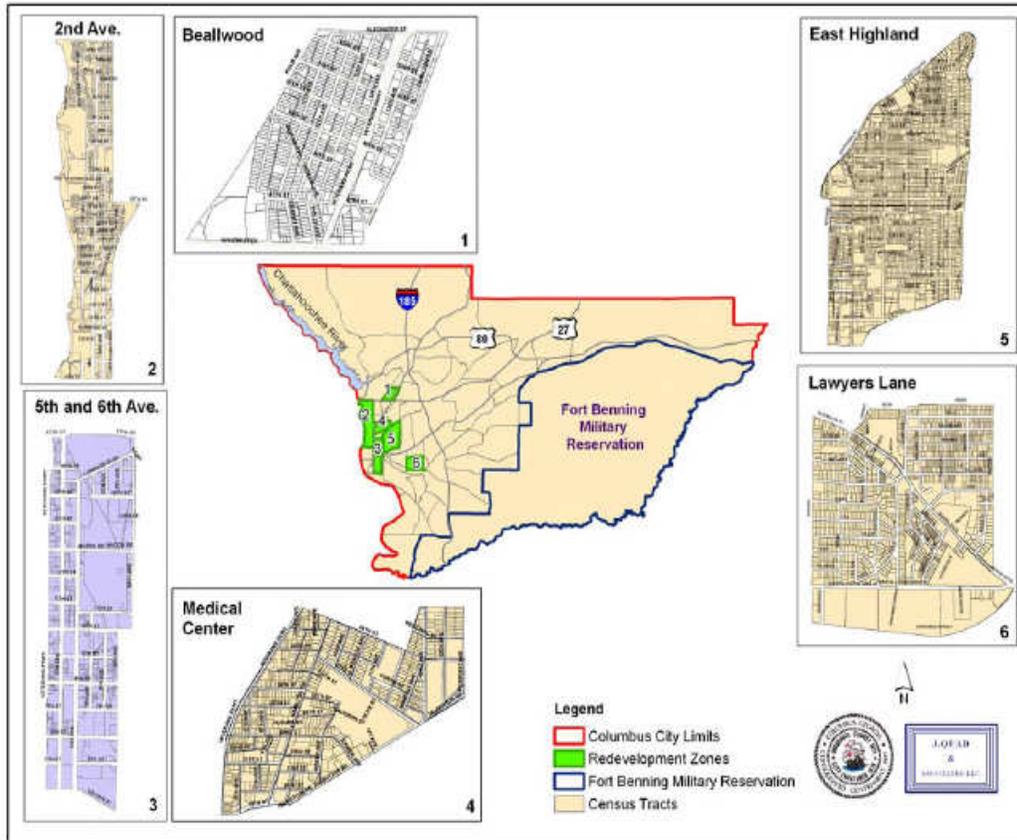
- 100% for the first five year;
- 80% for years 6 and 7;
- 60% for year 8;
- 40% for year 9; and
- 20% for year 10.

CCG has the authority to grant or deny any of these incentives based upon a variety of factors.

Neighborhoods Targeted for Revitalization

In addition to the Enterprise Zone, Columbus is working to improve and revitalize several of its neighborhoods, with the CCG Community Reinvestment Office leading these efforts. A series of redevelopment and development studies have been completed in recent years. These efforts are helping identify strategies for creating greater economic vitality in areas that have faced disinvestment over recent years. Although these plans offer several strategies for redevelopment, the areas may lack the necessary economic tools for successful implementation. These areas are also addressed in the main Community Assessment document under the Areas Requiring Special Attention Map. **Figure 3-20** shows the location of each official redevelopment area in Columbus.

Figure 3-20: Redevelopment Areas in Columbus



Source: Columbus Consolidated Plan. 2006-2011.

Columbus South Revitalization

The Carl Vinson Institute of Government collaborated with the Columbus South Revitalization Task Force in 2003 to head-up a community-generated revitalization strategy for Columbus South. This area is bounded by Fort Benning to the south, Interstate 185 to the east, the Chattahoochee River to the west, and just below historic downtown to the north. The report resulted in several recommendations that would facilitate successful revitalization. Implementation of these recommendations pivots upon the development of a 501(c) 3 and the hiring of a full-time professional administrator, which has happened. Recommendations included several elements that would facilitate economic development in this area, including the following:

- Establish a Visitor’s Center in Columbus South
- Integrate Columbus South into Columbus’ Tourism Package
- Improve the Economic Base
- Create a Promotional Campaign
- Develop New Business Ventures around the Tourism Industry
- Improve Directional Signage for Key Locations in Columbus South

Other recommendations included an improved sense of place, rehabilitation and development of new housing options, improved connectivity, and development of a learning environment. A total of 27 strategies were identified overall.

North Highlands

The North Highlands area is bounded on the south by 35th Street, on the west by 2nd Avenue, on the north by the Columbus Manchester Expressway, and on the east by River Road. A Redevelopment Plan was completed for the area with the goal to help reverse the continuing economic decline in the area. This decline is the result of substandard housing units, closing of manufacturing sites, and the gradual loss of the area's higher income population to other areas of the community. According to the North Highlands Redevelopment Plan, the area is plagued with poverty and has seen "virtually no new construction since 1970"

East Highlands

The East Highlands neighborhood has also been a focus for redevelopment efforts recently, with a Revitalization Plan completed in 2004. Some weaknesses of the area include a large quantity of dilapidated/deteriorating housing, a transient population, a lack of employment opportunities, general blight, and a lack of business incentives. The East Highland Improvement Association (EHIA) has played a lead role in designing redevelopment strategies. The rapid expansion of health-related commercial growth east of 10th Avenue is having a positive effect on the existing commercial uses along 12th and 13th Avenue (north of 17th St.).

Liberty Historic District

The Liberty Theatre is the core of the Liberty Historic District. Despite the presence of this well-known historical site, the district has experienced decline in recent years and is in need of revitalization. A core objective of redevelopment is to preserve, protect, redevelop and enhance the district as a significant commercial/business center. Below are some recommendations, identified in the 2003 Master Plan for the Liberty District, which would facilitate economic development in the area:

- Restoration and enhancement of the commercial core of the District, centered on the intersection of Eighth Street and Sixth Avenue;
- Streetscape improvements;
- Improvement of several gateways to the District as part of an overall wayfinding system;
- Redevelopment of Victory Drive for commercial use, allowing for a live/work environment; and
- Provision of additional parking to help commerce.

A key need for the Liberty Historic District is a larger residential population. Redevelopment of housing should play a key role. A larger residential population in Columbus will be paramount to attracting and maintaining retail trade in the district.

Other Redevelopment Areas

Below are other redevelopment areas that have been included in the Community Development Block Grant Program:

- The South Lawyers Lane Redevelopment Area - Area between Martin Luther King Jr. Boulevard to the north, Brown Avenue to the west, and rail line right-of-way to the south and east (77.06 acres).
- Medical Center Redevelopment Area – Area between 18th Street on the South, 19th Street and Center Avenue on the North, 9th Avenue on the East, and Hamilton Road on the west. Goals in this redevelopment area include providing physical expansion of Medical Facilities and eliminating slums and blighting influences.
- Second Avenue Redevelopment Area – Area along Second Avenue from Manchester Expressway (on north) to 17th Street (on south). Major renovation or removal of dilapidated housing and associated commercial growth is planned.
- 5th and 6th Avenue Redevelopment Area – Area between 4th Avenue and 10th Avenue with Victory Drive on the south and 17th Street on the North. Similar to the aforementioned redevelopment areas, major goals include eliminating slum and blighting conditions. These efforts along with preservation efforts and public road maintenance should encourage retail improvement and maintenance of public road facilities. The area has 15 national historic landmarks.
- Beallwood Redevelopment Area – Area located north of Uptown Columbus known for its strong leadership committed to the area's character.

3.4.3 Important New Developments

Since 2000, there have been 46 business expansion announcements of 25 or more new positions in Columbus County. The most significant economic development announcements in the MSA within the past year were the addition of 500 employees to Alatrade's Phenix City office and the addition of 100 new employees to Precision Components' Columbus office. Several other new developments are anticipated in the Columbus region within the short-term. In particular, several new suppliers are expected to locate in the area to serve the new Kia plant. Below are the three major developments that will continue to fuel this growth.

Fort Benning

Fort Benning plays a critical role in the Columbus economy, with approximately 32,000 personnel currently. The 2005 Base Realignment and Closure (BRAC) and other related transformations will bring several new troops to the area, increasing the civilian workforce and creating a demand for more services and goods. Approximately 14,000 new personnel (military, civilian, and student) are projected to accompany this growth, with all changes occurring by 2013. These transformations are anticipated to have an overall positive effect on the Columbus economy due to the increase in population and services required to meet this growth. The effects of BRAC are discussed in more detail under economic trends and projections.

Kia Plant

The Kia automotive company is building a plant 40 miles north of Columbus in West Point, Georgia. The City will feel the impact of population and employment growth due to the plant's existence. The facility will employ nearly 3,000 people and plant suppliers are projected to create

another 2,600 jobs. The plant's nearby location is anticipated to increase the need for housing, shopping, and other community services.

Aflac

Aflac, a Fortune 500 insurance company, has its worldwide headquarters in Columbus, Georgia. The company plans to add 2,000 new jobs to its Columbus operations. The company's expansion will have a spillover effect into other aspects of the economy as new employees relocate in the region. These new jobs will create an increased demand for new housing, government services, and other community resources.

DRAFT

4 Housing

4.1 Introduction

An adequate housing supply is a critical element for achieving a balanced and healthy community. Area residents and workers alike should have sufficient housing options, including a variety of price points and housing types to accommodate the changing needs of individuals and households. This section evaluates Columbus's current housing stock and highlights the community's anticipated housing needs.

At this point, it is valuable to point out that housing is affected by the local and regional economy, and the adequacy of the existing housing stock can be measured, in part, by such factors as commute times, affordability, and the community's jobs-housing balance. These elements are discussed in detail in this section. Other factors, such as the addition of new troops to Fort Benning and the increase of 2,000 employees to the Columbus Aflac Office, will have a significant effect on Columbus housing demand and nearby jurisdictions. The potential influence of these developments on the housing market is difficult to measure; however, the projections included in this section represent a concerted effort to determine the impacts that such developments will have on local housing demand. A market analysis was also conducted in tandem to the Comprehensive Plan Update to consider these impacts in greater detail from a market perspective.

4.2 Housing Types and Mix

Columbus has a diverse mix of housing types, with a large quantity of detached single family residences and a notable variety of multi-family units. As shown in **Figure 4-1**, detached single family dwellings make up the largest share of the housing stock with 52,242 units (64.5 percent of total units) in 2005. Attached single family residences, duplexes, and mobile homes comprise the smallest share of housing in the city, with each making up less than 5 percent of the total housing stock in 2005. Between 1980 and 2005, the city saw a decline in the number of units in attached single family residences and duplexes. The overall percentage increase of housing units in Columbus was 27 percent between 1980 and 2005.

According to 2005 estimates (**Figure 4-2**), Columbus has a proportionately similar mix of single family and multi-family units compared to Georgia and the United States overall. The most notable difference between Columbus and these larger geographic areas is the share of multifamily units compared to mobile home units. Columbus has a lower share of mobile homes and a greater share of multi-family units compared to the state. This data reflects the urban nature of Columbus and subsequent zoning regulations.

Recent Trends

Figure 4-3 shows the allocation of residential building permits in Columbus between 2000 and 2006, providing insight on local housing trends. The data reflects the dominance of single family structures in the community. This data also shows that for approximately every three permits approved for single family residential units, two permits are approved for multi-family residential units. Multi-family structures with five or more units make up the largest share of housing unit building permits between 2000 and 2006 at 2,621 units in total. This permit data reflects an overall increase in the provision of units in multi-family structures in the community.

Figure 4-1: Housing Units by Structure Type, Columbus, 1980 to 2005

| | 1980 | | 1990 | | 2000 | | 2005 | | 1980 to 2005 |
|--------------------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|--------------|
| | Count | Percent of Total | % Change |
| Detached SFR | 42,706 | 66.9% | 44,635 | 63.0% | 49,954 | 65.6% | 52,242 | 64.5% | 22% |
| Attached SFR | 1,919 | 3.0% | 1,766 | 2.5% | 2,356 | 3.1% | 1,100 | 1.4% | -43% |
| Total Multi-Family | 19,171 | 30.1% | 21,025 | 29.7% | 21,009 | 27.6% | 24,789 | 30.6% | 29% |
| Duplexes | 2,956 | 4.6% | 3,068 | 4.3% | 2,609 | 3.4% | 2,728 | 3.4% | -8% |
| 3 to 9 units per structure | 6,923 | 10.9% | 10,367 | 14.6% | 10,847 | 14.2% | 12,543 | 15.5% | 81% |
| 10 to 19 units per structure | 3,452 | 5.4% | 4,161 | 5.9% | 3,055 | 4.0% | 4,292 | 5.3% | 24% |
| 20 or more units per structure | 4,024 | 6.3% | 3,429 | 4.8% | 4,498 | 5.9% | 5,226 | 6.5% | 30% |
| Mobile home | 1,804 | 2.8% | 2,815 | 4.0% | 2,863 | 3.8% | 2,877 | 3.6% | 59% |
| Other | 12 | 0.0% | 661 | 0.9% | 0 | 0.0% | 0 | 0.0% | -100% |
| Total | 63,796 | 100.0% | 70,902 | 100.0% | 76,182 | 100.0% | 81,008 | 100% | 27% |

Source: U.S. Census Bureau. 1980 and 1990 Censuses of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

SFR= Single Family Residence

Figure 4-2: Housing Units by Structure Type, Columbus, Georgia and United States, 2005

| | Columbus | | Georgia | | United States | |
|--------------------------------|---------------|------------------|------------------|------------------|--------------------|------------------|
| | Total | Percent of Total | Total | Percent of Total | Total | Percent of Total |
| Detached SFR | 52,242 | 64.5% | 2,466,469 | 65.4% | 76,112,065 | 61.1% |
| Attached SFR | 1,100 | 1.4% | 124,933 | 3.3% | 7,063,608 | 5.7% |
| Total Multi-Family | 24,789 | 30.6% | 782,430 | 20.7% | 32,513,710 | 26.1% |
| Duplexes | 2,728 | 3.4% | 94,607 | 2.5% | 5,029,858 | 4.0% |
| 3 to 9 units per structure | 12,543 | 15.5% | 337,508 | 8.9% | 11,902,888 | 9.6% |
| 10 to 19 units per structure | 4,292 | 5.3% | 182,702 | 4.8% | 5,594,120 | 4.5% |
| 20 or more units per structure | 5,226 | 6.5% | 167,613 | 4.4% | 9,986,844 | 8.0% |
| Mobile home | 2,877 | 3.6% | 396,384 | 10.5% | 8,737,428 | 7.0% |
| Other | 0 | 0.0% | 1,250 | 0.0% | 95,075 | 0.1% |
| Total | 81,008 | 100.0% | 3,771,466 | 100.0% | 124,521,886 | 100.0% |

Source: US Census Bureau. American Community Survey, 2005 Estimates.

SFR = Single Family Residence

Figure 4-3: Housing Unit Building Permits, Columbus, 2000- 2006

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | Total Permits 2000-2006 |
|-------------------------|------------|--------------|------------|--------------|--------------|--------------|--------------|----------------------------|
| Total Units | 975 | 1,181 | 822 | 1,226 | 1,093 | 1,266 | 1,102 | 7665 |
| Units in SFS | 556 | 506 | 615 | 704 | 701 | 846 | 710 | 4638 |
| Units in All MFS | 419 | 675 | 207 | 522 | 392 | 420 | 392 | 3027 |
| Units in Duplexes | 6 | 6 | 8 | 6 | 8 | 2 | 8 | 44 |
| Units in 3 & 4 unit MFS | 19 | 19 | 131 | 68 | 35 | 47 | 43 | 362 |
| Units in 5+ Unit MFS | 394 | 650 | 68 | 448 | 349 | 371 | 341 | 2621 |

Source: U.S. Department of Housing and Urban Development. State of the Cities Data System.
SFS = Single Family Structure; MFS = Multi Family Structure

Group Quarters Population

Housing data (including this analysis) generally excludes those living in group quarters, which range from institutionalized populations to students in dormitories, and persons living in group military arrangements. This means that although the population of a community may increase, the household population (defined as person(s) occupying an individual housing unit) may not increase at the same pace. Housing arrangements for group populations are often completed concurrently with the community’s traditional permitting process. Group quarters house a noteworthy percentage of the Columbus population (almost 5 percent in 2000, **Figure 4-4**). Between 1990 and 2000, the group quarters population rose by a significant amount (20.2 percent) compared to the household population growth rate of 3.2 percent. The noninstitutionalized population grew from 4,615 in 1990 to 5,858 in 2000, accounting for the greatest percentage increase within the group quarters population. This group is largely attributable to growth at Fort Benning.

Figure 4-4: Household versus Group Quarters Population, Columbus, 1990 & 2000

| | 1990 | | 2000 | | 1990 to 2000 |
|---------------------------------|---------|------------------|---------|------------------|------------------|
| | Count | Percent of Total | Count | Percent of Total | Percent Increase |
| Total: | 179,278 | 100.0% | 186,291 | 100.0% | 3.9% |
| In households: | 171,700 | 95.8% | 177,184 | 95.1% | 3.2% |
| In group quarters: | 7,578 | 4.2% | 9,107 | 4.9% | 20.2% |
| Institutionalized population | 2,963 | 1.7% | 3,249 | 1.7% | 9.7% |
| Noninstitutionalized population | 4,615 | 2.6% | 5,858 | 3.1% | 26.9% |

Source: U.S. Census Bureau. 1990 Census of Population and Housing, STF1. 2000 Census, SF1.

4.3 Condition and Occupancy

The condition of housing in a community can be measured through various factors. The most common measures include the overall age of the housing stock and the availability of plumbing and kitchen facilities. These characteristics help indicate the degree by which structures are inhabitable and able to provide safe shelter. Data suggests that although Columbus has a relatively young and well-equipped housing stock, aging units may be contributing to higher vacancy rates and be an indication of the need for greater rehabilitation and/or demolition efforts.

4.3.1 Housing Conditions

Age

Age is one commonly used indicator of housing conditions. Housing built prior to 1939 is generally considered to either be in need of repair or in need of renovation. Unless substantial renovation has occurred, these houses are likely to be in a declining state. Columbus has a relatively low percentage

of housing built prior in 1939 or earlier (7.4 percent) as shown in **Figure 4-5**. This share is slightly higher than the state’s overall share (5.9 percent) and notably lower than the nation’s share (15 percent). Construction of new units in Columbus peaked between 1960 & 1969 and 1970 & 1979. This peak slightly preceded that of the state and nation, both of which saw the largest growth of new housing units between 1970 & 1979 and 1980 & 1989. This data suggests that a notable percentage of the community’s housing stock may require some rehabilitation.

Figure 4-5: Housing Units by Year Built, Columbus, Georgia, and United States, 2000

| | Columbus | | Georgia | | United States | |
|--------------------|----------|---------|-----------|---------|---------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| | 76,182 | 100.0% | 3,281,737 | 100.0% | 115,904,641 | 100.0% |
| 1999 to March 2000 | 1,424 | 1.9% | 130,695 | 4.0% | 2,755,075 | 2.4% |
| 1995 to 1998 | 4,788 | 6.3% | 413,557 | 12.6% | 8,478,975 | 7.3% |
| 1990 to 1994 | 5,263 | 6.9% | 370,878 | 11.3% | 8,467,008 | 7.3% |
| 1980 to 1989 | 10,330 | 13.6% | 721,174 | 22.0% | 18,326,847 | 15.8% |
| 1970 to 1979 | 14,769 | 19.4% | 608,926 | 18.6% | 21,438,863 | 18.5% |
| 1960 to 1969 | 14,821 | 19.5% | 416,047 | 12.7% | 15,911,903 | 13.7% |
| 1950 to 1959 | 13,156 | 17.3% | 283,424 | 8.6% | 14,710,149 | 12.7% |
| 1940 to 1949 | 5,969 | 7.8% | 144,064 | 4.4% | 8,435,768 | 7.3% |
| 1939 or earlier | 5,662 | 7.4% | 192,972 | 5.9% | 17,380,053 | 15.0% |

Source: U.S. Census Bureau. 2000 Census, SF3.

4.3.2 Housing Facilities

Nearly all housing units in Columbus have complete plumbing and kitchen facilities. As reflected in **Figure 4-6** and **Figure 4-7**, the share of units without complete facilities have been gradually decreasing since 1980. In 2005, only an estimated 0.1 percent of the units lack complete plumbing facilities and only 0.5 percent lack complete kitchen facilities. Data shows that Columbus’s housing stock has a greater percentage of units with complete plumbing and kitchen facilities, compared to the state and nation (**Figure 4-8** and **Figure 4-9**).

Figure 4-6: Plumbing Facilities in Housing Units, Total Housing Units, Columbus 1980 to 2005

| | 1980 | | 1990 | | 2000 | | 2005 | |
|--------------------------------------|--------|------------------|--------|------------------|--------|------------------|--------|------------------|
| | Units | Percent of Total |
| Total: | 63,802 | 100.0% | 70,591 | 100.0% | 76,182 | 100.0% | 81,008 | 100.0% |
| Complete plumbing facilities | 63,256 | 99.1% | 70,280 | 99.6% | 75,788 | 99.5% | 80,943 | 99.9% |
| Lacking complete plumbing facilities | 546 | 0.9% | 311 | 0.4% | 394 | 0.5% | 65 | 0.1% |

Source: U.S. Census Bureau. 1980 and 1990 Censuses of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

Figure 4-7: Kitchen Facilities in Housing Units, Total Housing Units, 1980 to 2005

| | 1980 | | 1990 | | 2000 | | 2005 | |
|-------------------------------------|--------|------------------|--------|------------------|--------|------------------|--------|------------------|
| | Units | Percent of Total |
| Total: | 63,796 | 100.0% | 70,902 | 100.0% | 76,182 | 100.0% | 81,008 | 100.0% |
| Complete kitchen facilities | 62,791 | 98.4% | 70,252 | 99.1% | 75,557 | 99.2% | 80,587 | 99.5% |
| Lacking complete kitchen facilities | 1,005 | 1.6% | 650 | 0.9% | 625 | 0.8% | 421 | 0.5% |

Source: U.S. Census Bureau. 1980 and 1990 Censuses of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

Figure 4-8: Plumbing Facilities in Housing Units, Total Housing Units Columbus, Georgia, and United States, 2000

| | Columbus | | Georgia | | United States | |
|--------------------------------------|----------|------------------|-----------|------------------|---------------|------------------|
| | Units | Percent of Total | Units | Percent of Total | Units | Percent of Total |
| Total: | 76,182 | 100.0% | 3,281,737 | 100.0% | 115,904,641 | 100.0% |
| Complete plumbing facilities | 75,788 | 99.5% | 3,252,197 | 99.1% | 114,569,474 | 98.8% |
| Lacking complete plumbing facilities | 394 | 0.5% | 29,540 | 0.9% | 1,335,167 | 1.2% |

Source: U.S. Census Bureau. 2000 Census, SF3.

Figure 4-9: Kitchen Facilities in Housing Units, Total Housing Units, 2000 Columbus, Georgia, and United States

| | Columbus | | Georgia | | United States | |
|-------------------------------------|----------|------------------|-----------|------------------|---------------|------------------|
| | Units | Percent of Total | Units | Percent of Total | Units | Percent of Total |
| Total: | 76,182 | 100.0% | 3,281,737 | 100.0% | 115,904,641 | 100.0% |
| Complete kitchen facilities | 75,557 | 99.2% | 3,250,020 | 99.0% | 114,388,787 | 98.7% |
| Lacking complete kitchen facilities | 625 | 0.8% | 31,717 | 1.0% | 1,515,854 | 1.3% |

Source: U.S. Census Bureau. 2000 Census, SF3.

4.3.3 Tenure

Figure 4-10 and **Figure 4-11** consider the housing unit characteristics by tenure. Tenure is the term used to describe whether a unit is occupied by the owner or a renter. Owner occupied units make up the majority of units at 56.4 percent with renter occupied units at 43.6 percent. The percent of renter occupied units in Columbus is markedly high compared to both the state and the nation, which are at 32.5 percent and 33.8 percent respectively. The high renter population likely reflects, in part, the past and present housing choices of Fort Benning military personnel residing in the area for a short time period. As anticipated stays at Fort Benning become longer, housing preferences of military personnel are also likely change, showing an increased preference for home ownership.

Figure 4-11 demonstrates the differences in household size for owner versus renter occupied units. Owner occupied units in Columbus have a slightly higher average household size than renter occupied units at 2.58 percent, only 0.1 percent higher than the average household size for renters. The state and nation have a wider variance between renter and owner occupied units compared to

Columbus. This data suggests that renters and owners in Columbus may have more similarities than owners and renters in other areas of the state and nation.

**Figure 4-10: Occupied Housing Units by Tenure
Columbus, Georgia, and United States, 2000**

| | Columbus | | Georgia | | United States | |
|-----------------|----------|------------------|-----------|------------------|---------------|------------------|
| | Units | Percent of Total | Units | Percent of Total | Units | Percent of Total |
| Total: | 69,819 | 100.0% | 3,006,369 | 100.0% | 105,480,101 | 100.0% |
| Owner occupied | 39,372 | 56.4% | 2,029,293 | 67.5% | 69,816,513 | 66.2% |
| Renter occupied | 30,447 | 43.6% | 977,076 | 32.5% | 35,663,588 | 33.8% |

Source: U.S. Census Bureau. Census 2000, SF3

**Figure 4-11: Average Household Size by Tenure, Occupied Housing Units
Columbus, Georgia, and United States, 2000**

| | United States | Georgia | Columbus |
|-----------------|---------------|---------|----------|
| Total | 2.59 | 2.65 | 2.54 |
| Owner occupied | 2.71 | 2.73 | 2.58 |
| Renter occupied | 2.36 | 2.47 | 2.48 |

Source: U.S. Census Bureau. 2000 Census, SF3.

Occupancy and Vacancy

Communities should have a healthy vacancy rate to both accommodate fluctuations in the local economy and meet the changing needs of existing and new residents. **Figure 4-12** shows the changing nature of housing occupancy between 1980 and 2005 in both Columbus. Columbus has seen a gradual increase in its vacancy rate, increasing from 7.4 percent in 1980 to 12.4 percent in 2005. The state's vacancy rate, at 12 percent, was comparable to the City's in 2005, suggesting that Columbus's rate is healthy compared to other area communities (**Figure 4-13**).

Figure 4-14 indicates that Columbus's rental vacancy rate is notably higher than the state and nation at 15.2 percent. Local officials should monitor this number to determine if action, such as increased demolition or renovation, is necessary to address vacant rental units.

Figure 4-12: Housing Occupancy and Vacancy, Columbus, 1980 to 2005

| | Occupied Units | Percent of Total Units | Vacant Units | Percent of Total Units | Total Units |
|------|----------------|------------------------|--------------|------------------------|-------------|
| 1980 | 59,112 | 92.6% | 4,690 | 7.4% | 63,802 |
| 1990 | 65,858 | 92.9% | 5,044 | 7.1% | 70,902 |
| 2000 | 69,819 | 91.6% | 6,363 | 8.4% | 76,182 |
| 2005 | 70,926 | 87.6% | 10,082 | 12.4% | 81,008 |

Source: U.S. Census Bureau. 1980 and 1990 Census of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

Figure 4-13: Housing Occupancy and Vacancy, Columbus and Georgia, 2005

| | Occupied Units | Percent of Total Units | Vacant Units | Percent of Total Units | Total Units |
|----------|----------------|------------------------|--------------|------------------------|-------------|
| Columbus | 70,926 | 87.6% | 10,082 | 12.4% | 81,008 |
| Georgia | 3,320,278 | 88.0% | 451,188 | 12.0% | 3,771,466 |

Source: U.S. Census Bureau. American Community Survey, 2005 Estimates.

Figure 4-14: Homeowner and Rental Vacancy Rates Columbus, Georgia, and United States, 2005

| | Columbus | Georgia | United States |
|------------------------|----------|---------|---------------|
| Homeowner vacancy rate | 2.30% | 2.70% | 1.70% |
| Rental vacancy rate | 15.20% | 11.50% | 7.70% |

Source: U.S. Census Bureau. American Community Survey, 2005 Estimates.

Figure 4-15 looks at vacant housing units in Columbus and the state by type of structure. Despite units in single family dwellings making up an overwhelming majority of the housing stock in Columbus, a larger quantity of vacant units are attributable to multiple family structures. Just over 45 percent of the vacant units in Columbus are in multiple family dwellings, compared to only 27 percent at the state level. This data suggests that there may be some need to revitalize existing multi-family units rather than further supplying the market with new multi-family structures.

Figure 4-15: Vacant Units by Structure Type, Columbus and Georgia, 2000

| | Columbus | | Georgia | |
|-----------------|----------|------------------|---------|------------------|
| | Count | Percent of Total | Count | Percent of Total |
| SFR, detached | 2,626 | 41.3% | 138,152 | 50.2% |
| SFR, attached | 286 | 4.5% | 8,144 | 3.0% |
| Multiple Family | 2879 | 45.2% | 74,292 | 27.0% |
| Other | 572 | 9.0% | 54,780 | 19.9% |
| Total | 6,363 | 100.0% | 275,368 | 100.0% |

Source: U.S. Census Bureau. Census 2000. SF3.

Housing units may be vacant for several reasons including lack of tenant, utilization as migrant housing, and solely recreational or seasonal use. As a result, vacancy status can be a sign of a various characteristics that affect the housing market, including high seasonal or migrant population.

Figure 4-16 demonstrates that the majority of vacant units in Columbus are for rent (55.1 percent). This varies from the state, which has much more equally distributed patterns of vacant units. This variation between Columbus and the state can be accounted for by seasonal, recreational, and occasional use units: Columbus has a small percentage of vacant units that are for seasonal, recreational, or occasional use (5.7 percent) when compared to the state (21 percent). Another important concern is the condition of vacant housing. Several recent area studies suggest that a large quantity of Columbus’s vacant housing stock is substandard or uninhabitable.

Figure 4-16: Vacant Housing Units by Vacancy Status, Columbus, 2000

| | Georgia | | Columbus | |
|---|---------|------------------|----------|------------------|
| | Units | Percent of Total | Units | Percent of Total |
| Total: | 275,368 | 100.0% | 6,363 | 100.0% |
| For rent | 90,320 | 32.8% | 3,504 | 55.1% |
| For sale only | 46,425 | 16.9% | 1,035 | 16.3% |
| Rented or sold, not occupied | 23,327 | 8.5% | 351 | 5.5% |
| For seasonal, recreational, or occasional use | 57,847 | 21.0% | 362 | 5.7% |
| For migrant workers | 1,290 | 0.5% | 0 | 0.0% |
| Other vacant | 56,159 | 20.4% | 1,111 | 17.5% |

Source: U.S. Census Bureau. 2000 Census, SF3.

4.4 Cost of Housing

The cost of housing is one indication of the community’s overall wealth and economic diversity. A notable breach between the cost of housing and household income can indicate the need for economic development efforts or provision of more affordable housing units, and very likely, a combination of both. These issues as well as the implications of median rent and housing value are discussed below. *Please note that this section focuses on the housing costs for current Columbus residents. Section 4.6, Jobs Housing Balance, further discusses affordability of home ownership for Columbus residents and workers alike, comparing costs to median household income and median wages.*

Owner Occupied Housing Units

The median property value in Columbus is lower than both the state and the nation (**Figure 4-17**). This relationship further reflects the lower cost of living in the Columbus area. The median gross property value in Columbus was \$83,100 in 2000 compared to \$100,600 in the state and \$111,800 in the nation. Housing values generally increased at the same rate in all jurisdictions during this period. **Figure 4-18** shows the distribution of housing units by value for both Columbus and Georgia in 2000. The overwhelming majority of owner occupied units in Columbus are valued at below \$100,000. The state’s owner-occupied housing units have a wider distribution, with less than 50 percent of all units falling below \$100,000 in value in 2000.

Figure 4-17: Median Property Value of Owner Occupied Housing Units, Columbus, Georgia, and United States, 1990 to 2005

| | 1990 | 2000 | 2005 | Percent Increase |
|---------------|----------|-----------|-----------|------------------|
| Columbus | \$58,100 | \$83,100 | \$113,000 | 94.5% |
| Georgia | \$70,700 | \$100,600 | \$147,500 | 108.6% |
| United States | \$78,500 | \$111,800 | \$167,500 | 113.4% |

Source: U.S. Census Bureau. 1990 Census of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

**Figure 4-18: Owner-Occupied Housing Units by Value
Columbus and Georgia, 2000**

| Value | Columbus | | Georgia | |
|-----------------------|----------|------------------|-----------|------------------|
| | Count | Percent of Total | Count | Percent of Total |
| < \$50,000 | 4,929 | 13.5% | 151,952 | 9.5% |
| \$50,000 - \$99,999 | 18,992 | 52.2% | 545,851 | 34.2% |
| \$100,000 - \$149,999 | 7,153 | 19.6% | 411,817 | 25.8% |
| \$150,000 - \$199,999 | 2,695 | 7.4% | 211,796 | 13.3% |
| \$200,000 - \$299,999 | 1,829 | 5.0% | 163,422 | 10.2% |
| \$300,000 - \$499,999 | 555 | 1.5% | 81,487 | 5.1% |
| \$500,000 - \$999,999 | 215 | 0.6% | 25,025 | 1.6% |
| > \$1million | 48 | 0.1% | 5,058 | 0.3% |
| Total | 36,416 | 100.0% | 1,596,408 | 100.0% |

Source: U.S. Census Bureau. 2000 Census, SF3.

Renter Occupied Housing Units

Figure 4-19 shows the median gross rent for Columbus, the state, and nation for 1990, 2000, and 2005. Gross rent is measured as the combined cost of utilities (when paid for by the renter) and rent, accommodating for fluctuations in landlord rental policies. The median rent in Columbus was estimated at \$594 in 2005, a 65.9 percent increase since 1990. The median gross rent in Columbus is lower than the median gross rent for both Georgia and the United States. This lower rent cost likely reflects the lower cost of living. **Figure 4-20** shows the distribution of all rental units where households pay cash rent. The distribution shows that overall households in Columbus generally spend less for rent than the state overall.

**Figure 4-19: Median Gross Rent
Columbus, Georgia, and United States, 1990 to 2005**

| | 1990 | 2000 | 2005 | Percent Change 1990 to 2005 |
|---------------|-------|-------|-------|-----------------------------|
| Columbus | \$358 | \$500 | \$594 | 65.9% |
| Georgia | \$433 | \$613 | \$709 | 63.7% |
| United States | \$447 | \$602 | \$728 | 62.9% |

Source: U.S. Census Bureau. 1980 and 1990 Censuses of Population and Housing, STF3. 2000 Census, SF3. American Community Survey, 2005 Estimates.

Figure 4-20: Gross Rent of Units with Households Paying Cash Rent, 2000

| | Columbus | | Georgia | |
|----------------------------|----------|---------|---------|---------|
| | Units | Percent | Units | Percent |
| < \$250 | 3,295 | 11.8% | 84,279 | 9.3% |
| \$250-\$499 | 10,679 | 38.2% | 231,100 | 25.5% |
| \$500 to \$749 | 10,670 | 38.2% | 301,088 | 33.2% |
| \$750 to \$999 | 2,555 | 9.1% | 200,611 | 22.1% |
| \$1000 or more | 747 | 2.7% | 88,835 | 9.8% |
| Total Units with Cash Rent | 27,946 | 100.0% | 905,913 | 100.0% |

Source: U.S. Census Bureau. 1990 Census of Population and Housing, SF3.

4.5 Cost-Burdened Households

Overcrowding

Housing affordability can be identified through various measures and factors, some of which are considered below. The first of these factors considered is overcrowding. More than one person per room is widely accepted as an indication of over-crowding. **Figure 4-21** demonstrates that overcrowding affects a small percentage of the owner-occupied households. Only 2.2 percent of owner occupied units have greater than one person per room. Renter occupied units have a much higher rate of overcrowding at 7.5 percent. This suggests that there is a greater affordability concern among renters.

Figure 4-21: Tenure by Occupants per Room, Occupied Housing Units Columbus, 2000

| | Owner Occupied | | Renter Occupied | |
|---------------------|----------------|------------------|-----------------|------------------|
| | Units | Percent of Total | Units | Percent of Total |
| Total Units | 39,372 | 100.0% | 30,447 | 100.0% |
| ≤ 1 person per room | 38,507 | 97.8% | 28,168 | 92.5% |
| > 1 person per room | 865 | 2.2% | 2279 | 7.5% |

Source: U.S. Census Bureau. 2000 Census, SF3.

Cost Burdened Renter Households

Housing affordability is determined by the percentage of monthly household income that is spent on gross rent. Two thresholds are regularly used to determine cost burdened households:

- Cost Burdened – paying greater than or equal to 30 percent of household income on rent
- Severely Cost Burdened – paying greater than or equal to 50 percent of household income on rent

Columbus has a slightly smaller percentage of cost burdened households compared to the state of Georgia in 1999 (**Figure 4-22**). In Columbus, approximately 19 percent were cost burdened and another 19 percent were extremely cost burdened. In the state, approximately 21 percent of renters were cost burdened and another 19 percent were severely cost burdened. These figures suggest that Columbus is not experiencing any greater affordability issues than the rest of the state.

Figure 4-22: Gross Rent as a Percentage of Household Income Columbus and Georgia, 1999

| | Columbus | | Georgia | |
|---|----------|---------------------|---------|---------------------|
| | Units | % of Units Computed | Units | % of Units Computed |
| < 30% (not cost burdened) | 17,061 | 62.7% | 539,813 | 61.3% |
| 30 to 49% (cost burdened) | 5,062 | 18.6% | 182,562 | 20.7% |
| ≥ 50% (severely cost burdened) | 5,105 | 18.7% | 158,922 | 18.0% |
| Units not computed | 3,108 | | 83,149 | |
| Total Specified Renter-Occupied Housing Units | 30,336 | | 964,446 | |

Source: U.S. Census Bureau. 2000 Census., SF3.

Cost Burdened Owner Occupied Units

Households in owner-occupied units in Columbus are slightly more cost burdened than the households in the state as a whole. As shown in **Figure 4-23**, approximately 18 percent of households with a mortgage in Columbus are paying more than 30 percent of their income on rent. Another 9 percent of householders are severely cost burdened. These figures are not extraordinarily high but do suggest that there is some need for buyer assistance programs in the area. Such programs do exist in Columbus, but this data suggests that they may be underutilized.

Figure 4-23: Monthly Owner Costs as a Percentage of Total Household Income Owner Occupied Housing Units, Columbus and Georgia, 1999

| | Columbus | | Georgia | |
|--|----------|---------------------|-----------|---------------------|
| | Units | % of Units Computed | Units | % of Units Computed |
| < 30% (not cost burdened) | 19,460 | 73.5% | 899,772 | 75.3% |
| 30 to 49% (cost burdened) | 4,626 | 17.5% | 192,147 | 16.1% |
| ≥ 50% (severely cost burdened) | 2,376 | 9.0% | 103,568 | 8.7% |
| Units not computed | 94 | -- | 6,082 | -- |
| Total Specified Owner-Occupied Housing Units | 26,556 | -- | 1,201,569 | -- |

Source: U.S. Census Bureau. 2000 Census. SF3.

Availability of Affordable Housing Units

The following table (**Figure 4-24**) shows housing units by affordability, basing affordability on paying no more than 30 percent or more of income on housing costs. Renter and owner households are categorized by income in terms of percentage of area median family income, determined by the U.S. Department of Housing and Urban Development (HUD).

This data suggests that there is a noteworthy surplus of rental units for persons making less than 50 percent of the area median income. These numbers, however, may be deceiving. Based upon conversations with local service providers, several of these units may be undesirable and in need of major repair. An indication of this state is the ongoing shortage of affordable housing voiced by local workers. Additionally, there appears to be a low supply of rental units for households making between 50 percent and 100 percent of the area median household income. There may be some need to increase the quantity of units affordable to this income range.

The homeowner data suggests that there may be need for more housing units for persons making less than 50 percent of the area median family income. The need for this housing is the result of two factors: the low ratio of vacant to total units at this affordability level and the greater quantity of units at other income affordability levels. This data, however, should be further scrutinized as homeownership issues are correlated with changing interest rates and household credit. CCG's Consolidated Plan, discussed on the following page, identified the need for more affordable units.

Figure 4-24: Affordability Mismatch Output for All Households for Columbus, 2000

| Housing Units by Affordability | Renter Units by Bedrooms | | | | Owned or for sale units by Bedrooms | | | |
|---|--------------------------------|-------|-------|--------|-------------------------------------|-------|--------|--------|
| | 0-1 | 2 | 3+ | Total | 0-1 | 2 | 3+ | Total |
| | Rent <=30% | | | | Value <=30% | | | |
| Occupied Units | 1,640 | 2,200 | 2,315 | 6,155 | N/A | N/A | N/A | N/A |
| % occupants <=30% | 58.8 | 50 | 18.8 | 40.6 | N/A | N/A | N/A | N/A |
| % built before 1970 | 75 | 70.2 | 65.7 | 69.8 | N/A | N/A | N/A | N/A |
| % some problem | 41.2 | 29.5 | 9.5 | 25.1 | N/A | N/A | N/A | N/A |
| Vacant for rent/sale | 335 | 760 | 195 | 1,290 | N/A | N/A | N/A | N/A |
| | Rent >30% to <50% | | | | Value <50% | | | |
| Occupied Units | 1,970 | 3,895 | 1,990 | 7,855 | 325 | 2,420 | 6,455 | 9,200 |
| % occupants <=50% | 57.6 | 47.5 | 41 | 48.4 | 40 | 36.2 | 21.9 | 26.3 |
| % built before 1970 | 73.6 | 67 | 65.1 | 68.2 | 60 | 81.4 | 68.9 | 71.8 |
| % some problem | 49.2 | 44.5 | 38.7 | 44.2 | 13.8 | 8.7 | 4.3 | 5.8 |
| Vacant for rent/sale | 310 | 860 | 300 | 1,470 | 15 | 55 | 270 | 340 |
| | Rent >50% to <80% | | | | Value >50% to <80% | | | |
| Occupied Units | 3,400 | 5,995 | 3,945 | 13,340 | 305 | 2,780 | 13,385 | 16,470 |
| % occupants <=80% | 49 | 46.8 | 39.7 | 45.2 | 54.1 | 37.1 | 23.8 | 26.6 |
| % built before 1970 | 35 | 37.4 | 48.2 | 40 | 68.9 | 75.2 | 50.7 | 55.2 |
| % some problem | 44.9 | 38.7 | 33.1 | 38.6 | 4.9 | 3.1 | 2.2 | 2.4 |
| Vacant for rent/sale | 200 | 275 | 150 | 625 | 10 | 50 | 285 | 345 |
| | Rent >80% | | | | Value >80% | | | |
| Occupied Units | 1,110 | 940 | 1,045 | 3,095 | 404 | 744 | 12,520 | 13,668 |
| Vacant for rent/sale | 80 | 35 | 0 | 115 | 55 | 0 | 295 | 350 |
| Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income. | | | | | | | | |
| Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income. | | | | | | | | |

Source: U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) Data Book.

Relationship of Cost to Socio-Economic Characteristics

As indicated by **Figure 4-25**, residents in Columbus accessing public assistance increased by a notable degree between 2000 and 2005 in almost all categories. Nearly 15 percent of the population used food stamps in 2005, nearly a 5 overall percentage increase since 2000. There was a 41.8 percent increase in Medicaid users and 93.6 percent increase in Temporary Assistance to Needy Families (TANF) users. Social Security use increased the least of these forms of public assistance, increasing by only 1.8 percent between 2000 and 2005. These trends suggest that there will be a growing need for more affordable units over the next 20 years. This need will be a big challenge for Columbus if the quantity and value of state and federal community development funds continue to decrease.

Figure 4-25: Residents Using Public Assistance in Columbus, FY 2000 and FY 2005

| Category | FY 2000 | FY 2005 | Percent Change 2000 to 2005 |
|--|---------|---------|--------------------------------|
| Food Stamps | | | |
| Avg. Households/Month | 8,633 | 11,450 | 32.6% |
| Avg. Recipients/Month | 18,927 | 27,481 | 45.2% |
| % of Population | 10.2 | 14.8 | - |
| Medicaid | | | |
| Recipients | 37,030 | 52,501 | 41.8% |
| % of Population | 19.9 | 28.3 | - |
| Temporary Assistance to Needy Families (TANF) | | | |
| Avg. Recipients/Month | 2,352 | 4,554 | 93.6% |
| % of Population | 3.3 | 2.5 | - |
| Supplemental Security Income (SSI) | | | |
| Total SSI Recipients | 5,805 | 5,841 | 0.6% |
| % of Population | 3.1 | 3.2 | 3.2% |
| OASDI (Social Security)* | | | |
| Total Recipients | 29,567 | 30,095 | 1.8% |
| % of Population | 16.2 | 16.2 | |

Source: University of Georgia Center for Agribusiness and Economic Development

*Data listed for 2000 is a 1999 figure.

Housing Affordability Concerns Identified in Consolidated Plan

According to the most recent annual update of Columbus’s U.S. Housing and Urban Development Consolidated Plan, the current supply of affordable housing is inadequate to meet current demand. The extensive size of waiting lists for affordable housing units is one indicator of this situation. There are currently a total of 1,658 public housing units and 2,321 Section 8 vouchers. Conversations with staff at the Housing Authority of Columbus indicate that there are currently 679 families on the Section 8 waiting list and another 967 households on the public housing waiting list. The public housing stock will decrease as some developments are replaced by mixed income housing. Both public housing and Section 8 have a 98 percent occupancy rate. Fort Benning will also be adding soldiers to its military station adjacent to the City, placing additional strain on the limited housing supply.

4.6 Projected Population and Housing Need

The Columbus population projections from Scenario 2 (which include the expansion of Fort Benning) [see *Section 2, Population*] serve as the basis for estimating the future housing needs of Columbus. Scenario 2 demonstrates the preferred population projections at the time of this plan. These projections are highlighted in **Figure 4-26**:

Figure 4-26: Population Projection Scenario 2 (including Ft. Benning expansion), Columbus, 2005-2028

| Year | Tot. Pop. (1000s) | % Growth |
|------|-------------------|----------|
| 2005 | 185.3 | - |
| 2008 | 189.9 | 2.5% |
| 2010 | 194.3 | 2.3% |
| 2015 | 206.3 | 6.1% |
| 2020 | 209.4 | 1.5% |
| 2025 | 215.1 | 2.7% |
| 2028 | 219.1 | 1.9% |

Source: Columbus State University, Turner College of Business, November 2007.

4.6.1 Household Population and Household Projections

Unlike population projections, housing projections do not count the portion of the community that resides in group quarters (see *Group Quarters discussion, page 51*). Between 1990 and 2000, there was a 20.2 percent increase in the group quarters population, with the group quarters population at 9,107 in 2000. Discussions with the area's group quarters providers (e.g. Fort Benning, Columbus State University, etc.) indicate that they anticipate little growth of group quarters population. As a result, it has been assumed that the group quarters population will increase in proportion to overall population growth, remaining at five percent of the total population (the percentage in 2000) during the 20-year planning period. Therefore, total population is reduced by five percent each year, beginning with 2005, to estimate household population

The household population projections, along with household size projections are used to project the number of households through 2028 (**Figure 4-27**). Average household size affects the number of housing units needed. Average household size is projected to decrease over the next 20 years (consistent with state and nation), reflecting the aging of the population and the continued out-migration of Columbus's younger adults (see *Section 2.2.2, Future Projections & Implications*). The average household size is projected to decrease at a rate of -0.0086 per year, with the average household size decreasing to 2.3 in 2028.

Figure 4-27: Projected Household Population and Projected Number of Households

| Columbus, 1980 to 2028 Year | Scenario 2 Population Projections | Group Quarters Population | Household Population | Average Household Size | Number of Households |
|-----------------------------|-----------------------------------|---------------------------|----------------------|------------------------|----------------------|
| 1980 | 170,108 | 6,959 | 163,149 | 2.76 | 59,112 |
| 1990 | 179,278 | 7,578 | 171,700 | 2.61 | 65,858 |
| 2000 | 186,291 | 9,107 | 177,184 | 2.54 | 69,819 |
| 2005 | 185,300 | 9,265 | 176,035 | 2.50 | 70,495 |
| 2010 | 194,300 | 9,715 | 184,585 | 2.45 | 75,209 |
| 2015 | 206,300 | 10,315 | 195,985 | 2.41 | 79,854 |
| 2020 | 209,400 | 10,470 | 198,930 | 2.37 | 82,495 |
| 2025 | 215,100 | 10,755 | 204,345 | 2.33 | 86,274 |
| 2028 | 219,100 | 10,955 | 208,145 | 2.30 | 90,498 |

Source: U.S. Census (1980 to 2005 population figures); CSU/JJG Scenario 2 Population Projections and Household Size Projections.

*Group Quarters Population for 2005 through 2028 is projected at 5 percent share of the total population.

4.6.2 Projected Housing Demand

A final element for determining housing demand is factoring in a vacancy rate. A healthy housing market must allow some room for fluctuations in local housing demand. To accomplish this, a small percentage of the overall housing should lie vacant at all times. According to the 2000 Census, the housing vacancy rate for Columbus in 2000 was 8.4 percent. The *American Community Survey* of the U.S. Census Bureau estimated 81,008 total housing units in Columbus in 2005. An estimated 70,926 of those units were occupied, resulting in a 12 percent housing vacancy rate (Figure 4-1).

Therefore, these projections assume that a healthy vacancy rate for Columbus would be based upon the average vacancy rate for Columbus for 1980, 1990, and 2000, which is estimated at 7.6 percent.

Figure 4-28: Projected Demand for Housing, Columbus, 2005-2028

| | Vacancy Rate | Projected Number of Households | Projected Demand for Housing Units |
|------|--------------|--------------------------------|------------------------------------|
| 2005 | 7.60% | 70,495 | 76,293 |
| 2010 | 7.60% | 75,209 | 81,395 |
| 2015 | 7.60% | 79,854 | 86,422 |
| 2020 | 7.60% | 82,495 | 89,280 |
| 2025 | 7.60% | 86,274 | 93,370 |
| 2028 | 7.60% | 90,498 | 97,941 |

Source: U.S. Census Bureau. Household Projections based on 2007 CSU/JJG Scenario 2 population projections.

*Vacancy rate based on average of 1980, 1990, and 2000 vacancies rates for Columbus

4.6.3 Need for Additional Housing and Preservation of Existing Units

Household and housing demand projections predict that by 2028, there will be a need for nearly 97,500 total units (Figure 4-28). This figure incorporates the 7.6 percent vacancy rate discussed above. The difference between the estimated number of units in 2005 and the projected demand for housing in 2028 – representing the number of new units that will need to be constructed - is approximately 16,933 housing units. A major factor leading to this projected demand is the significant drop in average household size between 2000 and 2028. This decrease in household size will not only affect the number of units needed but also the type of units that will be preferred by the population.

In addition to the construction of new units, there will also be a need to rehabilitate or replace another portion of the existing housing stock due to aging structures and facilities. The percentage of the existing housing stock to which this applies is difficult to determine, although it is likely to be below 7.4 percent, the percentage of existing housing units built prior to 1939. (See **Figure 4-5**.)

These numbers, of course, are only a best estimate of the housing demand in Columbus. As discussed in *Section 2: Population*, the population projections are also a best estimate of where growth will occur in the region. Columbus is expected to receive 60 percent of the total increase in population from Fort Benning expansions. The ability of the Columbus to meet this projection will largely depend on consumer preferences and housing options that the market supplies throughout the Columbus region.

4.7 Special Housing Needs

Many of the community’s special housing needs are currently being met through state and federal funding. Columbus has prepared its 2006-2011 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD). Completion of this document has provided access to a variety of funds designed to help meet special housing needs including the Community Development Block Grant, HOME, and the Emergency Shelter Grant (ESG). The primary goals of these funding efforts are to help very low, low, and moderate income persons with the following items: (1) decent housing, (2) a viable living environment, and (3) expanded economic opportunities.

The City has a strong network of housing agencies, jointly collaborating to address housing affordability and special housing needs. As a reflection of this extensive collaboration, the City also conducts an annual housing fair to inform Columbus residents of various housing programs and opportunities for potential home ownership. The event includes representatives from the Georgia DCA and HUD as well as housing finance agents. The City is actively engaged with non-profit housing developers in the community including the Columbus Housing Initiative, NeighborWorks Columbus (part of the national NeighborWorks America), Columbus Area Habitat for Humanity, and the City’s CHDO, Fourth Street Towers, Inc. **Figure 4-29** shows data reflecting the special needs population in Columbus. **Figure 4.30** provides a list of emergency and transitional shelters in the region.

Figure 4-29: Special Needs Population for Columbus

| Special Needs Population | Number or Percent |
|--|-------------------|
| AIDS Cases 1981-2000 | 472 |
| Family Violence, # of Police Actions Taken, 2000 | 672 |
| Total, # Age 62+, 2000 | 25,526 |
| Total, % Age 62+, 2000 | 13.70% |
| Disability (Any) % Age 16+, 1990 | 29.81% |
| Adult Substance Abuse Treatment Need, 2001 | 10,586 |
| Adult Substance Abuse Treatment Need, % of Total Population, 2001 | 5.68% |
| Migrant & Seasonal Farm Workers and Dependents, Estimated # at Peak Employment, 1994 | N/A |

Source: Georgia Department of Community Affairs. Planning and Quality Growth. Research Summaries - Special Population Groups , 2002.

Figure 4-30: Emergency and Transitional Shelters, Columbus Continuum of Care, 2007

| Name | Client Population | Type | Other Services |
|---|--|----------------------------|------------------------|
| Damascus Way | Women and children | Emergency | - |
| Hope Harbour | Battered women shelter, crisis hotline | Emergency | Crisis hotline |
| House of Mercy | Men, women, and children | Emergency | - |
| House of Restoration | Men | Emergency/ Transitional | - Alabama |
| House of T.I.M.E. | Chemically dependent women | Transitional | - |
| Open Door Community House | Women | Transitional | - |
| Russell County Shelter for Battered Women | Battered women | Emergency | Rape response, Alabama |
| Salvation Army | Men | Emergency | - |
| Valley Interfaith Promise | Homeless families (must have children) | Emergency | Services |
| Valley Rescue Mission | Men | Emergency | - |

Source: Homeless Resource Network of Muscogee County. 2007.

Elderly

According to the Georgia Statistics Program, Columbus had a combined bed capacity of 1,066 within 6 nursing homes in 2004 (see **Figure 4-31**). These nursing homes had an average occupancy rate of 86 percent. This data suggests that there is an adequate supply of housing for elderly in need of assistance; however, an aging and growing population will likely require an increase in facilities over coming years. The Columbus Housing Authority is developing a senior complex at its Ashley Station mixed-income development to help accommodate these growing needs.

Figure 4-31: Nursing Homes and Assisted Living Centers

| Name of Nursing Home/Assisted Living Center | Number of Beds |
|--|----------------|
| Azalea Trace Nurse Center | 110 |
| Fountain City Care & Rehab | 210 |
| Hamilton House Nursing and Rehabilitation Center | 128 |
| Muscogee Manor & Rehab Center | 242 |
| Oak Manor Nursing Home, Inc. | 210 |
| Pine Manor Nursing Home, Inc. | 166 |

Source: The Consolidated Government of Columbus. Consolidated Plan. 2006-2011.

Homeless

Columbus currently has several shelters to serve various homeless populations in the state. Valley Interfaith Promise serves homeless families, and House of Mercy serves men, women, and children. The Salvation Army, Valley Rescue Mission, and House of Restoration serve homeless men. Open Door Community serves women, and Damascus way serves both women and children. Combining resources, the Columbus area has a total of 317 individual shelter beds and another 109 family beds/units. The Homeless Resource Network administers the City’s Emergency Shelter Grant (ESG) Program, and refers homeless individuals to appropriate homeless service providers. Growing waiting lists at these facilities indicate that there is a need for more shelter space for both women and families in the Columbus region.

The Georgia Housing Search is an online database search listing affordable housing resources throughout the states. This database can help lower income persons locate subsidized housing programs in their community and throughout the state. The Homeless Resource Network of Columbus also helps address homelessness by referring community members to appropriate housing resources in the area, fulfilling the Continuum of Care obligations for both Columbus and Russell County, Alabama.

Victims of Domestic Violence

Victims of Domestic Violence have access to facilities both in Georgia and over the Alabama border. Hope Harbour, located in Columbus, provides access to a crisis hotline and serves as an emergency shelter for battered women. Russell County Shelter for Battered Women provides both emergency shelter and rape response. There is need for more transitional and affordable housing to meet the needs of this group.

Migrant Farm Workers

Current U.S. Census data and conversations with local housing agencies suggest that there are no migrant workers in Columbus (**Figure 4-16**), implying that there is no need for migrant housing. Consistent with the city's economic data, there is no remaining agriculture land in the community. Migrant workers are likely to be employed in adjacent communities with more rural land and a greater agricultural focus. Housing for this population would be better met in areas adjacent to these work locations.

Persons with Disabilities

According to the Columbus 2005 Continuum of Care, there are 39 seriously mentally ill persons living in shelters. The 2000 Census also identified that there 4.2 percent of the city's population (7,849 people) have a mental disability. Another 8.9 percent (16,529 people) were identified as having a physical disability. The City collaborates with various organizations to provide housing services and emergency repairs to units for this population, ensuring that housing needs are being met. Partner organizations include House of Hero's, The Urban League of Greater Columbus, Habitat for Humanity, the Columbus Housing Initiative, the Housing Authority of Columbus, and Fourth Street Tours, Inc.

Persons with HIV/AIDS

Between 1981 and 2000, there were 472 AIDS cases in Columbus. This measures out to approximately 24 cases each year, which validates the need for special housing for this group. Housing Opportunities for Persons Living with HIV or AIDS (HOPWA) assists persons in West Central Georgia that are HIV positive. The Columbus Health Department and Columbus Regional Hospital also provide several supplemental, support services to these groups. Greater quantities of transitional and affordable housing units are needed to meet the needs of these groups.

Persons Recovering from Substance Abuse

DCA reports that Columbus had an adult substance abuse treatment need of just over 10,500. According to the 2006-2011 Columbus Consolidated Plan, just fewer than 14,000 people in Columbus have some drinking problem. All of these people will not require housing assistance, but it is important that the community have facilities available for those who do need assistance. House of T.I.M.E. provides residential drug treatment for single women who are homeless and have already gone through a detoxification process. Damascus Way (serving women) and Valley Rescue

Mission (serving men) provide substance abuse education as part of their initiatives. An increase in the number of transitional housing units, including personal home care centers, is needed to better accommodate the housing needs of this group of the population.

Temporary Ft. Benning Students/Construction Workers

Among the total number of households shown in **Figure 4-28**, above, there will be approximately 2,200 temporary Ft. Benning students and construction workers. This population is anticipated to stay in Columbus for one year – but with a constant number of these students/workers rotating in and out each year – keeping this temporary population relatively constant (see *Economic Development, Section 3.1.2*). It is anticipated that these temporary housing needs are accounted for in the total housing requirements identified in **Figure 4-28**. This is based on the assumption that these households will be accommodated by the rental housing market in the same way as other rental households (see *Housing, Section 4-6*), so there will be no further adjustments needed in **Figure 4-28**.

4.8 Jobs-Housing Balance

Jobs-housing balance measures the equilibrium between jobs and housing in a community. The underlying theory is that as jobs and housing are more equally distributed in a community, several positive results will occur, including the following: people will be able to live closer to their jobs and traffic congestion and vehicular traffic will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 and 1.75, with 1.4 considered ideal. This range allows for a lower tax burden on residents, as some of the tax burden is shifted to businesses in the area. This tax burden is heavier on residents when the jobs-housing ratio falls nearer to 1.0. Columbus had an estimated jobs-housing balance of 1.50 in 2005, which is within the ideal range (**Figure 4-32**).

**Figure 4-32: Jobs-Housing Balance
Columbus, 1990, 2000, & 2005**

| Category | 1990 | 2000 | 2005 |
|------------------------|---------|---------|---------|
| Population | 179,278 | 186,291 | 185,300 |
| Number of Households | 65,858 | 69,819 | 70,133 |
| Average Household Size | 2.61 | 2.54 | 2.51 |
| Housing Units | 70,902 | 76,182 | 81,008 |
| Jobs | 101,930 | 120,850 | 121,722 |
| Employed Residents | 72,629 | 79,781 | 80,123 |
| Jobs/Housing | 1.44 | 1.59 | 1.50 |

Source: U.S. Census; Bureau of Labor Statistics; Woods & Poole Economics.
*American Community Survey, 2005 Housing Units Estimate

4.8.1 Commuting Patterns

Despite an encouraging jobs-housing balance, other data suggests that Columbus has some potential to improve its provision of housing options for its workers. Commuting patterns indicate that several Columbus workers travel from residences in adjacent counties to jobs in the city on a regular basis. As demonstrated in **Figure 4-33**, a significant portion of Columbus workers reside in surrounding counties and commute into Columbus for work. The most popular residential locations of Columbus workers residing in outlying counties in 2000 were Russell County, Alabama (9,360 commuters) and Lee County, Alabama (7,595 commuters), with Harris County, Georgia (6,089 commuters) following closely behind. According to the U.S. Census, approximately 9,800 Columbus residents (5 percent of total population) commute to other places of work, primarily Chattahoochee, GA (3700), Russell, AL (2,400), and Harris, GA (1,000) and about 500 each to Lee, AL and Troup, GA counties.

Figure 4-33: Trends Significant Commuting Patterns of Workers in Columbus, 1970-2000

| County of Residence | 1970 | 1980 | 1990 | 2000 |
|---------------------|--------|--------|--------|--------|
| Columbus, GA | 41,274 | 53,890 | 69,106 | 71,855 |
| Russell, AL | 7,863 | 8,334 | 10,014 | 9,630 |
| Lee, AL | 1,846 | 2,244 | 3,524 | 7,595 |
| Harris, GA | 882 | 2,001 | 3,496 | 6,089 |
| Chattahoochee, GA | 352 | 1,332 | 2,585 | 2,525 |
| Marion, GA | 187 | 198 | 370 | 785 |
| Talbot, GA | 248 | 349 | 542 | 518 |
| Stewart, GA | 234 | 137 | 279 | 319 |
| Troup, GA | 47 | 72 | 127 | 305 |
| Chambers, AL | 31 | 37 | 134 | 233 |
| Meriwether, GA | 26 | 31 | 196 | 207 |
| Taylor, GA | 18 | 6 | 68 | 92 |
| Macon, AL | 26 | 83 | 31 | 69 |
| Barbour, AL | 73 | 38 | 67 | 68 |
| Schley, GA | 11 | | | 50 |
| Randolph, GA | 22 | | 22 | 44 |
| Sumter, GA | 7 | 48 | 46 | 38 |
| Webster, GA | 15 | 4 | 48 | 38 |
| Heard, GA | 6 | | | 29 |
| Upson, GA | 12 | 18 | 24 | 18 |
| Quitman, GA | 4 | | | 8 |

Source: www.bea.gov Journey to Work

4.82 Cost of Housing Compared to Income

The price of a home, compared to the wages and income of both residents and workers, is also an indication of adequate, appropriate, and affordable housing. As shown in **Figure 4-17**, the median house price in Columbus has steadily increased over time: \$58,100 (1980), \$83,100 (2000), and \$113,000 (2005 estimate). As **Figure 4-34** indicates, the median house price of \$113,000 is within an affordable range for both the average and median household income of Columbus residents. These calculations are based on a 30 year loan, with 5 percent down and 7 percent, 7.5 percent, and 8 percent interest, respectively. These figures do not take into account property taxes, potential

homeowner owner association fees, and other costs that may increase the actual cost of owning a home.

Figure 4-35 looks at affordable housing prices based upon median wages (by occupation) for Columbus metro area workers. Annual wages are from the Bureau of Labor Statistics. As shown by these figures, several occupation classes are priced out of the Columbus Housing market based on the median house prices listed above. This data supports other evidence (such as commuting patterns) that indicate a lack of affordable housing for Columbus workers. These numbers are a cause for concern, especially as many of these occupations contribute to the day-to-day services and activities necessary in a community, such as protective service, construction, personal care and service, healthcare support, and sales.

It is important to note that data for workers, unlike data for residents, reflects housing affordability for a one-person household. Affordability will increase if these workers are members of households with more than one working member.

**Figure 4-34: Housing Affordability by Household Income
Columbus, 2000, 2007, & 2012**

| Annual Household Income | Maximum Annual Income | Maximum Monthly Income for Housing | Equivalent House Price at 7% | Equivalent House Price at 7.5% | Equivalent House Price at 8% |
|--------------------------|-----------------------|------------------------------------|------------------------------|--------------------------------|------------------------------|
| < \$15,000 | \$15,000 | \$375 | \$59,332 | \$56,454 | \$53,796 |
| \$15,000-\$24,999 | \$25,000 | \$625 | \$98,887 | \$94,091 | \$89,660 |
| \$25,000-\$34,999 | \$35,000 | \$875 | \$138,441 | \$131,727 | \$125,524 |
| \$35,000-\$49,999 | \$50,000 | \$1,250 | \$197,773 | \$188,181 | \$179,320 |
| \$50,000-\$74,999 | \$75,000 | \$1,875 | \$296,660 | \$282,272 | \$268,981 |
| \$75,000-\$99,999 | \$100,000 | \$2,500 | \$395,546 | \$376,362 | \$358,641 |
| \$100,000-\$149,999 | \$150,000 | \$3,750 | \$593,319 | \$564,543 | \$537,961 |
| \$150,000-\$249,999 | \$250,000 | \$6,250 | \$988,866 | \$940,905 | \$896,602 |
| \$250,000-\$499,999 | \$500,000 | \$12,500 | \$1,977,731 | \$1,881,811 | \$1,793,204 |
| Average Household Income | | | | | |
| 2000 | \$47,553 | \$1,189 | \$188,094 | \$178,972 | \$170,544 |
| 2007 | \$54,663 | \$1,367 | \$216,217 | \$205,731 | \$196,044 |
| 2012 | \$59,851 | \$1,496 | \$236,738 | \$225,257 | \$214,650 |
| Median Household Income | | | | | |
| 2000 | \$34,843 | \$871 | \$137,820 | \$131,136 | \$124,961 |
| 2007 | \$40,457 | \$1,011 | \$160,026 | \$152,265 | \$145,095 |
| 2012 | \$43,923 | \$1,098 | \$173,736 | \$165,310 | \$157,526 |

Source: U.S. Census Bureau, Claritas, and Ackerman/JJG (August 2007).

**Figure 4-35: Housing Affordability by Occupation Wages
Metro Columbus Area, 2006**

| Occupation | Annual median wage | Median monthly wage | Monthly Income Available for Housing | Equivalent House Price at 7% | Equivalent House Price at 7.5% | Equivalent House Price at 8% |
|--|--------------------|---------------------|--------------------------------------|------------------------------|--------------------------------|------------------------------|
| Total, all | \$25,100 | \$2,092 | \$628 | \$99,282 | \$94,467 | \$90,019 |
| Management | \$71,500 | \$5,958 | \$1,788 | \$282,816 | \$269,099 | \$256,428 |
| Network and Computer Systems Administrators | \$56,000 | \$4,667 | \$1,400 | \$221,506 | \$210,763 | \$200,839 |
| Architecture and Engineering | \$53,480 | \$4,457 | \$1,337 | \$211,538 | \$201,278 | \$191,801 |
| Legal | \$50,360 | \$4,197 | \$1,259 | \$199,197 | \$189,536 | \$180,611 |
| Business and Financial Operations | \$48,220 | \$4,018 | \$1,206 | \$190,732 | \$181,482 | \$172,937 |
| Healthcare Practitioner and Technical | \$45,500 | \$3,792 | \$1,138 | \$179,974 | \$171,245 | \$163,182 |
| Life, Physical, and Social Science | \$45,300 | \$3,775 | \$1,133 | \$179,182 | \$170,492 | \$162,464 |
| Arts, Design, Entertainment, Sports, and Media | \$34,050 | \$2,838 | \$851 | \$134,683 | \$128,151 | \$122,117 |
| Community and Social Services | \$33,900 | \$2,825 | \$848 | \$134,090 | \$127,587 | \$121,579 |
| Education, Training, and Library | \$32,110 | \$2,676 | \$803 | \$127,010 | \$120,850 | \$115,160 |
| Installation, Maintenance, and Repair | \$31,380 | \$2,615 | \$785 | \$124,122 | \$118,102 | \$112,541 |
| Protective Service | \$28,520 | \$2,377 | \$713 | \$112,810 | \$107,338 | \$102,284 |
| Farming, Fishing, and Forestry | \$26,760 | \$2,230 | \$669 | \$105,848 | \$100,715 | \$95,972 |
| Construction and Extraction | \$25,960 | \$2,163 | \$649 | \$102,684 | \$97,704 | \$93,103 |
| Production | \$25,190 | \$2,099 | \$630 | \$99,638 | \$94,806 | \$90,342 |
| Office and Administrative Support | \$24,950 | \$2,079 | \$624 | \$98,689 | \$93,902 | \$89,481 |
| Transportation and Material Moving | \$20,650 | \$1,721 | \$516 | \$81,680 | \$77,719 | \$74,059 |
| Healthcare Support | \$19,070 | \$1,589 | \$477 | \$75,431 | \$71,772 | \$68,393 |
| Sales and Related | \$18,700 | \$1,558 | \$468 | \$73,967 | \$70,380 | \$67,066 |
| Building and Grounds Cleaning and Maintenance | \$16,480 | \$1,373 | \$412 | \$65,186 | \$62,024 | \$59,104 |
| Personal Care and Service | \$16,440 | \$1,370 | \$411 | \$65,028 | \$61,874 | \$58,961 |
| Food Preparation and Serving Related | \$14,200 | \$1,183 | \$355 | \$56,168 | \$53,443 | \$50,927 |

Source: Bureau of Labor Statistic , Annual Median Wage (2006). JIG (2007).

4.8.3 Barriers Affecting Sufficient Suitable Housing

The following is a list of additional factors that likely contribute to a jobs-housing mismatch in Columbus:

- Aging and substandard housing units near downtown;
- Low density residential as the most common residential zoning, limiting housing affordability;
- Land speculation due to anticipated growth, leading to pricing out of certain groups of population;
- More affordable properties in nearby jurisdictions;
- Disparity between lending practices in minority-concentrated Census tracts;
- Lack of appropriate, affordable housing for Fort Benning personnel and their dependents;
- Policies that discourage non-profit housing developers from accessing affordable housing tax credit programs; and
- Decreasing size of affordable housing stock, tied to Hope IV projects and increasing quantity of substandard units.

As this list begins to show, what may appear to be a lack of suitable housing in Columbus may also be partially explained as a difference between living preferences and the location of appropriate employment options. Outlying areas of Columbus are less urbanized, and therefore, in many cases, boast lower tax rates, cheaper land costs, and other favorable factors that are attractive to new military families and other workers locating in the Columbus area for employment purposes. Due to its role as a regional employment center, Columbus will continue to pull-in these workers. At the same time, suburbanization trends will likely continue, reflecting consumer preferences for more rural areas.

5 Natural and Cultural Resources

5.1 Wetlands

Columbus has adopted the Fish and Wildlife Service's National Wetlands Inventory Map (NWI Map) as the official map of protected wetlands. This adoption is noted in the Unified Development Ordinance, Section 5.6.2.

Regulation of wetland protection rests with the Army Corps of Engineers (ACOE). Section 404 of the Clean Water Act gives the ACOE this authority, which only pertains to wetlands adjacent to navigable waterways. Disturbing wetlands through drainage or discharge of fill is prohibited, unless there is "no practicable alternative." Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property.

There are approximately 6,000 acres of wetlands in Columbus (see **Map 5-1: Wetlands**). The majority of these wetlands are found in the southwestern portion of the county along the river, and across the northeastern portion, where the majority of development is taking place. Columbus-Columbus generally defers protection of wetlands to the ACOE. The Engineering Department will compare the sites of proposed projects against the National Wetlands Inventory Map, which is updated every five years. The Department will forward requests on to the ACOE if there seems to be an overlap with a proposed project site and a wetland.

Those seeking permits for the alteration or filling of a wetland must first obtain a permit from ACOE. If zoning and Section 404 permits allow, certain uses are allowed:

- Timber production and harvesting
- Recreation
- Public wastewater treatment [not in DCA recommendations] and natural water quality treatment or purification
- Other uses allowed under Section 404

Hazardous and toxic wastes in wetlands are prohibited by Columbus, pursuant to recommendations by DCA Section 391-3-16.03.

5.2 Groundwater Recharge Areas

DCA defines groundwater recharge areas as any segment of the earth's surface where water enters into the ground to replenish an aquifer. There are several large groundwater recharge areas in Columbus County, comprising roughly one fourth of the total land area (see **Map 5-2: Groundwater Recharge Areas**). According to DNR's Hydrologic Atlas 18, the majority of groundwater recharge areas are in the southern half of the city of Columbus; those there are considered as having an "average" susceptibility to pollution, while those in the northern half of the city are considered as having a "lower" susceptibility to pollution. The largest continuous tracts of groundwater recharge areas are found to the north/northeast of downtown and along the border with Ft. Benning.

The Columbus Consolidated Government (CCG) has outlined protection measures for groundwater recharge areas in its Unified Development Ordinance, pursuant to DCA's Section 391-3-16.01 Criteria for Protection of Groundwater Recharge Areas. They protect these areas in the following ways:

- New hazardous waste treatment facilities are prohibited. Those permitted by DNR or zoning districts must have an impermeable surface with a spill and leak collection system.
- Sanitary landfills must have synthetic liners and leachate collection systems.
- Above-ground chemical or petroleum tanks must have secondary containment of 110 percent of the volume of the tank or the largest tank in a cluster of tanks. Tanks less than 660 gallons or those used for agricultural purposes are exempt.
- New agricultural waste impoundment sites larger than 50 acre-feet in lower susceptibility areas and larger than 15 acre-feet in average susceptibility areas must be lined with compacted clay.
- New homes with septic tanks/drain field systems must be located on a lot that is 110 percent (in lower susceptibility areas) and 125 percent (in average susceptibility areas) of the minimum lot size required by the Department of Human Resources' Manual for On-site Sewage Management Systems Table MT-1.
- New manufactured home parks with septic tanks/drain field systems must be located on a lot that is 110 percent (in lower susceptibility areas) and 125 percent (in average susceptibility areas) of the minimum lot size required by the Department of Human Resources' Manual for On-site Sewage Management Systems Table MT-2.

The Cretaceous-Tertiary Aquifer system runs along the southern border of Columbus. Very few, if any, wells draw from this aquifer (if so, then likely in the northern section of the county); however, the aquifer's importance on a regional level necessitates the protections outlined above. Columbus mainly relies on surface water, but if groundwater were to be tapped, the water quality is known to be good.

5.3 Water Supply Watersheds, Water Sources, and Water Quality

A large water supply watershed is defined by the state as encompassing 100 or more square miles of land within the drainage basin upstream of a public water supply intake. The Chattahoochee Watershed in Columbus is recognized as one such watershed (see **Map 5-3: Watersheds**). There is one water supply intake, the Upatoi Creek reservoir (located within Ft. Benning boundaries), which is also within the Chattahoochee River watershed. The county has a total of 770 acres that falls within a watershed, according to the 2000 Columbus Greenspace Plan. In addition, the Army Corps of Engineers owns 525 miles of shore around West Point dam and has a management plan for this area. A watershed monitoring system for Ft. Benning is currently in development.

The Columbus Unified Development Ordinance has established watershed protection regulations in accordance with DCA's Section 391-3-16.01 "Criteria for Water Supply Watersheds." The Unified Development Ordinance outlines a protection plan, shown in **Figure 5-1** on the following page.

Figure 5-1: Columbus Watershed Protection Regulations

ARTICLE 4. WATERSHED PROTECTION

Section 5.4.1. Water Supply Watersheds with Reservoir.

The Chattahoochee watershed is recognized as a large water supply watershed, having 100 square miles or more of drainage area above the Lake Oliver water supply intake. The watershed qualifies further for environmental protection because the drainage area supplies water to the Lake Oliver water supply reservoir. A second reservoir, Upatoi Creek is located wholly within the Ft. Benning Reservation.

Section 5.4.2. Chattahoochee River Watershed.

All water flow of the county is directed to the Chattahoochee River, either directly or indirectly through intermediate drainage basins.

A. *Protected Watershed.*

1. *Establishment of Protected Watershed Areas.* The protected watershed area includes all or any portion of the following drainage basins and areas within the corporate boundaries of Columbus:

- (A) The Lake Oliver water supply reservoir;
- (B) All lands within 150 feet of any water supply reservoir boundary; and
- (C) All lands within the Chattahoochee watershed located within a 7-mile radius of the boundary of any water supply reservoir.

2. *Restrictions within a Protected Watershed Area.* Within the protected watershed area, the restrictions listed below shall apply.

(A) *Natural Stream Buffer Around Water Supply Reservoir.* A natural stream buffer shall be established and maintained within 150 feet of the banks of the reservoir boundaries. Vegetation, land disturbance and land uses shall be controlled by the provisions of the Lake Oliver Reservoir Management Plan, and the Upatoi Creek Water Management Plan as approved by the Georgia Department of Natural Resources (DNR).

(B) *Hazardous Materials.* Any new facility that handles hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976, excluding underground storage tanks, and in amounts of 10,000 pounds or more on any one day, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by DNR.

B. *Protected Stream Corridors.*

1. *Definition of Protected Stream Corridors.* Within the protected watershed area, all lands within 150 feet of the banks on both sides of any perennial stream or river, located within a 7-mile radius of the boundary of the Lake Oliver and Upatoi Creek reservoirs, shall be established as protected stream corridors and conform to the provisions of this Section.

2. *Restrictions within Protected Stream Corridors.* Along a protected stream corridor the restrictions listed below shall apply.

(A) A natural stream buffer shall be established and maintained within 100 feet of both sides of the banks of any perennial stream within the protected stream corridor.

(B) No clearing, earth moving, construction or ground disturbance is allowed within the 100-foot wide natural stream buffer. Exceptions include bike and footpaths constructed of permeable material, gravity sanitary sewers, and road crossings perpendicular to streams. The installation of storm sewers will also be allowed. The area that is within this restricted construction area is to be left natural or developed as a trail with a minimum of disturbance to the natural habitat.

(C) No impervious surfaces shall be constructed within the 150-foot wide protected stream corridor.

(D) Septic tanks and septic tank drainfields are prohibited within the protected stream corridor.

Source: Columbus Unified Development Ordinance. Accessed September 2007.

Columbus Water Works

Three water infrastructure demonstration programs have been conducted by Columbus Water Works (CWW) over the past decade:

1. In the mid-1990s, CWW began and managed a study of CSO technology with a grant from the U.S. EPA.
2. In the early 2000s CWW also initiated the three-year Middle Chattahoochee River Watershed Study through partnerships with the EPA, Georgia EPD, Alabama Department of Environmental Management, and several private corporations, non-profit organizations and institutions, and community groups.
3. A third program, the Regional Source Water Assessment and Protection Project, was coordinated between seven water systems that served 250,000 customers.

The CSO project studied technologies related to CSO control facilities and the treatment of stormwater. The watershed study attempted to test methods of watershed monitoring, modeling, and scientific implementation of Total Maximum Daily Load (TMDL) regulations. The source water assessment attempted to collect data on water quality, coordinate systems for monitoring, and to develop long-range watershed protections plans with the aim of protecting drinking water. (*Wet Weather Demonstration Projects Summary Report*, Columbus Water Works.)

Columbus has a progressive and award-winning water management program. It has complied with the state's storm overflow mandate to separate the stormwater and sewage discharge into the Chattahoochee. Columbus was the first city in Georgia to complete this mandated sewer overhaul. In general, the CSO technologies studied in Columbus were found to be more cost-effective and efficient than conventional CSO treatment systems. The raw water quality of the Middle Chattahoochee was found to be good overall. General recommendations for the watershed and source water assessment studies can be found in the *Section 2, Issues and Opportunities*, of the *Community Assessment*.

Water Quality

Figure 5-2 lists 303(d)/305(b) impaired waterways and their current status. Currently, only six streams/lakes are listed as impaired within the county. The following management practices are recommended to reduce fecal coli form loads to stream segments:

- Sustained compliance with NPDES permit limits and requirements where applicable;
- Adoption of NRCS Conservation Practices for primarily agricultural lands;
- Application of BMPs appropriate to specific agricultural and urban land uses,
- Further development and streamlining of mechanisms for identifying, reporting, and correcting illicit connections, breaks, and other sanitary sewer system problems;
- Adoption of local ordinances requiring periodic septic system inspection, pumpout, and maintenance where appropriate; and
- Ongoing public education efforts on the sources of fecal coli form and common sense approaches to lessen the impact of this contaminant on surface waters.

Figure 5-2: Impaired Waterways, Columbus, 2006

| Stream | Data Source | Location | Evaluation | Water Use Classification | Criterion Violated | Potential Cause | Action to Alleviate | Miles | TMDL Approved |
|---------------------|--|---|----------------------|--------------------------|---|--------------------------------|--|-------|---------------|
| Bull Creek | DNR, Wildlife Resourced Division | Flat Rock Creek to Cooper Creek, Columbus | Partially Supporting | Fishing | Biota Impact | Urban Runoff | Urban Runoff is being addressed in the EPD Stormwater Management Strategy. An area wide stormwater permit was issued in 2005. | 3 | Yes |
| Chattahoochee River | DNR-EPD, Watershed Planning and Monitoring Program | Oliver Dam to North Highland Dam | Partially Supporting | Fishing | Fish Consumption Guidance | Urban Runoff | Fish Consumption Guidelines due to PCBs. PCBs have been banned in the U.S. and levels have been declining. Urban Runoff is being addressed in the EPD Stormwater Management Strategy. An area wide stormwater permit was issued in 2005. | 2 | Yes |
| Chattahoochee River | Columbus Water Works | North Highland Dam to Upatoi Creek | Partially Supporting | Fishing | Fecal Coliform, Fish Consumption Guidance | Urban Runoff | Fish Consumption Guidelines due to PCBs. PCBs have been banned in the U.S. and levels have been declining. Urban Runoff is being addressed in the EPD Stormwater Management Strategy. An area wide stormwater permit was issued in 2005. | 12 | Yes |
| Tiger Creek | DNR, Wildlife Resourced Division | Headwaters to Upatoi Creek | Partially Supporting | Fishing | Biota Impact | Nonpoint Source/Unknown Source | EPD will address nonpoint sources through a watershed protection strategy. An area wide Stormwater Permit was issued in 2005. | 5 | Yes |
| Weracoba Creek | Columbus Unified Government | Columbus | Not Supporting | Fishing | Fecal Coliform | Urban Runoff | Urban Runoff is being addressed in the EPD Stormwater Management Strategy. An area wide stormwater permit was issued in 2005. | 6 | Yes |

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| Lake Name | Data Source | Location | Basin | Evaluation | Water Use Classification | Criterion Violated | Potential Cause | Acres Affected | Priority |
|-------------|---|---------------|---------------|----------------------|---------------------------|---------------------------|--------------------------------|----------------|----------|
| Oliver Lake | DNR-EPD, Watershed Planning and Monitoring Program & Columbus Water Works | Near Columbus | Chattahoochee | Partially Supporting | Drinking Water/Recreation | Fish Consumption Guidance | Nonpoint Source/Unknown Source | 2,150 | 3 |

Source: DRAFT - USEPA Georgia's 2006 305(b)/303(d) List of Waters as required by Section 303(d) of the CWA

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Management practices that may be used to help maintain average annual sediment loads at current levels include:

- Compliance with NPDES permit limits and requirements
- Implementation of GFC's Best Management Practices for Forestry
- Adoption of NRCS Conservation Practices
- Adherence to the Mined Land Use Plan prepared as part of the Surface Mining Permit Application
- Adoption of proper unpaved road maintenance practices
- Implementation of Erosion and Sedimentation Control Plans for land disturbing activities
- Mitigation and prevention of stream bank erosion due to increased stream flow and velocities caused by urban runoff

Regular monitoring is the principal management practice that is used to mitigate PCB levels. PCB levels collect in sediment and naturally decrease over a period of 10 to 20 years as new sediment naturally covers over contaminated sediment. It is expected that PCB levels will recede enough to allow the Chattahoochee to attain "supporting use" status by 2020. In the case of Lake Oliver, PCB levels are expected to decline at 5 percent per year.

5.4 Steep Slopes

Steep slopes generally fall under the Secondary Conservation Area designation (see Section 5.8 for definition). Areas where steep slopes are prevalent generally require larger lot sizes in order to build, thus allowing room for roads and driveways to avoid the slope areas. The majority of steep slopes in Columbus, including 4,000 acre tracts with slopes 25 percent or greater and 3,000 acre tracts with slopes within the 15 to 25 percent range, are found in the northwest portion of the county (see **Map 5-4: Steep Slopes**).¹ The state has recently purchased land for Standing Boy Creek Park in this northwest portion of the county.

5.5 Floodplains

The Columbus Consolidated Government participates in the National Flood Insurance Program. Participation in this program ensures that flood insurance is available to property owners and makes the City eligible for emergency aid in times of flood disaster. Participation in this program requires the adoption of specific regulations concerning land development and the construction of both residential and commercial buildings in the Special Flood Hazard Area (floodplain).

In return for obtaining subsidized flood insurance rates, the City is required to regulate the use of property, particularly in the floodplain, accomplished locally by the issuance of Land Disturbance and Building permits. The Unified Development Ordinance (UDO, Section 8.5 Flood Damage Reduction) outlines the requirements for specific development types located within specific hazard areas.

The Columbus Greenspace Plan of 2000 suggests that conservation easements be placed in floodplain areas, but UDO Section 8.5.7(c) clearly allows for the building of structures in floodplain

¹ According to the 1998 Columbus Comprehensive Plan and Map 5-4

areas, provided that they and their associated utilities are flood-proofed or elevated and do not raise the base flood elevation or reduce flood storage capacity.

Since the 1980s, a large amount of development has occurred in Columbus' floodplains, particularly in the downtown area. Columbus has made limited progress on placing conservation easements in its floodplain areas, a recommendation of the Greenspace Plan. Such a strategy could be especially important as development moves northward in the county, where other floodplains exist. **Map 5-5: Hydrology** shows these areas.

5.6 Soils and Prime Agricultural Land

Columbus has 24,000 acres of prime farmland, a term used by the U.S. Department of Agriculture to identify land that is best suited for the growth of crops and has the potential to be used for that purpose (see **Map 5-6: Prime Farmland**). According to the 2002 USDA Census of Agriculture, a total of 15,481 (11.2 percent of the county's land) acres were farms, and another 2,084 acres were harvested cropland. That census also counted 96 farms, a 74.5 percent change in number from 1997 (in 1987, there were 49).

There are few working farms left in Columbus. As of 2006, agricultural products in Columbus consisted of hay and straw, beef cattle, horses, and some greenhouse crops. There were five acres harvested for Christmas trees as well; no other timber operations were recorded.² The majority of prime farmlands in Columbus are found in the north and northeastern portion of the county. There are also some more intact tracts in the extreme southern portion of the county, near Oxbow Meadows. The amount of agricultural land that is actually used for farming in the county is small. The 1998 Columbus Comprehensive Plan noted that tracts of land large enough to sustain profitable agricultural enterprises are generally not available.

5.7 Plant and Animal Habitats

Rare or endangered plant and animal species known to exist in Columbus are listed in the below. These listings are compiled from the U.S. Fish and Wildlife Service and Georgia Department of Natural Resources (DNR).

5.7.1 Plants

There are 22 rare, threatened, or endangered plant species in Columbus. Two are considered endangered, and nine are considered threatened in the state.

1. *Arabis georgiana*

Common name: Georgia Rockcress

Habitat: Rocky or sandy river bluffs and banks, in circumneutral soil (i.e. banks of Chattahoochee River)

Status: Threatened in Georgia; candidate for federal listing as threatened or endangered.

² Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia, Athens, GA 30602. 706-542-0760. <http://www.caed.uga.edu>

2. *Baptisia megacarpa*
Common name: Bigpod Wild Indigo
Habitat: Floodplain forests
Status: Critically imperiled in Georgia

3. *Brickellia cordifolia*
Common name: Heartleaf Brickellia
Habitat: Mesic hardwood forests
Status: Threatened and rare/uncommon in Georgia

4. *Buchnera americana*
Common name: Bluehearts
Habitat: Wet meadows; seasonally moist barrens and limestone glades
Status: Critically imperiled in Georgia

5. *Cirsium virginianum*
Common name: Virginia Thistle
Habitat: Moist pinelands; moist longleaf pine/wiregrass savannas
Status: Imperiled in Georgia

6. *Croomia pauciflora*
Common name: Croomia
Habitat: Mesic hardwood forests, usually with *Fagus* and *Tilia*
Status: Critically imperiled and threatened in Georgia

7. *Helenium brevifolium*
Common name: Bog Sneezeweed
Habitat: Seepage bogs, sometimes with *Sarracenia rubra* near the Fall Line
Status: Critically imperiled in Georgia

8. *Helianthus smithii*
Common name: Smith Sunflower
Habitat: Dry open woods and thickets
Status: Critically imperiled in Georgia

9. *Hymenocallis coronaria*
Common name: Shoals Spiderlily
Habitat: Rocky shoals of broad, open rivers
Status: Imperiled and threatened in Georgia

10. *Isoetes melanopoda*
Common name: Black-footed Quillwort
Habitat: Clayey soils in low woods; sandstone or granite outcrop seeps
Status: Critically imperiled in Georgia

11. *Melanthium latifolium*
Common name: Broadleaf
Habitat: Mesic deciduous hardwood forests
Status: Imperiled in Georgia

12. *Nestronia umbellula*
Common name: Indian Olive
Habitat: Mixed with dwarf shrubby heaths in oak-hickory-pine woods; often in transition areas between flatwoods and uplands
Status: Rare/uncommon in Georgia
13. *Phaseolus polystachios* var. *sinuatus*
Common name: Trailing Bean-vine
Habitat: Sandhills; dry pinelands and hammocks
Status: Imperiled in Georgia
14. *Rhus michauxii*
Common name: Dwarf Sumac
Habitat: Open forests over ultramafic rock
Status: Endangered in U.S. and Georgia; critically imperiled in Georgia
15. *Rhynchospora scirpoides*
Common name: Long-beak Baldrush
Habitat: Floating mats in ponds; pond margins
Status: Imperiled in Georgia
16. *Rudbeckia heliopsidis*
Common name: Little River Black-eyed Susan
Habitat: Limestone or sandstone barrens and streamsides
Status: Critically imperiled and threatened in Georgia
17. *Sarracenia rubra*
Common name: Sweet Pitcherplant
Habitat: Atlantic white cedar swamps; wet meadows
Status: Imperiled in Georgia and threatened in Georgia
18. *Sedum nevii*
Common name: Nevius Stonecrop
Habitat: Gneiss ledges on river bluffs
Status: Critically imperiled and threatened in Georgia
19. *Sedum pusillum*
Common name: Granite Stonecrop
Habitat: Granite outcrops, often in mats of Hedwigia moss under *Juniperus virginiana*
Status: Rare/uncommon and threatened in Georgia
20. *Stylisma pickeringii* var. *pickeringii*
Common name: Pickering's Morning-glory
Habitat: Open, dry, oak scrub of sandhills
Status: Imperiled in Georgia and threatened in Georgia

21. *Tridens carolinianus*

Common name: Carolina Redtop

Habitat: Dry, open mixed oak-pine forests of the Fall Line Sandhills

Status: Critically imperiled in Georgia

22. *Trillium reliquum*

Common name: Relict Trillium

Habitat: Mesic hardwood forests; limesink forests; usually with *Fagus* and *Tilia*

Status: Rare/uncommon in Georgia and endangered in U.S. and Georgia

It was noted in Ft. Benning's BRAC Environmental Impact Statement (2007) that "[p]opulations at Fort Benning are essential for the continued viability of this species." There are currently five monitored populations on the base, and all are protected with fencing, timber and fire restrictions, and signs.

5.7.2 *Animals*

There are 20 rare, threatened, or endangered animal species in Columbus. Of these, four are federally endangered, six are listed as endangered in the state, and three are threatened in the state (including one concurrently listed as federally threatened).

1. *Alasmidonta triangulata*

Common name: Southern Elktoe

Habitat: Large creeks and river mainstems in sandy mud and rock pools

Status: Critically imperiled and endangered in Georgia

2. *Ameiurus serracanthus*

Common name: Spotted Bullhead

Habitat: Large streams and rivers with moderate current and rock-sand substrate

Status: Imperiled and rare/uncommon in Georgia

3. *Elliptio arctata*

Common name: Delicate Spike

Habitat: Large rivers and creeks with some current in sand and sand and limestone rock substrates

Status: Critically imperiled, rare/uncommon, and endangered in Georgia

4. *Elliptio fraterna*

Common name: Brother Spike

Habitat: Sandy substrates of river channels with swift current

Status: Critically imperiled in Georgia

5. *Elliptio nigella*

Common name: Winged Spike

Habitat: Spring influenced streams with substrate of sand and limestone rock

Status: Apparently extirpated from state

6. *Elliptio purpurella*

Common name: Inflated Spike
Habitat: Sand and limestone rock substrates
Status: Imperiled and threatened in Georgia

7. *Elliptoides sloatianus*

Common name: Purple Bankclimber
Habitat: Small to large rivers with moderate current and substrate of sand, fine gravel, or muddy sand
Status: Threatened in the U.S. and Georgia

8. *Etheostoma parvipinne*

Common name: Goldstripe Darter
Habitat: Small sluggish streams and spring seepage areas in woody debris, leaf material, mud, and silt
Status: Imperiled and rare/uncommon in Georgia

9. *Eumeces egregious similis*

Common name: Northern Mole Skink
Habitat: Coastal dunes; longleaf pine-turkey oak woods; dry hammocks
Status: Rare/uncommon in Georgia

10. *Hamiota subangulata*

Common name: Shinyrayed Pocketbook
Habitat: Sandy/rocky medium-sized rivers & creeks
Status: Endangered in U.S. and Georgia

11. *Lampsilis binominata*

Common name: Lined Pocketbook
Habitat: Large creeks and rivers in stabilized shoals in moderate to swift current
Status: Apparently extirpated from Georgia

12. *Lasmigona subviridis*

Common name: Green Floater
Habitat: Quiet pools and eddies in large creeks and small rivers in sand and/or gravel
Status: Apparently extirpated from Georgia

13. *Lythrurus atrapiculus*

Common name: Blacktip Shiner
Habitat: Pools and backwater areas in small to medium-sized creeks over sandy substrate
Status: Imperiled in Georgia

14. *Macrochelys temminckii*

Common name: Alligator Snapping Turtle
Habitat: Large streams and rivers; impoundments; river swamps
Status: Rare/uncommon and threatened in Georgia

15. *Medionidus penicillatus*

Common name: Gulf Moccasinshell
Habitat: Sandy/rocky medium-sized rivers & creeks
Status: Endangered in U.S. and Georgia

16. *Pleurobema pyriforme*

Common name: Oval Pigtoe
Habitat: Sandy, medium-sized rivers & creeks
Status: Endangered in U.S. and Georgia

17. *Procambarus acutissimus*

Common name: Sharpnose Crayfish
Habitat: Temporary fluctuating pools or ponds to permanent lotic habitats;
sometimes in simple burrows
Status: Imperiled in Georgia

18. *Quincuncina infucata*

Common name: Sculptured Pigtoe
Habitat: Main channels of rivers and large streams with moderate current in sand
and limestone rock substrate
Status: Rare/uncommon in Georgia

19. *Strophitus subvexus*

Common name: Southern Creekmussel
Habitat: Sand to sandy mud in slow or no current in small to large creeks
Status: Critically imperiled and endangered in Georgia

20. *Picoides borealis*

Common name: Red-cockaded Woodpecker (“RCW”)
Habitat: Open mature pine woodlands, pine savannahs; mature pines with low
understory vegetation
Status: Federally endangered

One of the largest RCW populations in the Southeast occurs exists within Ft. Benning. The BRAC EIS explains that a management plan was outlined specifically for this species on military installations. The U.S. Fish and Wildlife Service chose Ft. Benning as 1 of 13 locations where the recovery (recommended at 5 percent annual increase in the total cluster of birds) of this species would be managed.

5.7.3 Natural Communities

There are no natural communities of rare species listed in Columbus. According to the Nature Conservancy, “natural communities” are assemblages of species that re-occur under similar habitat conditions and environmental regimes.

5.8 Greenspace

When CCG drafted the “Columbus Community Greenspace Report” in 2000, the government acknowledged that there was no permanently protected land owned by local, state, or federal

governments, nor by conservation organizations or private individuals. The Georgia Greenspace Program aims to preserve 20 percent of a county's total land as "open and connected greenspace." In the Columbus Greenspace Plan it was noted that (as of 2000) there were 90,665 acres of land from which to derive greenspace; 20 percent of this base acreage would be 18,133 acres. **Map 5-7** displays greenspace typology within the county.

The 2000 Greenspace Report outlined four tools the CCG could use to protect greenspace: (1) floodplain ordinances; (2) the alternative transportation system outlined in the Columbus Comprehensive Plan of 1998; (3) soil erosion and sedimentation control ordinances; and (4) the recreation plan. The report mentions that a future greenspace ordinance will eventually become CCG's primary tool in protecting greenspace. As of 2007, this ordinance has not yet been passed. The Unified Development Ordinance, however, contains provisions for the creation and preservation of greenspace through traditional and conservation subdivisions, pursuant to the Georgia Greenspace Program's guidelines. It is unclear if CCG receives either money to aid in the purchase of land or easements from the Georgia Greenspace Program.

Part of the planned 20-mile Riverwalk that connects Lake Oliver Marina to Ft. Benning has been completed. The Columbus South Revitalization Task Force's 2004 plan calls for greenways to be constructed in the southern portion of the county, connecting schools and recreation parks. This would happen along abandoned railways and streams or creeks where the right-of-way would be converted to greenways. The plan included a proposed trail that would connect the Riverwalk to Cusseta Road and east of Victory Drive. The parks, creeks, and streams that would be utilized and linked for greenspace as a part of this plan include Benning and Rigdon Parks and Bull and Weracoba Creeks.

The 2000 Greenspace Report also proposed the construction of the Warm Springs Trolley Line in south Columbus. This project, projected for completion in 2001, has not yet materialized.

In 2001, the Georgia DNR purchased 1,443 acres in the northwest portion of Columbus along the Chattahoochee River for the future development of Standing Boy Creek State Park. In 2002, another 137 acres were bought for a total area of 1,579 acres. This large tract of land is part of DNR's larger vision for a continuous 200-mile greenway along the Chattahoochee River. Funds have not yet been acquired to develop the park. Currently, archery deer hunting is allowed on the tract. Plans for expanded hunting opportunities were quelled when a nearby subdivision protested.

Figure 5-3 provides descriptions of primary and secondary conservation areas from the Unified Development Ordinance. If these areas fall within a subdivision, they are subject to the protections in Section 6.2 of the Unified Development Ordinance.

Figure 5-3: Descriptions of Primary and Secondary Conservation Areas, Columbus

Section 6.3.1. Primary Conservation Areas.

Primary Conservation Areas are areas that are required to be preserved as open space in any major subdivision or private street subdivision. Primary Conservation Areas include the areas identified below.

- A. *River and Stream Channels.* These areas are defined as the area between the top of bank and the opposite top of bank of any river, stream or other body of water classified as "state waters."
- B. *Required River and Stream Buffers.* Undisturbed stream buffers extending along the banks of the Chattahoochee River, the Lake Oliver Reservoir, and all perennial streams and other state waters that are required by this Ordinance (except for activities that are exempt from the soil erosion and sedimentation control provisions of the Land Development Activities Chapter of this Ordinance). Stream buffer widths are established under the Environmental Protection Chapter of this Ordinance.
- C. *Registered Historic or Archeological Assets.* Sites or areas registered with the State or the National Register of Historic Places qualify under this category since preservation is desirable although not mandated by law. Information regarding all such sites is available from the Georgia Office of Historic Preservation.
- D. *Wildlife Habitats of Threatened or Endangered Species.* The following have been identified by the Federal or the State governments as threatened or endangered species in Muscogee County:

Section 6.3.2. Secondary Conservation Areas.

Secondary Conservation Areas are areas that are encouraged but not required to be preserved as open space in any major subdivision or private street subdivision. Secondary Conservation Areas include the areas listed below.

- A. *Areas Greater Than 5,000 Square Feet of Steep Slopes.* Slopes greater than 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 5,000 contiguous square feet or less are not considered Secondary Conservation Areas.
- B. *Areas Greater Than 40,000 Square Feet with Slopes of 15% To 25%.* Slopes between 15% and 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 40,000 contiguous square feet or less are not considered Secondary Conservation Areas.
- C. *Soils with Exposed Bedrock or Rock Outcroppings.* Areas with exposed bedrock or rock outcroppings must be identified through observation on each site. Areas comprising 40,000 contiguous square feet or less are not considered Secondary Conservation Areas.
- D. *Mature Timber Stands or Significant Trees.* Forests and timberlands that have developed mature stands of trees qualify for conservation consideration. Individual trees that are specimen trees or otherwise have significance through their size, age, species or historic value may be designated as a Secondary Conservation Area to the extent of the tree's dripline.
- E. *Viewshed Protection Areas.* These areas are set aside either to screen the view of the subdivision development from abutting roadways or to protect existing scenic views into the subdivision site of rural heritage features. If intended to screen the subdivision development, the viewshed buffer must be adequately vegetated with trees and understory growth to provide an adequate screening effect. If intended to preserve a scenic view, the viewshed protection area must provide an adequate width or orientation in order to preserve the view. Examples of rural heritage features include the following:

Source: Columbus Unified Development Ordinance. Accessed September 2007.

Scenic Views

The following is a list of places in Columbus considered valuable in terms of scenic views:

- *Old River Road near Harris County line:* Private land that does not have water lines, and thus should remain in the form of large-lot residences.
- *Lake Oliver from J.R. Allen Parkway:* Bibb City mill and Lake Oliver dam are considered sources of local identity and thus enhancements to the landscape. Old mills in this area are slowly being converted to loft/work space. Georgia Power could undermine this landscape if they developed the land they own around the dam.

- *Riverwalk*: The Riverwalk will eventually run the entire western edge of Columbus. The Alabama side of the river remains relatively undeveloped. If this changed it could either enhance or detract from the view.
- *Green Acres Cemetery*: Off Schatulga Road, there is a view of the entire city and Ft. Benning Reservation. Since this area is a cemetery, it is open to the public and not likely to be ruined.
- *Benning Hills view*: The Calhoun tract of land was purchased with the idea of erecting an observation tower to see the “citywide vista” of Benning Hills view.
- *St. Mary’s Rd Hearthiside Drive*: Looking west from this intersection, there are views of both downtown and midtown Columbus.

5.9 Cultural Resources

5.9.1 Local History of Columbus

The history of Columbus is a product of its location along the Chattahoochee River at the fall line. The fall line is a geological boundary that marks the intersection of the Upper Coastal Plain region and the Piedmont region of Georgia. These two areas have differences in geology, soil, and wildlife; the advantages of these meeting points provided the economic stimulus for many early Georgia towns, including Macon, Milledgeville, and Augusta. The location along the fall line provided Columbus with two important economic advantages. First, the changes in the geology and topography at the fall line established Columbus as the last navigable point along the Chattahoochee River; therefore, all goods traveling further into the interior than Columbus had to be unloaded from the boats and transferred to an alternate form of transportation. The rapids at the fall line also provided Columbus with a second valuable asset. With the growth of factories and mills during the nineteenth century, Columbus became a manufacturing center because of the water power provided by the rapids.

The Federal Road was constructed from Augusta to Mobile, Alabama in 1805, and the road crossed the Chattahoochee below the falls at the future location of Columbus. The Georgia Legislature had identified the site of Columbus as an area with exceptional economic potential because of its geographic position, and in 1828, the Legislature created a town plan and began to auction off the lots. The Creek Indians had been gradually losing land as European settlement expanded across the state, and Creek leader William McIntosh ceded their remaining territory at the Treaty of Indian Springs in 1825, including the area of Columbus. However, the Creeks managed to hold a small strip of land across the Chattahoochee from Columbus until the 1838 Trail of Tears, during which 16,000 Native Americans were forced to march to Oklahoma. The original plan of Columbus included 13 blocks north to south and 9 blocks east to west with four blocks of commons on the north, east, and south sides of town.

Columbus became a major shipping point for the booming cotton economy of middle Georgia. The first textile mill had been constructed by 1834, and in 1853, Frederick Law Olmstead noted that Columbus was the largest manufacturing city south of Richmond. During the Civil War, Columbus was a major producer of war-related products for the Confederate Army, and the industry of the town supported a naval yard. General Sherman bypassed Columbus on his march to the sea, and Columbus escaped the torching that destroyed many other Georgia cities. However, several industrial buildings were destroyed by General James H. Wilson’s forces, which were unaware that General Lee had already surrendered when they attacked Columbus on April 16th, 1865.

Although the growth of railroads in the late nineteenth century lessened Columbus's importance as a strategic shipping location, the expansion of the industrial economy only made the available waterpower in the city increasingly important. After the Civil War, the textile energy in Columbus thrived, making the city a center of production.

The economy of Columbus continued to be primarily fed by mill production during the early twentieth century. The labor movement of the early twentieth century impacted the textile industry in Columbus, which experienced a violent strike in 1919. Camp Benning was established near the city in 1918, and became a permanent site in 1922. Fort Benning was greatly expanded during WWII and served as a major contributor to the local economy, whose industries had suffered reversals during the Great Depression.

The development of dams on the Chattahoochee promoted the development of mills in other towns further north along the river. Columbus began to increasingly diversify its economy in the early twentieth century, and the city is now includes significant insurance, financial, and tourist sectors. Through the efforts of the Historic Columbus Foundation, the city government, and local residents, a great deal of Columbus's historic built environment remains.

5.9.2 Growth of Historic Preservation in Columbus

The first organized effort to preserve the historic and cultural heritage of Columbus was sparked by the threatened demolition of the Springer Opera House, an important late 19th century theatre. Rather than allow their architectural patrimony become a parking lot, the community raised funds to restore and reopen the theater. Designated as "The Historic State Theater of Georgia" in 1971 by Governor Jimmy Carter, the Springer Opera House is now the permanent home of the Springer Theater Company.

The threat and subsequent revival of the Springer Opera House ignited the preservation movement in Columbus. In 1966, the Junior League of Columbus provided \$5,000 in grant money to conduct a survey of historic structures in Columbus, and they hired Dr. Carl Feiss, a prominent architectural historian, who surveyed 400 buildings in 1967.

The Historic Columbus Foundation, Inc. (HCF) was founded in 1966 to support historic and cultural preservation in Columbus. In 1967, the foundation acquired its first historic house museum, the Walker-Peters-Langdon House, which is believed to be the oldest house in Columbus, and this building served as the HCF headquarters through the early 1970s. The HCF was also given the Rankin House in 1968 and the Pemberton House in 1969. The HCF was instrumental in establishing a National Register Historic District in the central district of the city in 1969.

The Columbus Housing Authority (CHA) received an urban renewal grant from the federal government in 1970, and the authority created the Southwest Columbus Urban Renewal Project. The area included a portion of the Columbus Historic District, and the Columbus Housing Authority supported preservation and rehabilitation with its programs, such as the Historic Property Loan. Until 2000, the CHA also controlled also city-owned real estate, and the authority often helped the HCF acquire historic properties for rehabilitation.

The HCF also played a prominent role in the city's adoption of local historic districts. In 1971, the historic preservation ordinance was passed, which allowed the establishment of historic district zoning to protect historic buildings. The preservation ordinance not only protected buildings within historic districts, but also specified that any building listed on the National Register was also designated as a local landmark building and therefore subject to the historic zoning. All buildings within an historic district and all landmark buildings were required to apply for a Certificate of Appropriateness for any exterior changes before the Board of Historic and Architectural Review before a building permit could be acquired.

In 1976, the City of Columbus purchased the Columbus Iron Works, which were rehabilitated into a convention center in an award-winning project. The city also completed the Chattahoochee Promenade in 1976, an outdoor history center and park. After an HCF and Department of Interior sponsored HAER study in 1977, the Columbus Historic Riverfront Industrial District became a National Historic Landmark in 1978.

The Columbus Multiple Resource Area, including over 100 commercial and residential buildings, was listed on the National Register in 1980. The Waverly Terrace Historic District was listed on the National Register in 1983, and the High Uptown District became a local historic district in 1987. The Uptown Façade Board was created in 1987 to review exterior changes to buildings within the central business district that are listed on the National Register as part of the Columbus Multiple Resource Area and issue Certificates of Appropriateness.

The City of Columbus changed its historic preservation ordinance in 1996, in order to make it compatible with the state enabling legislation for historic preservation. The new ordinance no longer automatically locally designates National Register properties; however, all properties that were locally designated under the previous ordinance retain their protected status.

In 2001, the City of Columbus, with the support of the HCF, created six new local historic districts, including Dinglewood, Wynn's Hill-Overlook, Peacock Woods-Dimon Circle, Wildwood-Hillcrest Circle, Wynnton Village, and Liberty Heritage. Since 2001, areas of the High Uptown District, Wildwood-Hillcrest Circle, Peacock Woods-Dimon Circle, Wynn's Hill-Overlook, and Wynnton Village have become National Register Historic Districts. The Liberty Heritage District is currently the only locally designated district that is not also on the National Register.

5.9.3 Historic and Cultural Organizations, Institutions, and Resources

Historic Columbus Foundation

The Historic Columbus Foundation (HCF), organized in 1966, is the largest supporter of historic, architectural and cultural resources in the community. With over 1500 members, the HCF represents the grassroots support for preservation in Columbus. The HCF also has strong ties to other preservation groups in Columbus, and the HCF has representative member on the boards of the Historic Chattahoochee Commission, the City of Columbus Uptown Façade Board, the City of Columbus Board of Historic and Architectural Review, Uptown Columbus, Inc., "Ma" Rainey House board; Historic Linwood Foundation; Port Columbus; Greater Columbus Chamber of Commerce; Columbus Archives and History Center; and Columbus Housing Initiative. The HCF is also a local partner of larger preservation advocacy groups, including the Georgia Trust for Historic Preservation and the National Trust for Historic Preservation.

Mission of the Historic Columbus Foundation

Revitalize historic Columbus neighborhoods;

Educate the public about local and regional history;

Advocate the benefits that are derived from historic preservation; and

Preserve the historical, architectural and cultural character of Columbus and its environs.

Goals of the Historic Columbus Foundation

- A more prosperous and beautiful city consciously taking pride in its heritage.
- A greater public awareness of the importance of historic preservation.
- Emphasis on heritage education programs for the citizens of Columbus and the surrounding area.
- Enhance visitors' perception of Columbus' past through heritage tourism.
- Expand economic progress through restoration and community revitalization.
- Motivation of individuals to join in the effort to buy, rehabilitate and utilize worthy properties which are a part of Columbus' original character.
- Increase membership to include every concerned and interested citizen of Columbus and the valley area.

Programs of the Historic Columbus Foundation

At present, the Historic Columbus Foundation operates several programs in order to achieve its mission and goals:

1. Revolving Fund Program- The Revolving Fund Program purchases historic buildings that are endangered and resells the property to preservation-minded buyers. The Revolving Fund Program often receives properties that are in poor shape and require stabilization before the resale.
2. Easements- The HCF takes a façade easement on properties that go through the Revolving Fund Program. In the past, the easements only lasted 25 years, and many of these easements have therefore expired. Within the last ten years, the HCF began to take easements in perpetuity on Revolving Fund Program properties, and the HCF also hopes to encourage historic property owners to donate a façade easement in order to receive a charitable donation tax deduction.
3. Façade Loan Program- The Façade Loan Program offers interest-free loans of up to \$5,000 for the exterior rehabilitation of residential properties. The program has successfully completed over 100 loans, making a considerable impact on the historic built environment of Columbus.
4. Heritage Corner- The Historic Columbus Foundation operates five historic house museums near the intersection of Broadway and 7th Avenue: the Trader's Log Cabin, the Walker-Peters-Langdon House and Grounds, the Woodruff Farm House, the Pemberton House, and 700 Broadway. The Rankin House at 1440 Second Avenue, which serves as the HCF headquarters, is also open for tours.
5. Heritage Park- Located at Seventh Street between Front Avenue and Broadway, Heritage Park is a joint venture between the HCF, Uptown Columbus, and the City of Columbus. The park is intended to provide visitors with insight into the industrial heritage of Columbus through interpretive sculptures and descriptive venues.
6. Educational Programs- The HCF offers special tours and programs for schoolchildren. The HCF also partners with the Georgia Trust to locally operate the Talking Walls heritage

education program, which trains teachers to use heritage and history in the classroom. The HCF distributes its “Our Town” heritage educational materials to schools in Columbus, and the foundation has also Young Historian groups in area high schools.

7. Riverfest- The HCF is a major sponsor of Riverfest, an annual festival on the riverfront that benefits the HCF. Riverfest is being reorganized during 2007, as the festival had grown too large and popular for the HCF to manage. The Columbus Conventions and Visitors Bureau will now run the festival, which will continue to benefit the HCF as well as other cultural institutions and organizations. The HCF will continue to play a strong role in planning and promoting the event.
8. Advocacy- The HCF supports heritage and historic preservation in Columbus, and the foundation has played an important role in a variety of preservation activities in Columbus, including the establishment of local historic districts and moving endangered buildings.

Historic Chattahoochee Commission

The Historic Chattahoochee Commission (HCC) was first organized in 1970 to promote tourism and heritage preservation in the Chattahoochee River trace. Since 1978, the HCC has been operated through an interstate compact between Georgia and Alabama.

Programs of the HCC

Tourism Promotion:

- The HCC creates and distributes promotional brochures.
- The HCC works with travel writers and attends travel shows to promote tourism in the region.
- The HCC has developed driving tours to guide tourists to quality destinations.
- The HCC researches and erects historic markers to inform and educate tourists and residents.

Historic Preservation:

- The HCC serves as a resource to area residents, providing information about preservation programs, aid, and incentives.
- The HCC has assisted with local surveys to identify historic buildings.

City of Columbus

Board of Historic and Architectural Review:

Formed in 1970, the Board of Historic and Architectural Review (BHAR) reviews applications for a Certificate of Appropriateness for alterations to a building located within a locally designated historic district or any Landmark building, which includes all buildings listed on the National Register. The BHAR also approves demolitions, relocations, and new construction. The BHAR also monitors the status of buildings under its jurisdiction and enforces minimal maintenance standards.

Uptown Façade Board:

The Uptown Façade Board was established in 1987 to protect the architectural continuity and continued vitality of buildings located in Columbus’s central business district and central riverfront district. These areas are not designated as National Register Historic Districts or as local historic districts, but many of the buildings in this area are part of the Columbus Multiple Resource Area

National Register designation. The Uptown Façade Board ensures that this area of the city maintains and develops historic and historically compatible architectural design and connects the different areas of the city. With the help of design guidelines, the board issues Certificates of Appropriateness, a prerequisite for a building permit, for approved alterations to a building's façade. The Uptown Façade Board also approves demolitions, relocations, and new construction. In addition, the Uptown Façade Board has the responsibility to monitor the status of buildings located within its jurisdiction and enforce minimal maintenance standards.

Columbus Housing Authority

The Columbus Housing Authority (CHA) has also played an important role in the preservation of historic and cultural resources in Columbus. Brown Nicholson, a former head of the CHA, promoted preservation as part of an overall effort to improve housing and buildings within the City of Columbus. The CHA received an urban renewal grant from the federal government in 1970, and the Southwest Columbus Urban Renewal project that resulted from this grant was coordinated with the HCF, and significant sums of the grant were used to rehabilitate existing historic buildings. Until 2000, the CHA controlled all city-owned real estate in Columbus, and the authority worked closely with the HCF to preserve or rehabilitate city property. During this period, the CHA also coordinated Community Development Block Grant funds, and the authority often helped the HCF acquire historic properties in order to rehabilitate them. Although the CHA no longer controls city real estate, they still work closely with the HCF on Section 106 projects and on any alterations to historic housing developments that they control.

Lower Chattahoochee Regional Development Center

The Lower Chattahoochee Regional Development Center (LCRDC) assists the cities and counties with planning and development. In the Columbus Area, the LCRDC has assisted with the research of specific buildings and individuals such as Ma Rainey, promoted tourism, and advised local and county historic preservation commissions. In addition, the LHRDC:

- Prepares and administers Heritage 2000 grants within the eight-county region.
- Prepares and administers Transportation Enhancement (TE-21) projects for the eight-county region under local contracts.
- Provides technical assistance to private businesses and individuals in the eight-county region on National Register of Historic Places Nominations and historic preservation tax credits.
- Coordinates Regional Historic Preservation Advisory Committee for eight-county jurisdiction.
- Coordinates with the Georgia Department of Natural Resources, Historic Preservation Division on Historic Resource Surveys.
- Coordinates with Georgia Department of Transportation Scenic Byway Program in the region.
- Provides staff for the Columbus Board of Historic Architectural Review.

National Civil War Naval Museum at Port Columbus

A Confederate Naval Shipyard was located in Columbus during the Civil War, and the Port Columbus museum at 1002 Victory Drive interprets the role of naval units in the Civil War and the role of Columbus in Confederate ship manufacturing. Exhibits include the CSS Jackson, which was built and destroyed in Columbus, and the CSS Chattahoochee, which destroyed prior to the April

1865 Union attack. The museum offers a summer camp that teaches naval lore to children and has special events and lectures for adults throughout the year.

The Columbus Museum

The Columbus Museum at 1251 Wynnton Road is the largest art and history museum in the Southeast and collects items of regional history, 18th, 19th, and 20th century American art, and decorative arts. In addition to the permanent collection, the Columbus Museum also stages temporary exhibitions and creates and hosts traveling exhibitions. The museum has special, hands-on programs for children, and both art history and studio art programs are offered for adults. Assistance and materials are provided by the museum to educators to encourage the interdisciplinary integration of art and history into the classroom.

Gertrude “Ma” Rainey House and Blues Museum

The “Ma” Rainey House is the most recently opened historic house museum in Columbus, and the museum is still in the process of establishing itself. The City of Columbus owns and staffs the museum, but the Friends of Ma Rainey organization prepares and coordinates the interpretive information within the museum. The rehabilitation of the building was made possible through a \$150,000 matching grant from Save America’s Treasures.

Liberty Theater

The Liberty Theater is a historic African-American theater in the heart of the Liberty Heritage local historic district. Constructed in 1925 as the largest theater in the city, the Liberty Theater hosted a variety of movies, vaudeville acts, theater productions, musicians, and other entertainers. After closing in 1974, the building stood vacant until the property was rehabilitated in 1993 with a \$1 million grant. The building reopened in 1996 as the Liberty Theater Cultural Center hosting music, plays, and special events.

Historic Linwood Foundation

The Historic Linwood Foundation (HLF) was formed in 1997 as an offshoot of the Lizzie Rutherford Chapter of the United Daughters of the Confederacy. Linwood Cemetery, which was operated from 1828 to 2002, is owned by the city and listed on the National Register. The HLN works with the city to preserve and restore mortuary art and architecture, as well as the historic landscape.

Columbus Convention and Trade Center

The Columbus Convention and Trade Center is housed in the historic Columbus Ironworks, which was purchased by the city in 1976 and rehabilitated into the convention center in an award-winning project. The Columbus Ironworks had been first organized in 1853, and the company played a major role in the city during the Civil War and throughout the 19th and 20th centuries until the plant was moved in the early 1970s. The foundry building dates from the 1890s, but the other buildings of the complex were constructed after a 1902 fire. In 2004, the convention complex was renovated and expanded. The center has over 77,000 square feet of floor space for shows or conventions and can accommodate both large and small groups and events.

Columbus Civic Center

The Columbus Civic Center is part of a larger complex known as The South Commons Sports and Entertainment Complex. The complex includes a football stadium, a softball center, and a baseball stadium. The Civic Center includes a 10,000 seat arena, as well as floor space and hospitality suites. In addition to hosting sporting events, concerts, and community events, the Civic Center also can be used for conventions or meetings. The Greater Columbus Fair is a major event at the Civic Center.

Coca-Cola Space Science Center at Columbus State University

The Coca-Cola Space Science Center (CCSSC) is a learning institution that strives to make science, technology, and mathematics more accessible to students and teachers. The Mead Observatory has regular public observing sessions and also hosts special events for important astronomical occurrences. The observatory also includes a mobile observatory that travels to other locations in the area. The CCSSC has space and science related exhibits as well as a theater that shows educational films. The CCSSC also host the local Challenger Learning Center for Columbus, which gives students the opportunity to simulate a space mission that helps them develop science and leadership skills.

RiverCenter for the Performing Arts

RiverCenter, owned by the Georgia Department of Natural Resources, opened in 2001 as a regional cultural center. The center includes three theaters and provides practice and performance space for numerous local artistic organizations, including the Columbus State University Schwab School of Music, the Columbus Symphony Orchestra, the Columbus Ballet, and the Cantus Columbus chorus. RiverCenter also operates the ArtsReach program to generate interaction between students, teachers and the arts. The ArtsReach program includes matinee shows and workshops and discussions for both children and adults.

5.4.4 Identified Historic Resources

This section discusses the multiple historic resources that have been identified in Columbus to date. **Map 5-7: Cultural Resources** shows the location of these resources throughout Columbus.

National Historic Landmarks

The Columbus Historic Riverfront Industrial District: Listed 1978

The nineteenth and early twentieth century industrial buildings along the river bank comprise the Columbus Riverfront Industrial Landmark District. The non-contiguous district is comprised of the individual industrial buildings and properties and includes the Columbus Iron Works complex, the Southern Plow Company Building, the original Eagle & Phenix Mills, the Muscogee Mills, and the manufacturing section of the City mills, as well as the Bibb Mill further upriver.

Several industrial buildings have been rehabilitated since the National Historic Landmark designation. The Columbus Iron Works have become the Trade and Convention Center, and the two cavernous structures which housed the smelting, casting and assembly areas have become exhibition halls capable of accommodating trade fairs, livestock shows, automobile displays and conventions.

The Southern Plow Company building has been similarly rehabilitated and adaptively reused as an executive office building. The exterior of the tall U-shaped structure has been unaltered. The

courtyard has been landscaped, and the interior of the building has been altered to provide office space for the Columbus Chamber of Commerce and several of the city's largest corporations.

The buildings of the Eagle & Phenix Mills were used by Fieldcrest Mills, Inc. for their manufacturing operation from 1947-2003. The buildings are currently being rehabilitated for adaptive reuse as condominiums.

The City Mills in the oldest continually-operating industry in the city. It was begun in 1828 when a dam was constructed across the river to provide water power for the mill owned by Seaborn Jones, the first Congressman elected from Columbus. Portions of the building complex date from the 1850s. The mill buildings are currently vacant.

The Bibb Mill is also no longer in operation, and the city and other stakeholders are looking for a way to adaptively reuse the property. A mixed-use redevelopment plan, especially on the southern end of the property, appears to be the most likely solution.

The Folly (Octagon House): Listed 1973

The Folly (Octagon House) at 527 First Avenue was built for Alfred Iverson between 1829 and 1830. The small, rectangular cottage was purchased by Leander May, a cabinet maker, in 1862. May added the four-room octagonal addition onto the front of the building, turning the house into the only known double-octagon in the United States. The Folly is decorated with Gothic Revival detailing and has a decorative octagonal cupola, a common feature in octagon houses. Octagon houses were popularized by Orson S. Fowler, who published *The Octagon House, a Home for All* in 1849. Octagon houses enclose more interior space per foot of exterior wall, and Fowler believed that octagon houses were healthier for the inhabitants. Few octagon houses were built in the southeast.

The Springer Opera House: Listed 1970

The Springer Opera House was built by Francis Joseph Springer, an immigrant from Alsace, in 1871. The theater was considered to be the finest opera house between Washington, D.C. and New Orleans. The main hall of the theater has curved double balconies, tulip lights, and a high proscenium arch. The theater hosted significant and important artists and figures until the Great Depression, when the theater was converted to a movie house. The Springer Opera House was renovated and reopened in 1965 after the building was nearly demolished. In 1998-99, the theater underwent a rehabilitation that restored much of the interior.

*Districts Listed on the National Register of Historic Places***Figure 5-4: National Register Historic Districts, Columbus**

| Name | Location | Year Listed |
|--|---|--------------------------------|
| Columbus Historic District | Bounded by 9 th and 4 th Streets, the Chattahoochee River, and 4 th Avenue. | 1969, boundary increased 1988. |
| Columbus Historic Riverfront Industrial District | Noncontiguous; industrial mill buildings along the riverfront. | 1978 |
| Dinglewood Historic District | Northeast Columbus- bounded by 13 th Street, Wynnton Road, 16 th Avenue, and Warren Williams Road. | 2001 |
| High Uptown Historic District | Roughly bounded by 2 nd and 3 rd Avenues between Railroad Street and 13 th Street. | 2004 |
| Peacock Woods-Dimon Circle Historic District | Roughly bounded by 17 th Street, Forest Avenue, 13 th Street, and Cherokee Street. | 2003 |
| Rankin Square | Bounded by Broadway, 1 st Ave., 10 th St., and 11 th St. | 1977 |
| Waverly Terrace Historic District | Roughly bounded by Hamilton Road, Peabody Avenue, 27 th and 30 th Streets | 1983 |
| Weracoba-St. Elmo | Northeast Columbus- roughly bounded by Cherokee Avenue, Talbotton Road, 17 th Avenue, and 16 th Avenue. | 1994 |
| Wildwood-Hillcrest Circle Historic District | Roughly bounded by Wildwood Avenue, 13 th and 17 th Streets, and Dixon Drive. | 2002 |
| Wynn's Hill- Overlook Historic District | Roughly bounded by Bradley Road, Buena Vista Road, Overlook Avenue, Crest Drive and Oakview Avenue | 2005 |
| Wynnton Village Historic District | Roughly bounded by Wildwood Avenue, Forest Avenue, 18 th Street, 13 th Street, 16 th Avenue, and Wynnton Road. | 2005 |

Source: Files on record at State Historic Preservation Office.

*Sites Included in the Columbus Multiple Resource Nomination:***Figure 5-5: Sites listed in the National Register within the Columbus Multiple Resource Nomination, Columbus**

| Name | Location | Year Listed |
|---|--|--------------------|
| Berry, George O., House | 912 2nd Avenue | 1980 |
| Broad Street Methodist Episcopal Church South | 1323--1325 Broadway | 1980 |
| 1007 Broadway | 1007 Broadway | 1980 |
| 1009 Broadway | 1009 Broadway | 1980 |
| 1400 Third Avenue | 1400 Third Ave. | 1980 |
| 1519 3rd Avenue | 1519 3rd Ave. | 1980 |
| 1531 3rd Avenue | 1531 3rd Ave. | 1980 |
| 1612 3rd Avenue | 1612 3rd Ave. | 1980 |
| 1617 Third Avenue | 1617 Third Ave. | 1980 |
| 1619 Third Avenue | 1619 Third Ave. | 1980 |
| 1625 Third Avenue | 1625 Third Ave. | 1980 |
| 215 Ninth Street | 215 Ninth St. | 1980 |
| 221 Ninth Street | 221 Ninth St. | 1980 |
| 303 11th St. | 303 11th St. | 1980 |
| 920 Ninth Avenue | 920 Ninth Ave. | 1980 |
| 921 Fifth Avenue | 921 Fifth Ave. | 1980 |
| 944 Second Avenue | 944 Second Ave. | 1980 |
| Bush-Philips Hardware Co. | 1025 Broadway | 1980 |
| Butts, Thomas V., House | 1214 3rd Ave. | 1980 |
| Cargill, Walter Hurt | 1415 3rd Ave. | 1980 |
| Carter and Bradley, Cotton Factors and Warehouseman | 1001--1037 Front Ave. | 1980 |
| Central of Georgia Railroad Terminal | 700 12th St. | 1980 |
| Central of Georgia Railroad Terminal | 1200 6th Ave. | 1980 |
| Church of the Holy Family | 320 12th St. | 1980 |
| Church Square | Roughly bounded by 2nd and 3rd Aves., 11th and 12th Sts. | 1980 |
| City Fire Department | 1338 and 1340 Broadway | 1980 |
| Cole-Hatcher-Hampton Wholesale Grocers | 22 W. 10 St. | 1980 |
| Colored Cemetery | 10th Ave. | 1980 |
| Columbian Lodge No. 7 Free and Accepted Masons | 101 12th St. | 1980 |
| Columbus High School | 320 11th St. | 1980 |

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| Name | Location | Year Listed |
|---|---|-------------|
| Columbus Investment Company Building | 21 12th St. | 1980 |
| Columbus Stockade | 622 10th St. | 1980 |
| Cooke, Wm. L., House | 1523 3rd Ave. | 1980 |
| Denson, William H., House | 930 5th Ave. | 1980 |
| Depot Business Buildings | 519, 521 and 523 E. 12th St. | 1980 |
| Elisha P. Dismukes House | 1515 3rd Ave. | 1980 |
| First African Baptist Church | 901 5th Ave. | 1980 |
| First African Baptist Church Parsonage | 911 5th Ave. | 1980 |
| First Presbyterian Church | 1100 1st Ave. | 1980 |
| Fletcher, John T., House | 311 11th St. | 1980 |
| Fontaine Building | 13 W. 11th St. | 1980 |
| Frank Brothers | 18 W. 10th St. | 1980 |
| Gann's Pharmacy | 1611 2nd Ave. | 1980 |
| Garrett-Bullock House | 1402 2nd Ave. | 1980 |
| Girard Colored Mission | 1002 6th Ave. | 1980 |
| Golden Brothers, Founders and Machinists | 600 12th St. | 1980 |
| Harrison-Gibson House | 309 11th St. | 1980 |
| High Uptown Historic District | Roughly bounded by 2nd and 3rd Aves. between Railroad and 13th Sts. | 2004 |
| Hofflin & Greentree Building | 1128--1130 Broadway | 1982 |
| Illges, John Paul, House | 1425 3rd Ave. | 1980 |
| Isaac Maund House | 1608 3rd Ave. | 1980 |
| Kress | 1117 Broadway | 1980 |
| Lafkowitz, Abraham, House | 934 5th Ave. | 1980 |
| Ledger-Enquirer Building | 17 W. 12th St. | 1980 |
| Lewis--Rothchild Building | 1214 First Ave. | 2004 |
| McArdle House | 927 3rd Ave. | 1980 |
| Methodist Tabernacle | 1605 3rd Ave. | 1980 |
| Old City Cemetery | Linwood Blvd. | 1980 |
| Phillips, George, House | 1406 3rd Ave. | 1980 |
| Pond, George, House | 922 2nd Ave. | 1980 |
| Power and Baird, Wholesale Dry Goods and Notions | 1107 Broadway | 1980 |
| Reich Dry Goods Company | 14 W 11th St. | 2004 |
| Roberts, John Spencer, House | 927 5th Ave. | 1980 |
| Rosenberg, Max, House | 1011 3rd Ave. | 1980 |
| Rothschild's, David, Wholesale Dry Goods | 1029 Broadway | 1980 |
| Rothschild, David, House | 1220 3rd Ave. | 1980 |
| Silver's Five and Dime Store--H.L. Green Co. | 1101-1103 Broadway | 2005 |
| Sixteenth Street School | 1532 3rd Ave. | 1980 |
| St. Christopher's Normal and Industrial Parish School | 900 5th Ave. | 1980 |
| St. John Chapel | 1516 5th Ave. | 1980 |
| Tarver, C.B., Building | 18-23 W. 11th St. | 2005 |

| Name | Location | Year Listed |
|---------------------------------------|----------------|-------------|
| Triangle Building | 1330 Broadway | 1980 |
| Trinity Episcopal Church | 1130 1st Ave. | 1980 |
| Turner, Charles E., House | 909 3rd Ave. | 1980 |
| U.S. Post Office and Courthouse | 120 12th St. | 1980 |
| W. Jacob Burrus House | 307 11th St. | 1980 |
| Wolfson Printing and Paper Co. | 24 W. 10th St. | 1980 |
| Woodruff, Ernest, House | 1414 2nd Ave. | 1980 |
| Woodruff, Henry Lindsay, House | 1535 3rd Ave. | 1980 |
| Woodruff, Henry Lindsay, Second House | 1420 2nd Ave. | 1980 |
| Y.M.C.A. | 124 11th St. | 1980 |

Source: National Park Service, National Register Information Service, <http://www.nr.nps.gov>

Buildings individually listed on the National Register of Historic Places

Name: Adams Cotton Gin Building

Location: Intersection of U.S. 27 and Old Whittlesey Road, Columbus.

This building, constructed in 1920, is a late example of a type of building found on cotton farms that was used to process and store cotton. The Adams Cotton Gin is a two-story, wood-framed building covered with rough cut board-and-batten siding. The interior, which still contains the cotton press, seed cleaner and shaker, is divided into storage and work areas by single wood rails. The Adams Cotton Gin ceased operation in 1935.

Name: Bullard-Hart House

Location: 1408 Third Avenue

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The Second Empire style Bullard-Hart House was begun in 1887 and completed in 1890. The framed building was designed for Dr. William Lewis Bullard, a prominent doctor, by Thornton and Co. of New York, who also designed the Flagler Hotel in St. Augustine, and the interior was decorated by LeRolle Co. of New York. The mansard roof has a central tower and is covered with petal-shaped slate tiles. The house has many elaborate decorative features included etched and beveled glass, parquet floors, and pressed leather walls and ceilings.

Name: The Cedars

Location: 2039 13th Street

The construction of The Cedars began in 1836 on the 265 acres of the Banks family property in Wynnton. The Cedars is a load-bearing brick building with 18-inch walls. The one-story building has a hipped roof and a hipped roof front porch. The Cedars features elements of both the Greek Revival and the Gothic Revival styles. The massive Ionic columns, the transom and sidelights at the front entrance, and the Georgian cottage plan of the house are all features of the Greek Revival style. However, The Cedars also has a decorative, forward-facing gable with jigsawn woodwork on the front elevation, and the roof is trimmed with decorative, complex ironwork.

Name: Dinglewood
Location: 1429 Dinglewood Street

Dinglewood was constructed around 1859 by Barringer and Morton, local architects and builders, for Colonel Joel Early Hurt. The two-story Italianate house once stood on a thirty acre estate, but the land was subdivided for single-family homes between 1917 and 1946.

Name: Robert E. Dismukes House
Location: 1617 Summit Drive

The Robert Dismukes House is a Federal Revival style house designed by noted Georgia architect Neel Reid in 1926. The two-story brick house has a hipped roof and flanking one-story wings. The five-bay central block has 6/6 windows while the windows in the wings are arched and recessed. Reid may have also designed the garden, but the gazebo with Tuscan columns and the columned servant's quarters were definitely designed by him. Located in the Peacock Woods neighborhood, the Dismukes House is one of the last buildings designed by Reid, who had to inspect the work from a stretcher.

Name: First National Bank
Location: 1048 Broadway

The First National Bank Building was constructed shortly after 1860 by William H. Young. The three-story Italian Renaissance building is the largest cast iron building in the state of Georgia. The building includes decorative details such as Corinthian columns, arched windows, and acanthus leaf ornamentation. Although the building was constructed for the Bank of Columbus, numerous financial institutions have occupied the building. A 1957 fire gutted the interior of the building and resulted in the replacement of the upper story windows.

Name: Goetchius-Wellborn House
Location: 405 Broadway

Richard Rose Goetchius, an architect and builder in Columbus, constructed the Goetchius-Wellborn House upon his marriage in 1839. The family occupied the house until 1924, and in 1969 the house was given to the Historic Columbus Foundation. The heir to the property wanted to develop the land for commercial purposes. The Historic Columbus Foundation moved the building to its current location on Broadway and since 1979, the Goetchius-Wellborn House has been used as Bludau's Goetchius House Restaurant.

Name: Green Island Ranch
Location: 6551 Green Island Drive

Green Island Ranch is located at the highest point in Columbus, and the property contains two separate complexes. The main house was constructed in 1922 in the English Vernacular Revival style after a fire destroyed the previous house, which had been constructed in 1905. The main house was entirely constructed of concrete for fire safety, and the decorative elements of the house were applied to the exterior. R. Kennon Perry of the firm Robert and Co. designed the house, and the job was one of the first residential commissions for the company, which was founded in 1917. The farm complex contains a framed caretaker's building, a smokehouse, a brick powerhouse, two barns, and a stable. The property has stone fencing and terracing, and the landscape was designed by two landscape professionals, John Brandt in 1905 and John Ryer, Jr. in 1922.

Name: Highland Hall
Location: 1504 Seventeenth Street

Highland Hall is a Georgian cottage in the Greek Revival style built in 1857. The building was the home of Davenport Ellis, who was a local merchant. A two-story rear addition was constructed in 1905. The interior of Highland Hall still retains many of its original Greek Revival decorative detailing.

Name: Hilton
Location: 2505 Macon Road

Hilton was an 1838 four-room farmhouse that was expanded into an Italianate villa in 1855. The house burned in 1983, and the ruins burned again in 1991.

Name: Illges House
Location: 1428 Second Avenue

The Illges House was constructed around 1850 by James A. Chapman. The house was built in the Greek Revival style, but the building also has Italianate features. The five-bay brick house has a front portico with Corinthian columns, a balcony, and pedimented windows. The roof has ironwork trim and paired eave brackets. The front façade of the building is plastered and scored to look like stone. In 1877, improvements were made to the house, including the addition of kitchen, butler's pantry, back porch, and a downstairs bedroom.

Name: Joseph House
Location: 828 Broadway

The Joseph House is believed to have been built by William Langdon around 1842. The one-story Greek Revival house also has Gothic Revival style wood trim. An ell addition on the rear of the building contains the kitchen. The house is covered with clapboards, except for the front elevation which is plastered to make the house look like masonry.

Name: Liberty Theater
Location: 821 Eighth Avenue

The Liberty Theater was constructed of brick in 1925 by the local Martin Theater chain as the first venue for the African-American residents of Columbus. The theater became an important part of the jazz and blues scene in Columbus, which produced significant artists including Gertrude "Ma" Rainey. The interior of the theater has a second floor balcony, varnished woodwork and wooden seats. The exterior was modernized with a plastic and tile façade in 1955, and the theater closed in 1974 as desegregation made additional facilities available to African-Americans. A \$1 million grant in 1993 was used to rehabilitate the theater, which reopened in 1996 as the Liberty Theater Cultural Center.

Name: Lion House
Location: 1316 Third Avenue

The Lion House was constructed in 1842 and was historically know as the Hoxey-Cargill House. The unusual building is a Greek Revival style house with Egyptian Revival decorative elements, such as lotus leaves. The house was designed by Stephen Decatur Button, who was a well-known architect and one of the organizers of the Pennsylvania Institute of Architects, which later became the local AIA chapter. Button also designed the State House at Montgomery, Alabama in 1847.

Name: McGehee-Woodall House

Location: 1443 Second Avenue

The Georgian Cottage with a raised basement was originally constructed in 1845 and included fine decorative features, such as marble window sills. The house has four brick exterior end chimneys and a hipped roof front porch supported by Doric columns. The house was moved in 1998 and burned in 2000.

Name: Mott House

Location: Front Avenue

Constructed in the early nineteenth century, the three-story Georgian plan Mott House is constructed of brick in a Flemish bond. The small portico has decorative Ionic columns, and the mansard roof is detailed with decorative ironwork. The building was purchased in 1849 by Daniel Griffin, who added the mansard roof and landscaped the property. The house was sold to Colonel Randolph Mott in 1856. The house was used as headquarters by Major-General James E. Wilson when he captured Columbus in April 1865. The Mott House marks the northern boundary of the Columbus Historic Riverfront Industrial National Historic Landmark District.

Name: Old Dawson Place

Location: 1420 Wynnton Road

Construction began on the Old Dawson Place, a Greek Revival style house, in 1837. The building is located in the Wynnton neighborhood, which was located outside of Columbus in the nineteenth century. The house was remodeled in 1913 in the Neoclassical Revival style, a project which included stuccoing the building and adding wings to each elevation except the front. The house was restored to its best known original appearance in 1949.

Name: Peabody-Warner House

Location: 1445 Second Avenue

The Peabody-Warner House was constructed around 1840 as a Greek Revival Georgian Cottage on a raised basement. The house was moved in 1858 to accommodate the Presbyterian Church, but the topography of the new lot could only incorporate two of the raised basement rooms. The house has a half-width, hipped-roof porch supported by Ionic columns.

Name: Pemberton House

Location: 11 Seventh Street

The Pemberton House is the home of Dr. John Stith Pemberton, the inventor of Coca-Cola, from 1855-1860. The small cottage has Greek Revival decorative elements. The Pemberton House was originally located at 1017 Third Avenue, but the building was moved to its current location after the Coca-Cola Company donated the building to the Historic Columbus Foundation in 1969. The property is used as an historic house museum, and an original outbuilding, the former kitchen, is used to interpret Dr. Pemberton's apothecary enterprises.

Name: Gertrude "Ma" Pridgett Rainey House

Location: 805 Fifth Avenue

The "Ma" Rainey house is a two-story wood-framed house with a two-story porch. The porch columns are constructed of brick on the first floor. The side-hall plan house was expanded around 1920 with the addition of the second floor. The exterior of the building is covered with weatherboard, and the property has no outbuildings. The interior of the house is plastered with wooden wainscoting and trim. "Ma" Rainey was a nationally recognized blues singer, and she began

her career at the Springer Opera House. Rainey returned to Columbus and moved into the house, which had belonged to her mother, in 1935 until her death in 1939.

Name: Rankin House

Location: 1440 Second Avenue

Construction of the Rankin House began before the Civil War but was not completed until after the war. The building of the house is attributed to Lawrence Wimberly Wall, a South Carolina native. The brick house has cast-iron windowsills and complex iron grillwork on both the lower porch and the balcony. The lower floor of the house has been restored to an 1850-1870 appearance, including furnishing, and the building is in use as a house museum and administrative office for the Historic Columbus Foundation.

Name: Secondary Industrial School

Location: 1532 Third Avenue

The Secondary Industrial School was built in 1906 by architect J.W. Golucke, who built many of the courthouses in Georgia and nearby states during the late nineteenth and early twentieth centuries. The school is a three and one-half story brick building with neoclassical ornamentation, including Corinthian columns, pilasters, an elaborate cornice, and a two-story portico on the north elevation. The land for the school was donated to the city by the developer of the nearby Waverly Terrace neighborhood, and the nearby school encouraged families to settle in the area.

Name: Southern Railway Freight Depot

Location: 1300 Sixth Avenue

The Southern Railway Freight Depot is a load-bearing brick warehouse with eighteen long narrow bays arranged perpendicular to the railroad tracks. Sliding wooden doors, which are still intact, provide access into the bays from the street side. The openings on the track side have been filled in with windows and walls to accommodate the building's current use as offices, but the historic openings are still visible. The freight office was located on the southeast side of the building. The warehouse roof is supported by exposed wooden beams and trusses. The locally manufactured bricks are laid with craftsmanship, and brick decorative detailing is located at the north entrance and above the front wooden canopy.

Name: William Henry Spencer House

Location: 745 Fourth Avenue

The William Henry Spencer House is a Neoclassical Revival style house constructed in 1912. William Spencer was the first superintendent of the African-American schools in the Columbus public school system. He served as principal of the Fifth Avenue School, but his primary goal was to establish a black high school in Columbus. Although Spencer died in 1925, Spencer High School was finally established in 1930.

Name: St. Elmo

Location: 2810 St. Elmo Drive

St. Elmo was built between 1828 and 1833 by the Howard family. Colonel Seaborn Jones, a son-in-law, drew the plans for the Greek Revival house. The brick house is covered with plaster stucco, and the massive Doric columns that extend across three elevations of the house are its most notable feature. The house was sold in 1878, and the new owners changed the name to St. Elmo, to honor a Howard family member who had written a book by that name. The house was used as a girls'

school in the late nineteenth and early twentieth centuries, but has been returned to a single-family home.

Name: Swift-Kyle House

Location: 303 12th Street

The Swift-Kyle House was constructed in 1857 as a Greek Revival house with an unusual floor plan. The rectangular building has a projecting front room and a two-story wraparound porch supported by eleven Ionic columns. The brick building is covered with stucco that has been scored in an ashlar pattern.

Name: Walker-Peters-Langdon House

Location: 716 Broadway

The Walkers-Peter-Langdon House was constructed in 1828 and is considered the oldest house in Columbus. The building is a simple Federal-style cottage which was likely a prefabricated home. The house has 9/9 windows and two brick exterior end chimneys. The kitchen is located in the basement.

Name: Wells-Bagley House

Location: 22 Sixth Street

The Wells-Bagley House was constructed in 1840 as a Greek Revival Georgian Cottage. The wooden exterior is covered with stucco that has been scored in an ashlar pattern. The wraparound front porch is supported by ten columns, and the front door includes decorative sidelights and a transom window. The pyramid-roofed building was moved from Front Avenue in 1969.

Name: John Woolfolk House

Location: 1615 12th Street

This two-story Greek Revival house was once part of the large Wynnton estate, which was located outside of Columbus. The Woolfolk House was designed by Enrico Lopez, who probably also designed many of the other Greek Revival houses in the Columbus area. The building was designed with a Doric colonnade along three elevations, but the east and west colonnades were removed in 1925 for the addition of one story wings. After being used as an apartment building, the Woolfolk House has been restored to its original exterior design.

Name: Wynn House

Location: 1240 Wynnton Road

The Wynn House was constructed in the late 1830s as a Greek Revival house. The Doric colonnade wraps around three sides of the hipped-roof house. A projecting front gable has a fanlight in the gable end. The building was moved approximately 300 feet in 1905 and suffered a fire in 1968. The building has been used by the Christian Fellowship Association for much of the 20th century.

Name: Wynnton Academy

Location: 2303 Wynnton Road

The Wynnton Academy building was constructed in 1843 as a one room brick schoolhouse, and the building is the oldest extant educational building in the state of Georgia. The schoolhouse is currently encased between two wings of the Wynnton School, but the building retains its historic porch with decorative brackets as well as its historic 9/9 double-hung windows.

Name: Wynnwood
Location: 1846 Buena Vista Road

Wynnwood, also known as the Elms, has an unusual design with hexagonal wings on its side elevations. The one-story house was originally constructed in the Greek Revival style in the 1840s with Doric columns, and the hexagonal wings were added in 1868. The hexagonal wings have Palladian windows and large brackets on the cornice. The property was used as the home of radio station WDAK for much of the late twentieth century.

Local Historic Districts

All National Register Historic Districts within Columbus are also locally designated Historic Districts, except for the Liberty Heritage Historic District. The Liberty Heritage Historic District was designated in 2001 as the only exclusively local district. The Liberty Heritage Historic District is discontinuous, but the main block of the district is located between 5th and 9th Avenues and 8th and 9th Streets. The Liberty Theater Cultural Center and the Gertrude "Ma" Rainey House and Blues Museum are two major cultural anchors of the district.

Historic Markers

- 1918-1993 Diamond Jubilee Camp/Fort Benning- Placed by the Historic Chattahoochee Commission at Macon Road and Dixon Road, Columbus.
- 700 Broadway- Placed by the Historic Chattahoochee Commission at 700 Broadway, Columbus.
- Birthplace of Robert Winship Woodruff- Placed by the Historic Columbus Foundation at 1414 Second Avenue, Columbus.
- Blue Star Memorial Highway- Placed by the Garden Club of Georgia at the Welcome Center, US 27, Columbus.
- Bullard-Hart-Sampson House- Placed by the Historic Chattahoochee Commission at 1408 Third Avenue, Columbus.
- Camp Conrad- Georgia Historical Marker Number 106-16- Located Second Avenue and 32nd Street, Columbus.
- Cargill-Wright Company- Placed by the Historic Chattahoochee Commission at 11 Ninth St., Columbus.
- Carson McCullers 1917-1967- Located at 1519 Stark Avenue, Columbus.
- Church of the Holy Family- Placed by the Historic Chattahoochee Commission at 12th St. and Veterans Drive, Columbus.
- City Mills- Georgia Historical Marker Number 106-24- Located on First Ave. at 18th St., Columbus.
- City of Columbus- Georgia Historical Marker Number 106-3- Located on Broadway between 11th and 12th Streets, Columbus.
- Col. W. L. Salisbury- Georgia Historical Marker Number 106-26- Located in parkway opposite 711 Broadway, Columbus.
- Colombian Lodge No. 7 Free & Accepted Masons- Placed by the GLG- Located on 2nd Avenue between 11th and 12th Streets, Columbus.
- Columbus Iron Works- Georgia Historical Marker Number 106-13- Located on the wall of the Columbus Convention Center, 801 Front Avenue, Columbus.
- Columbus Steamboat Wharf- Georgia Historical Marker Number 106-23- Located on Front Avenue at 9th Street, Columbus.
- "Columbus Stockade Blues"- Placed by the Historic Chattahoochee Commission- Located on Tenth Street between 6th and 7th Avenues, Columbus.

- Columbus' First Jewish Cemetery- Placed by the Historic Chattahoochee Commission- Located in Linwood Cemetery, Columbus.
- Columbus' First Theater- Placed by the Historic Chattahoochee Commission- Located at 828 Broadway, Columbus.
- Confederate Dead- Georgia Historical Marker Number 106-27- Located at Linwood Cemetery main gate, Linwood Blvd & 7th Avenue, Columbus.
- Confederate Hospitals- Georgia Historical Marker Number 106-28- Located on Tenth Street on the courthouse lawn, Columbus.
- Confederate Memorial Day- Georgia Historical Marker Number 106-15- Located on 2nd Avenue at 11th Street, Columbus.
- Confederate Naval Museum- Georgia Historical Marker Number 106-30- Located at Naval Museum on Veterans Parkway, Columbus.
- Dr. Pemberton's Country Home- Placed by the Historic Chattahoochee Commission- Located at 712 Broadway, Columbus.
- Dr. Thomas A. Brewer- Placed by the Historic Chattahoochee Commission- Located at 1st Avenue between 10th and 11th Streets, Columbus.
- Eagle & Phenix Mills- Georgia Historical Marker Number 106-18- Located on Front Avenue between 12th and 13th Streets, Columbus.
- Early Residences- Located on 9th Street facing Broadway, Columbus.
- Early Theaters- Placed by the Historic Chattahoochee Commission- Located at 828 Broadway, Columbus.
- Empire Mills- Located at 800 Front Avenue, Columbus.
- First African Baptist Church- Placed by the Historic Chattahoochee Commission- Located at 901 Fifth Avenue, Columbus.
- First Baptist Church- Placed by the Historic Chattahoochee Commission- Located at 12th Street between 2nd and 3rd Avenues, Columbus.
- First Black Public School- Placed by the Historic Chattahoochee Commission- Located between 12th and 13th Streets on First Avenue, Columbus.
- First Presbyterian Church- Placed by the Historic Chattahoochee Commission- Located at First Avenue and 11th Street, Columbus.
- Fourth Street Baptist Church- Placed by the Historic Chattahoochee Commission- Located at 5th Street and Third Avenue, Columbus.
- Friendship Baptist Church- Placed by the Historic Chattahoochee Commission- Located on 6th Avenue between 8th and 9th Streets, Columbus.
- Garrett and Sons- Placed by the Historic Chattahoochee Commission- Located at 11 Ninth Street, Columbus.
- Garrett-Bullock-Delay House- Placed by the Historic Chattahoochee Commission- Located on 3rd Avenue at 14th Street, Columbus.
- General Benning- Georgia Historical Marker Number 106-8- Located on Broadway between 14th and 15th Streets, Columbus.
- George Foster Peabody- Georgia Historical Marker Number 106-14- Located on 2nd Avenue at 15th Street, Columbus.
- George Parker Swift- Placed by the Historic Chattahoochee Commission- Located on Broadway at 14th Street, Columbus.
- Haiman's Sword Factory- Georgia Historical Marker Number 106-17- Located on 1st Avenue between 14th and 15th Streets, Columbus.
- He Helped Bring and Keep Fort Benning- Georgia Historical Marker Number 106-25- Located on Wildwood Avenue near 16th Street, Columbus.

- Hero's Memorial- Georgia Historical Marker Number 106-6- Located on 10th Avenue off Victory Drive in East Porterdale Cemetery, Columbus.
- High Uptown Historic District- Placed by the Historic Chattahoochee Commission- Located on 3rd Avenue at 14th Street, Columbus.
- John McIlhenny Home- Placed by the Historic Chattahoochee Commission- Located at 524 Broadway, Columbus.
- Ladies Defender- Georgia Historical Marker Number 106-20- Courthouse Square, Columbus.
- Last Land Battle in War of 1861-1865- Georgia Historical Marker Number 106-1- Located on Veterans Parkway at 14th Street, Columbus.
- Leonard Spring- Columbus' Original Source of Water- Placed by the Historic Chattahoochee Commission- Located opposite of 2001 Country Club Road, Columbus. –
- Linwood Cemetery- Placed by the Historic Chattahoochee Commission- Located in Linwood Cemetery on Linwood Blvd., Columbus.
- Lummus Cotton Gins- Located on 9th Street at the Hilton Hotel, Columbus.
- "Ma" Rainey Home- Placed by the Historic Chattahoochee Commission- Located on 5th Avenue just north of 8th Street, Columbus.
- Martin J. Crawford (1820-1883)- Georgia Historical Marker Number 106-7- Located on 13th Street between 2nd and 3rd Avenues, Columbus.
- Mildred L. Terry Branch Library- Georgia Historical Marker, Columbus.
- Mirabeau Buonaparte Lamar- Georgia Historical Marker Number 106-10- Located on Broadway at 11th Street, Columbus.
- Ninth Street Branch YMCA- Placed by the Historic Chattahoochee Commission- Located at 903 6th Avenue, Columbus.
- Oglethorpe House- Georgia Historical Marker Number 106-4- Located at 12th Street and 1st Avenue, Columbus.
- Oglethorpe Meets the Indians at Coweta- Georgia Historical Marker Number 106-29- Located at National Civil War Naval Museum on Veterans Parkway, Columbus.
- Philip Thomas Schley- Placed by the Historic Chattahoochee Commission- Located on Third Avenue at 15th Street, Columbus.
- Philip Trammell Shutze 1890-1982- Placed by the Historic Chattahoochee Commission- Located on Veterans Parkway between 11th and 12th Streets.
- Radcliff School- Placed by the Historic Chattahoochee Commission- Located at 526 Radcliff Avenue, Columbus.
- Red Jacket- Georgia Historical Marker Number 106-22- Located at the Muscogee County Courthouse in Columbus.
- Saint John African Methodist Episcopal Church- Placed by the Historic Chattahoochee Commission- Located at 1516 Fifth Avenue, Columbus.
- Samuel Cooper 1754-1841 Soldier-American Revolution- Placed by the Historic Chattahoochee Commission- Located at Cooper grave on the northeast corner of Miller and Warm Springs Roads, Columbus.
- Secondary Industrial School- Placed by the Historic Chattahoochee Commission- Located at 1112 29th Street, Columbus.
- Sixth Avenue Passenger Station- Placed by the Historic Chattahoochee Commission- Located on Sixth Avenue between 12th and 13th Streets, Columbus.
- Springer Opera House- Georgia Historical Marker Number 106-31- Located at 103 10th Street, Columbus.
- St. Elmo- Georgia Historical Marker Number 106-9- Located on 18th Avenue south of St. Elmo Drive, Columbus.

- St. James AME Church- Placed by the Historic Chattahoochee Commission- Located on 6th Avenue between 10th and 11th Streets, Columbus.
- Textile and Banking Pioneer- Georgia Historical Marker Number 106-21- Located on Hamilton Road near 47th Street, Columbus.
- The Cedars- Placed by the Historic Chattahoochee Commission- Located at 2039 13th Street, Columbus.
- The Columbus Guards- Georgia Historical Marker Number 106-16- Located on 1st Avenue opposite the Muscogee County Courthouse, Columbus.
- "The Folly"- Placed by the Historic Chattahoochee Commission- 527 First Avenue, Columbus.
- The Joseph House Circa 1842- Placed by the Historic Columbus Foundation- Located at 828 Broadway, Columbus.
- The Ledger-Enquirer Newspapers- Placed by the Historic Chattahoochee Commission- Located on 12th Street near Front Street, Columbus.
- The Pemberton House- Placed by the Historic Chattahoochee Commission- Located at 11 7th Street, Columbus.
- The Rankin House- Placed by the Historic Chattahoochee Commission- Located at 1440 Second Avenue, Columbus.
- The Spencer House- Placed by the Historic Columbus Foundation- Located at Veterans Parkway and 8th Street, Columbus.
- "Torch Hill"- Georgia Historical Marker Number 106-2- Located on Victory Drive at Ft. Benning Road, Columbus.
- Trinity Episcopal Church- Placed by the Historic Chattahoochee Commission- Located on 1st Avenue between 11th and 12th Streets, Columbus.
- Walker-Peters-Langdon House- Placed by the Historic Chattahoochee Commission- Located at 716 Broadway, Columbus.
- "Wildwood"- Georgia Historical Marker Number 106-5- Located on Wildwood Avenue at Garrard Street, Columbus.
- William Bartram Trail Traced 1773-1477- Placed by the Garden Club of Georgia- Located on Broadway at Veterans Parkway, Columbus.
- William H. Spencer High School- Placed by the Historic Chattahoochee Commission- Located at 800 Tenth Avenue, Columbus.
- Woodruff Farm House and Log Cabin- Historic Chattahoochee Commission- Located at 708 Broadway, Columbus.
- Wynnton School Library- 2303 Wynnton Road, Columbus.
- Wynnwood- Located at 1846 Buena Vista Road, Columbus.

6 Community Facilities

6.1 Introduction

The Community Facilities element is a key component of the Comprehensive Plan for the Columbus Consolidated Government. Determining whether to maintain or enhance community facilities, while tailoring them to the City's growth patterns, are important parts of the comprehensive planning process.

The Community Facilities planning element provides an inventory of public facilities and services available to Columbus residents. The facilities and services described are important components of a healthy community and are essential for maintaining an acceptable standard of living. Community Facilities are identified on **Map 6-1: Community and Educational Facilities**. The following sections provide a description of existing community facilities in Columbus.

6.2 Water Supply and Treatment

The Columbus Water Works supplies water supply and treatment to all of the City of Columbus, Fort Benning, and parts of Talbot and Harris Counties. The 2004 Facilities Master Plan recommended upgrades to the water distribution, wastewater collection, and treatment facilities according to the projected population growth in Columbus through the year 2030.

Following the completion of the master plan, the Department of Defense announced in 2005 the Base Realignment and Closure (BRAC) signifying the transfer of military, civilian personnel and dependents to Fort Benning from military facilities throughout the country that are subject to closure. The additional personnel resulting from BRAC would increase the population of Columbus and the surrounding counties, greater than the previous forecasts. With this new information, CWW initiated the 2007 Facilities Master Plan Update. The Master Plan Update incorporates the projected impact of BRAC on the population projections and determines the new water demands and wastewater returns. Additionally, an analysis of the distribution and collection systems and the treatment facilities will be performed with the updated demands to determine the capital improvement projects necessary to ensure continued system reliability for the year 2012 and 2030 planning horizons.

CWW also uses a Capital Improvement Plan (CIP) to keep up with more short-term projects. The plan identifies projects that require immediate attention as well as those identified in the Master Plan.

6.2.1 Water Service Area

Nearly all of the Columbus population obtains its water from Columbus Water Works (CWW), while a small number of residents use private wells for water supply. In addition to Columbus, CWW provides water to two wholesale customers, Harris and Talbot Counties. As of October 1, 2004 CWW began providing water and wastewater services to Ft. Benning Georgia. The water service area is show on **Map 6-2: Water Service Area**.

6.2.2 Water Treatment Facilities

Columbus has one water treatment plant: The North Columbus Water Resources Facility (NCWRF), which serves all of Columbus and Fort Benning. It also provides small amounts of water on a wholesale basis to Harris and Talbot Counties.

The drinking water needs of Columbus and the surrounding area are met by the NCWRF which can treat up to 90 million gallons per day (mgd) of water. The plant averages producing 27.5 mgd, but during periods of high demand for water has hit a peak usage of 54.5 mgd. The treatment plant was originally built in 1915. Since then it has been updated and modified numerous times to meet new regulations and accommodate technology advances. However, an original clearwell and sedimentation tank are still part of CWW's water distribution system, a testament to the original design and construction. The plant site also has underground finished water storage tanks that hold 13.5 million gallons (mg). A dozen storage tanks within CWW's distribution system provide an additional 15.5 mg of storage.

In 2004, CWW acquired the water treatment system serving Fort Benning, including a 12 mgd water treatment plant. The acquisition of the Fort Benning system also added 10 more storage tanks and two reservoirs to CWW's system, providing an additional 8.5 mg of stored water.

6.2.2 Water Distribution System

Water treated at the NCWRF is pumped, as well as gravity fed into the CWW water distribution system. The distribution system consists of over 1,000 miles of water mains ranging in size from 2-inches through 48-inches in diameter.

6.2.4 Projected Water Demand

Water demand projections are from the 2007 Facilities Draft Master Plan Update are shown in **Figure 6-1**. Treatment and distribution strategies to accommodate the projections are currently under development as part of the 2007 Facilities Master Plan.

Figure 6-1: Water Demand Projections, Columbus Water Works, 2012 and 2030

| CWW Service Area | Population | | Demand Factors | | Year 2012 Demand | | Year 2030 Demand | |
|----------------------------|------------|---------|-------------------|-----------------|------------------|-------------|------------------|--------------|
| | 2012 | 2030 | Per Capita Demand | Peak Day Factor | ADD (MGD) | PDD (MGD) | ADD (MGD) | PDD (MGD) |
| Muscogee County | 205,992 | 220,698 | 159 | 1.65 | 32.8 | 54.0 | 35.1 | 57.9 |
| Muscogee Technical Park | | | | | 0.7 | 0.9 | 2.2 | 3.0 |
| Ft. Benning | 68,901 | 79,533 | 150 | 2.5 | 10.3 | 25.8 | 11.9 | 29.8 |
| <i>Subtotal</i> | | | | | 43.8 | 80.8 | 49.2 | 90.7 |
| Wholesale Customers | | | | | | | | |
| Harris County | | | | 2.0 | 2.1 | 4.2 | 5.3 | 10.6 |
| Talbot County | | | | 2.0 | 0.8 | 1.6 | 1.1 | 2.2 |
| <i>Subtotal</i> | | | | | 2.9 | 5.8 | 6.4 | 12.8 |
| Total | | | | | 46.7 | 86.6 | 55.6 | 103.5 |

Source: 2007 Facilities DRAFT Master Plan Update

6.3 Wastewater Treatment

The Columbus Water Works provide wastewater treatment to the City of Columbus, Fort Benning, and parts of Talbot and Harris Counties. The 2004 Facilities Master Plan recommended upgrades to wastewater collection and treatment facilities according to the projected population growth in Columbus through the year 2030. As described in **Section 6.2**, the 2007 Facilities Master Plan is currently under development.

6.3.1 Wastewater Service Area

Columbus Water Works (CWW) provides wastewater service to the majority of Columbus. The far northeastern portion of the County, the panhandle, relies on private septic tank/drain field systems for wastewater management. As of October 1, 2004 CWW began providing wastewater service to Ft. Benning, GA and CWW recently agreed to supply wastewater treatment to a new development in Harris County. The wastewater service area is identified on **Map 6-3: Sewer Service Area**.

6.3.2 Wastewater Facilities

The South Columbus Water Resources Facility treats the wastewater that comes from homes, businesses, and industries in the greater Columbus area. Built in 1964, the plant has been through several upgrades to keep pace with advancing technology and new regulations. The plant originally operated using primary treatment, but added secondary treatment in 1974.

During wet weather events, when stormwater may enter the system, it can treat up to 70 mgd, and if necessary can handle up to 84 mgd. Many of the tanks processing the wastewater are enclosed to reduce odors. CWW has 35 pumping stations that help move the wastewater flow from low-lying areas into the collection system that carries flows to the facility for treatment.

Acquired by contract in 2004, CWW now operates two additional wastewater treatment facilities serving Fort Benning, one with a capacity of 4.6 mgd and the other capable of treating 3.8 mgd. These facilities will be kept in service until the end of 2007 when CWW plans on tying the Fort

Benning system into the existing CWW collection system. To make that connection possible, CWW will build two large lift stations and put in several thousand feet of connecting sewer line.

CWW laboratory staff carefully monitors the wastewater process, providing daily analysis of the influent that comes into the plant and the effluent that leaves it. Lab staff also takes samples at the Combined Sewer Overflow sites and at industries connected to the sewer system. While these activities are mandated by State and Federal regulations, CWW takes its role as a steward of the environment very seriously.

6.3.3 Combined Sewer Overflow

Combined sewer overflows (CSOs) occur when heavy wet weather events, such as a major rain storm, exceed the capacity of the sanitary sewer system. This is caused by stormwater that enters the system - stormwater is the runoff from parking lots, rooftops, and driveways. When the system can no longer manage the amount of flow coming in, a mix of untreated wastewater and stormwater are discharged, typically into the nearest body of water.

When 1990 studies showed that Columbus had one or more CSOs discharging into the Chattahoochee River, CWW took the lead in resolving the issue in order to comply with a directive from the State of Georgia Environmental Protection Division (EPD) and meet the strict standards of the federal Clean Water Act. Within one year, CWW had launched a CSO master plan, part of which called for consolidation of 16 CSOs into two direct treatment facilities.

Going one step further, CWW saw an opportunity to not only solve a water quality issue, but bring a recreational and aesthetic landmark to Columbus by rolling the consolidation into other community improvements. Development of the City's Riverwalk along the Chattahoochee River became a reality under the leadership of CWW. When the CSO program was completed in 1995, CWW was the only utility in the state to avoid fines by meeting the mandated deadline. CWW's CSO program was also one of the first in the nation and has become a model for other utilities.

6.3.4 Private Septic Tank Systems

The majority of residences in the northeastern panhandle area of the County rely on on-site septic systems to manage their wastewater. The sewer system is expanding in that direction as a result of the Muscogee Technical Park. However, CWW does not currently have plans to expand into the eastern panhandle within the planning period.

6.4 Fire and Emergency Medical Services

The Columbus Department of Fire and Emergency Medical Services provides fire, emergency medical, hazardous materials response, and rescue services to the citizens and visitors of Columbus from locations throughout the City. The Department is currently organized into five (5) divisions: Fire Prevention, Operations, Logistics/Support, Emergency Management/Homeland Security, and Training. The Chief of Fire and Emergency Medical Services serves as the Chief Administrative Officer and is responsible for the overall operation of the Department. The Chief reports directly to the Mayor who serves as the Public Safety Director. The City of Columbus has a Class 2 Insurance Services Office (ISO) rating and the Department has achieved International Accreditation through the Commission on Fire Accreditation International.

On July 01, 2001, the Fire Department, Emergency Medical Services and Emergency Management merged into a single department (Department of Fire and Emergency Medical Services). The merger created significant opportunities for improvement in the delivery of emergency services to the community. The availability of cross-trained personnel has provided a significant benefit in meeting the emergency response objectives of the Department. The most significant challenge associated with merging the departments was to cross train personnel and to merge the rank structure of the former departments. To date the Department has trained 95 EMTs, all other personnel are trained at the First Responder level. As of January 01, 2006 the rank structure merging process was completed.

Due to the implementation of the Base Realignment and Closure (BRAC) commission report the City is expected to experience significant residential, commercial and industrial growth in the very near future. As the City continues to grow there will be an increase in target hazards and demand for emergency services. This growth will require deployment of additional facilities, emergency equipment and staffing to effectively meet the community’s need for emergency services.

6.4.1 Staffing

The Department of Fire & Emergency Medical Services is authorized 392 total positions, 368 fulltime-sworn positions (16 positions were not funded in FY 07 budget), 15 paramedic positions, 2 civilians, and 9 clerical positions. The Department maintains 14 stations and 3 support facilities located throughout the City. With a coverage area of approximately 220 square miles, the Department responds to over 25,000 requests for emergency services annually.

6.4.2 Capital Needs

Figure 6-2 shows existing stations and their assigned units.

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Figure 6-2: Existing Fire Stations, Columbus, 2007

| Existing Fire Stations | Location | Units Assigned |
|------------------------|--------------------------|--------------------|
| Fire Station #1 | 205 10th Street | B1, E1, L1, M1 |
| Fire Station #2 | 1347 29th Street | E2, M2 |
| Fire Station #3 | 2002 American Way | E3, Command Bus |
| Fire Station #4 | 2630 North Oakley Avenue | E4, L4, M4 |
| Fire Station #5 | 6700 Lynch Road | E5 |
| Fire Station #6 | 1126 Brown Avenue | E6, L6, M6, S6, D6 |
| Fire Station #7 (New) | 5343 Buena Vista Road | E7, M7 |
| Fire Station #8 | 5844 Whitesville Road | E8, L8, M8, B2 |
| Fire Station #9 | 4070 Jay Street | E9 |
| Fire Station #10 | 1441 Benning Dr. | E10, M10, M16 |
| Fire Station #11 | 4617 Warm Springs Road | E11, S11, M11 |
| Fire Station #12 | 5225 Cargo Drive | L12, B3 |
| Fire Station #14 | 1180 Old River Road | E14, EOD Unit |
| Fire Station #15 | 7301 McGee Road | E15 |

E=engine (pumper), L=quints (ladder trucks), S=service company, M=ambulance, EOD=rescue unit, B=battalion

In order to complete the recommendations of the Capital Improvements study of 2000, the city needs to finish the relocation of Station Two to 1045 33rd Street and relocate Station 9 (location tbd). The Department’s five year strategic plan (Update) was updated in January, 2007. The Update

reflects the increasing needs associated BRAC and proposes the following additional Stations and Unit Assignments:

- New station the area of Pierce Chapel Road and Blackmon Road;
- New station in the area of Whitesville Road and Biggers Road;
- Additional Quints at Stations 3, 5, 10 and 11; and
- Additional Ambulances at Stations 3, 5, 14, and 15.

6.4.3 All Hazard All Emergencies Mutual Aid Agreement/Automatic Aid

The Department maintains all hazard/all emergencies mutual aid agreements with local, state and federal agencies to provide for additional assistance and resources to this jurisdiction in the event of a disaster. These agreements are reciprocal in scope and clearly define the Department's responsibilities, limitations and liabilities in the event these agreements become activated. The Department currently maintains all hazard/all emergencies mutual aid agreements with all contiguous Fire and EMS departments and county governments. The Department is also a member agency of the Georgia Mutual Aid Group. These agreements have been adopted by the governing authority and signed by the Mayor.

Through these agreements the Department has immediate access to additional equipment and staffing to respond to and mitigate major emergency situations in the most cost efficient manner possible. The agreements are mutually beneficial to Columbus and the surrounding communities.

The Department does not maintain an automatic aid agreement with any agency. This is due primarily to the fact that the surrounding departments are either not strategically located or staffed to respond within our jurisdiction in a timely manner. The location of both the Fort Benning Fire Department and Phenix City Fire Department stations do not provide a timelier primary or secondary response than existing Columbus Fire and Emergency Medical Services stations.

6.5 Public Safety

The City of Columbus is served by two law-enforcement offices: The Columbus Police Department and the Muscogee County Sheriff's Department. Public Safety facilities are shown on **Map 6-1: Community and Educational Facilities**.

6.5.1 Columbus Police Department

The Columbus Police Department has an authorized strength of 388 sworn officers (**Figure 6-3**) and operates out of the Public Safety Building located at 510 10th Street and two precincts. The precincts are located at 8395 Beaver Run Road and 1441 Benning Drive. The precincts are utilized by the patrol shifts as a location to change shifts in order to reduce travel time for shift changes.

Figure 6-3: Police Department Personnel, Columbus, 2007

| Position | Number of Personnel |
|------------------------|---------------------|
| Chief | 1 |
| Assistant Chief | 1 |
| Majors | 5 |
| Captains | 7 |
| Lieutenants | 20 |
| Sergeants | 59 |
| Detectives/Technicians | 103 |
| Police Officers | 192 |
| Total | 388 |

As of February 1, 2007, the Department had twenty police officer vacancies.

The Department consists of four major components:

- Bureau of Patrol Services;
- Bureau of Investigative Services;
- Bureau of Support Services; and
- Bureau of Administrative Services

The Bureau of Patrol Services is the largest of the Bureaus and is responsible for staffing the twenty-six (26) beats on a twenty-four hour a day basis. The Motor (Traffic) Squad and Bike Unit are also assigned to this Bureau.

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The Bureau of Investigative Services is responsible for follow-up investigations on serious crimes, missing persons, and juvenile offenses. It is made up of the Robbery/Assault Division, Burglary/Theft Division, Identification Division, Fraud Division, Youth Services Division, and the Special Operations Division.

The Bureau of Support Services is primarily staffed with general government employees. This Bureau is responsible for the 911 Center, the Central Record Room, Desk Services, and the Property & Evidence function. In addition, Support Services is tasked with the maintenance and upkeep of the Public Safety Building and the Department's fleet of vehicles.

The Bureau of Administrative Services is comprised of the Training Division and Crime Prevention/Community Relations Unit. In addition, the Personnel and Recruiting Office falls within this bureau.

The Department has not been at full sworn strength since 1996. This is the result of a salary and benefit package that has not been maintained and is not competitive with the surrounding area and comparable agencies. Recruiting efforts have been substantially increased in the past several years but hiring has not been able to keep pace with attrition.

In 2006, the Department received a record number of applications. This was due, in part, to the lowering of education requirements. Unfortunately, the rise in applications received did not result in a similar increase in the number of qualified applicants.

Attrition statistics for 2000 – 2005 show that 62% of the officers hired during that period were no longer employed as of December 31, 2005 (**Figure 6-4**). The impact of this attrition rate is evident in the continued shortages and the lack in experience of the vast majority of patrol officers. The data reflects the number of officers hired from 2000 to 2006 that are no longer with the Department, not the overall attrition rate for the Department.

Figure 6-4: Police Department Attrition Rate, Columbus, 2000-2006

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|-------------------|--------|--------|--------|--------|--------|--------|-------|
| Officers Employed | 26 | 31 | 45 | 17 | 36 | 38 | 40 |
| Officers Retained | 14 | 11 | 5 | 7 | 15 | 21 | 37 |
| Officers Lost | 12 | 20 | 40 | 10 | 21 | 17 | 3 |
| Attrition Rate | 46.15% | 64.52% | 88.89% | 58.82% | 58.33% | 44.74% | 7.50% |

It is significant to note that the Department has not been staffed at full strength in the last ten years. The Department researched staffing levels for comparable cities in the southeast. According to the Federal Bureau of Investigation’s 2004 Source Book, cities in the Atlantic South East region, with a population of 100,000 – 249,999 reported an average of 2.3 officers per 1,000 inhabitants. Based on this average, the Department would require 434 officers. With the projected impact of BRAC, the Department should add an additional 90 officers over the course of the next seven years bringing the total sworn strength to 524. 136 additional sworn positions are needed to attain this level of staffing.

6.5.2 Muscogee Sheriff’s Department

The Muscogee County Sheriff’s Office is a full service law enforcement agency with over 350 sworn Deputy Sheriffs and Support Personnel who provide a broad range of public safety services to citizens throughout Columbus.

The sheriff has the Responsibility of Protecting Life and Property and Preserving the Public Peace. This includes all law enforcement functions associated with those endeavors. In addition to providing physical security in the courtrooms and building, the sheriff must serve as Bailiff to the Superior Court, or designate deputies to serve in that capacity. Bailiff duties include escorting juries to the courtroom, and if requested to do so, to their meals and hotel rooms. Bailiffs otherwise attend to the needs of the jury, and guard them against outside influences.

The sheriff is charged with serving all court summonses, including subpoenas and civil process papers. In addition, the sheriff must execute all court-ordered levies on property to satisfy judgments- in court actions. The sheriff is also responsible for the transportation of mentally ill residents of his county to mental health emergency receiving facilities

The sheriff is the Official Jailer of the county and is responsible for the health, safety, and welfare of all prisoners. The courts have established strict guidelines which the sheriff must follow in providing these things to his prisoners. The sheriff is also responsible for preventing the escape of prisoners from the jail.

The Sheriff is charged with the responsibility for the operation of the jail for the incarceration of prisoners. The Muscogee County Jail Complex has a bed capacity of 1,069 and is located downtown, four blocks from the Government Center at 700 10th Street. The Muscogee County Jail

Complex houses local, state, and federal offenders and suspects. Food and medical services are located within the facility. The Jail Complex consists of four primary buildings:

- The Columbus Stockade which dates back to the 1800s;
- The North Tower, completed in 1984;
- The South Tower, constructed in 2002. Jail Facility; and
- Support building for storage and offices which dates back to 1939.

The jail's capacity is 1,069 beds and the inmate population is 1,200. The facility is in need of expansion. The Sheriff has indicated this need to the City and an expansion is in the pre-planning stages.

The primary function of the Uniform Division is to provide security and services to all courts; to execute and return processes and orders of the various courts; to publish sales, citations, and other proceedings as required by law. This division also executes civil arrest orders; responds to, reports, and resolves domestic problems, including family violence cases as required in accordance with State law.

The Sheriff's Department utilizes a variety of large vehicles such as buses, vans, a bomb truck, utility trailers, four-wheelers, and will soon have a biological response unit. This equipment needs to be located near Sheriff facilities in a secure location with adequate protection from the weather. The Department needs additional space to put this equipment.

The Muscogee County Sheriff's Office is located in the Government Center on 10th Street. Many of the Department's division are located in the building's basement including: Training; Criminal/Felony Apprehension Unit; K-9; and Homeland Security. These offices have frequent maintenance issues related to their basement location. While these offices meet the short term needs of the department, the Sheriff's Department would benefit from relocating these offices to a more appropriate location.

6.6 Parks and Recreation

The Columbus Park and Recreation Department serves all of Columbus. Serving residents of northern Talbot and Harris Counties, Fort Benning, and Phenix City, it also serves as a regional provider of parks and recreation services. The Department includes 48 facilities and many programs serving residents and visitors.

Department staff is financed through the General Fund. 60% of the department's operating budget goes to personnel. The Department lost 75-80 personnel due to budget cuts over the last three years. The reduction of staff has affected the level of service offered for several programs. Despite the recent staff reductions, the Department was one of the first departments in the City to become accredited. It is accredited by the National Recreation and Park Association. Also, Columbus is the only city in the State of Georgia to rank in the top 100 places for Children by America's Promise Alliance.

6.6.1 Recreation Programs

The Athletics Division provides opportunities in little league, soccer, football, tennis, and other sports. These programs are run by volunteers but on fields owned and operated by the Department. The Department maintains the fields, provides utilities, and certifies the coaches. The Aquatic Section maintains and operates 8 aquatics facilities. Aside from Public Swim, Department offers programming to include; 4 Levels of Learn to Swim Classes, Professional and Instructor Training, Scuba Certifications, and Competitive Swimming. The Aquatic Section is also affiliated or in partnership with the Safe Kids- Columbus Coalition, American Red Cross, Chattahoochee Scuba, Columbus Health Department, Georgia Recreation and Parks Association, USA Swimming and the Columbus Aquatic Club-Hurricanes.

The Before and After School program is an on site program, children do not need to be transported to after school care. School facilities are utilized through a partnership with Muscogee County School District. Employees must maintain 10 hours of certification in addition to being First Aid/CPR trained. Started in 1990 as an alternative to latch key children and designed for working parents of children in the Muscogee County School District, the program provides educational and recreational programming after classes at the school the child attends. The program provides a constructive bridge between the gap of when school to when parents get off work.

The Innovative Sports Program was implemented in September of 2002. This program is designed for boys and girls ages 13 - 16 years old. The program is targeted for those students not playing school sports, providing them with a structured, yet fun activity which emphasizes team work and the importance of physical fitness as well as academics.

The Department operates three senior centers. The senior centers offer programs for seniors including exercise classes, crafts, trips, and various clubs. Addressing the needs of seniors is a continuing challenge. Not only is the population of seniors growing, they are more active than in the past. Seniors are demanding more recreational opportunities than ever before.

The Therapeutics Program is for all disabled persons 18 years old and over. The Department provides a lifetime learning experience in recreation, training in Special Olympic sports, creative and fun leisure skills. The Department also offers programs in crafts, art, photography, and children's programs. They design and implement classes and programs for schools, homeschool organizations, and others.

6.6.2 Riverwalk

Construction on the Riverwalk started in the fall of 1989 and the first phase, from the River Club to the Trade Center, was completed and dedicated on Columbus Day 1992. The next phase of the Riverwalk was built from the Trade Center to the Fort Benning Infantry Museum approximately 10.88 miles long. Of this length, 2.84 miles from Oxbow Meadows to the National Infantry Museum was built with the money won by Fort Benning for being the designated as the best military installation in the world. When completed the Riverwalk will be 20 continuous miles from Lake Oliver Marina to the Fort Benning Infantry Museum.

6.6.3 South Commons

The South Commons Softball Complex and Stadium includes a variety of entertainment and recreation opportunities. The softball facilities at the South Commons are unparalleled in the softball universe. The seven fields and stadium field host hundreds of local league competitions. In its short history, the complex has also hosted dozens of local, state, regional, national and even international softball competitions. As home to the Superball Classic, the complex was well prepared to host the 1996 Olympic Women's Fast-pitch Softball practice sessions prior to the medal games at Columbus Golden Park. Superball itself has gained recognition as the premier amateur women's softball event hosting international teams such as Japan, China, Australia, Brazil, the USA and many others.

Golden Park was originally constructed in 1906, the baseball park was completely renovated in 1996 just in time to host the first ever Olympic Women's Fast-pitch Softball event during the 1996 Summer Games in Atlanta and throughout Georgia. The historic park is now home to the *Columbus Catfish*, Class A Los Angeles Dodgers franchise. The ballpark also hosts such events as the Southeastern Conference college baseball championship and other regional tournaments.

AJ McCLung Memorial Stadium was once home to the Georgia-Auburn football contest from 1916 - 1958, the stadium now hosts local youth football and soccer, high school football and decades-old annual college football events - the Fort Valley State-Albany State and the Tuskegee-Morehouse game.

The Columbus Civic Center is a multipurpose public assembly facility with 10,000 arena seats, 23,000 square feet of flat floor space and 5,000 square feet of hospitality suites. Since 1996, the Civic Center has played host to a myriad of concerts, sporting events and family shows including the Original Harlem Globetrotters, the "World Famous" Lipizzaner Stallions, World Wrestling Entertainment, BB King, Patti LaBell, Reba McEntyre, Lynard Skynyrd, Disney on Ice, Ringling Bros. & Barnum and Bailey Circus, LeAnne Rhimes, Lord of the Dance, Bob Dylan, 3 Doors Down and many more. In addition the Civic Center is also home to three professional sports franchises; the East Coast Hockey League's Columbus Cottonmouths, the Arena Football2 League's Wardogs, and the National Basketball Development League's Columbus Riverdragons.

Several additions are underway South Commons. They will provide the public with a pool, skate park and ice rink under one roof. Very few places in the country have anything of this magnitude. With this addition, a virtual Mega Plex of activity will be available. What was once underused has now become an area that highlights activity for everyone. The Civic Center, Golden Park, Memorial Stadium, and South Commons Softball are all available with a dramatic tie in to the Riverwalk steps away.

6.6.6 Cooper Creek Tennis Center

With 30 courts the Cooper Creek Tennis Center is one of the largest public clay court tennis facilities in the nation. Cooper Creek has been leading the way in promoting and developing the game of tennis in both the city and throughout state. The facility prides itself on its exceptional customer service and the wide assortment of tennis programs available to the public.

In addition to the 30 courts, the facility grounds also include a large club house with a deck that allows spectators to view the entire facility. Cooper Creek has always been very focused on both

attracting new players to the sport and retaining these new athletes year after year. When the TWC initiative was introduced those in charge felt that becoming a Tennis Welcome Center was the best way to accomplish these goals.

When Cooper Creek became a TWC, the facility increased the number of programs and activities being offered. The first corporate team tennis league in the state was introduced along with a singles series league. This year new initiatives include an Adopt-a-School program, cardio tennis, and “Each One, Reach One,” which is a USTA membership drive program.

6.6.5 Other Park Facilities

Table 6-5 shows all the park facilities in Columbus.

Figure 6-5: Park Facilities, Columbus, 2007

| Name of Park | Location | Tennis | Walking Trails | Fitness Trail | Basketball | Baseball | Softball | Soccer | Football | Teams | Multipurpose Court | Playground | Pool | Picnic | Grills | Covered Area | Recreation Center | Rental Facilities | Fishing |
|------------------------------------|---------------------|--------|----------------|---------------|------------|----------|----------|--------|----------|-------|--------------------|------------|------|--------|--------|--------------|-------------------|-------------------|---------|
| Anderson Village | Middle Ave. | | | | • | | | | | | | • | | • | | • | | | |
| Ardahlia Mack Recreation Center | East Lindsey Dr. | • | | | • | • | • | | | | | • | | • | • | • | | • | • |
| Beallwood/Charlie Hill Park | 11th Ave & 50th St | | | | • | | | | | | | • | | • | | • | | | |
| Belvedere | Braeburn St. | | | | • | • | • | • | • | | | • | | • | | | • | | |
| Benning Hills | Patton Dr. | | | | | | | | | | • | • | | • | | | | | |
| Frank D. Chester Recreation Center | Benning Dr. | • | | | • | | • | | | • | • | • | | • | | | • | | |
| Bibb Soccer Field | 42nd St. | | | | | | | • | | | | | | | | | | | |
| Boxwood | Morris Rd. | | | | • | • | • | | | | | • | | • | | | | | |
| Britt David Park | W. Britt David Rd. | | • | • | | • | • | • | • | • | | • | | • | • | • | • | | |
| Carver Park | Hunter Rd. | | • | • | • | • | | | | | | • | | • | | • | • | | |
| Chattahoochee Promenade | Front Ave. | | | | | | | | | | | | | • | | | | | |
| Cooper Creek | 4816 Milgen rd. | • | • | | | | • | | | • | | | | • | • | • | | | • |
| Crystal Valley | Crystal Valley Rd. | | | | • | | | | | | | • | | | | | | | |
| Dinglewood | 13th St. | | | | | | | | | | | | | • | • | | | | |
| Double Churches | Double Churches Rd. | • | | | • | • | • | • | • | • | • | • | | • | | | | | |
| Edgewood Park | Morris Rd. | | | | | • | • | | | • | | • | | | | | | | |
| Ewart | Willard St. | • | | | | | | | | | | • | | • | | • | | | |
| Flat Rock | Warm Springs Rd. | | | | | | | | | | | • | | • | • | • | | • | • |
| Gallops Senior Complex | 13 Ave. | | | | • | • | • | | | • | | • | | • | | • | • | | |
| Heath Park | Parkway Ave. | | • | | | | | | | | | • | | • | • | • | | | • |

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| Name of Park | Location | Tennis | Walking Trails | Fitness Trail | Basketball | Baseball | Softball | Soccer | Football | Teams | Multipurpose Court | Playground | Pool | Picnic | Grills | Covered Area | Recreation Center | Rental Facilities | Fishing |
|-----------------------------|---------------------|--------|----------------|---------------|------------|----------|----------|--------|----------|-------|--------------------|------------|------|--------|--------|--------------|-------------------|-------------------|---------|
| Hemlock Park | Hemlock Dr. | | | | • | • | | | | | | | | | | | | | |
| Lakebottom | Cherokee Ave. | • | • | • | • | • | • | • | • | • | | • | | • | • | • | | • | |
| Lake Oliver Marina | Lake Oliver Rd. | | | | | | | | | | | | | • | • | • | | | • |
| Little Wildwood | Wildwood Ave. | | | | | | | | | | | • | | • | | | | | |
| Michael Fluellen | Eight St. | | | | • | | | | | | | • | | | • | • | • | • | |
| Ninth Street | Ninth St. | | | | • | | | | | | | • | | | | | | | |
| North Columbus/29th Street | 29th St. | | | | • | • | • | | | • | | • | | | | | • | | |
| Northside Park Supercenter | 8151 Veteran's Pkwy | | • | | | • | • | | | • | | • | | | | | • | | |
| Old Dominion | Old Dominion Rd. | | | | | | | | | | | | | | | | | | |
| Plez Johnson Playground | Comer Ave. | | | | | | | | | | | | | | | | | | |
| Pop Austin | Alexander St. | | | | • | • | | | • | | • | • | | | | | • | | |
| Primus King | Staunton Dr. | • | | | • | | | | | | | | | • | | | | | |
| Psalmond Road Supercenter | Psalmond Rd. | | | | • | • | • | | • | | • | | | | | | | | |
| Rigdon | Hawthorne Dr. | | | | | | | | | | | | | • | | • | | | • |
| Roadside Park | Victory Drive | | | | | | | | | | | • | | | | | | | |
| Rosehill Heights | Hamilton Rd. | • | | | | | • | | • | • | • | | • | | | | • | | |
| Rotary Park | Victory Dr. | | | | | | | | | | | | | • | | | | | |
| Sherwood | Sherwood Ave. | | | | | | | | | | | | | • | | | | | |
| Shirley Winston Supercenter | Steam Mill Rd. | | • | | | | • | | • | • | • | | • | | | | • | | |
| South Lawyers Lane | Ewart St. | | • | | | | | | | | | | | • | | | | | |
| South Lumpkin | South Lumpkin Rd. | | • | | | | | | | | | | | • | | | | | |
| Theo McGee | M.L. King Blvd. | • | | | • | • | | | | | | • | | | | | • | | |
| Williamsburg | Williamsburg Dr. | | | | | | | | | | | • | | | | | | | |
| Woodruff Park | Woodruff Rd. | | | | | | | • | | | | | | | | | | | |
| Woodruff Farm Road | Woodruff Farm Rd. | | | | | | | • | • | • | | • | | • | | | | | |
| 29th Street Rec. Center | 29th St. | | | | • | • | • | | | • | | • | | • | | | • | | |
| Heritage Park | 700 Broadway | | | | | | | | | | | | | | | • | | | |
| Edgewood Senior Center | 2630 Reese Road | | | | | | | | | | | | | | | | • | | |

6.6.6 Future Plans

The Park and Recreation Department identified 15 goals/strategies in its strategic plan. The goals can be grouped into 6 categories: improving responsiveness to the needs of the community; developing a Park Master Plan; increasing departmental efficiency; improving park safety; better maintain parks; and improve/increase park facilities. The capital improvements listed in the strategic plan are shown below.

- Benning Park, softball fields and tennis courts
- Pop Austin/Carver, interior renovations
- Memorial Stadium, field and facility improvement including improved lighting, and elevator and other provisions for ADA accessibility
- Skate Park, South Commons
- Natatorium
- Woodruff Soccer Complex, seven new fields
- Lake Oliver Marina, renovate buildings, docks and ramps, concessions
- Golden Park, renovate field
- Lakebottom, refurbish track and tennis courts
- Cooper Creek, new tennis courts, equipment, concessions
- Britt David Park and Cultural Arts Building, refurbish walking trail, fields, building, and replace aging equipment.

6.6.7 Shared Facilities

Most new facilities are built in partnership with the Muscogee County School District. All high school soccer, tennis, and some football games are played on City facilities. Lakebottom Park hosts all of the activities of the neighboring high school, including all sports and marching band.

Coordinating these activities presents many challenges. The Director of Athletics for the Muscogee County School District, the Superintendent of Student Services, and CCG Director of Parks and Recreation meet monthly to address these coordination issues. The Parks and Recreation Department assigns school sites to leagues. This system of coordination was initiated in 2000 and is working well.

6.6.8 Park Safety and Maintenance

The Park and Recreation Department is responsible for 2000 acres of parks. Vandalism and crime are a problem that affects the cost of park maintenance, the number of participants in programs, and overall quality of the park system. Currently, the Columbus Police Department is responsible for public safety in parks. The Park and Recreation Department would like to reduce vandalism and illicit activities in the parks by reinstating the Park Ranger Program that was eliminated in 1996. The Park Rangers would reduce the expense associated with repair due to vandalism and crime. The Program would increase the number of park users due to a feeling of safety and security in the parks. The Park Rangers also provide revenue through tickets, fines, and forfeitures on violations in the parks.

Another issue affecting the quality of the Park and Recreation Department is park maintenance. The department needs to develop a data driven, cost effective, and systematic replacement and

maintenance plan. The plan would apply to parks, facilities, and equipment and include GIS/GPS mapping for logistical data to track crews and equipment and Quick Book usage.

6.7 Stormwater Management

Stormwater Management is a division within the Engineering Department. This Division is responsible for the Consolidated Government's compliance with its Municipal Stormwater Discharge Permit (GAS000202) issued by Georgia's Department of Natural Resources, Environmental Protection Division.

NPDES Background

The Code of Federal Regulations Title 40 Part 122 created the National Pollutant Discharge Elimination System (NPDES) as part of the Clean Water Act in an effort to regulate potentially polluted discharges to Waters of the United States. In 1990, under the direction of the US Environmental Protection Agency (subsequently delegated to the Georgia Environmental Protection Division), a permitting process was implemented to regulate non-point sources of water pollution. The non-point sources requiring coverage under Phase I of this program included stormwater system discharges from Large Municipalities (>250,000 pop.), Medium Municipalities (between 100,000 and 249,999 pop., Columbus fits into this category), construction sites over 5 acres and certain industrial facilities. The subsequent implementation of Phase II of the Stormwater NPDES permitting process included municipalities with populations between 10,000 and 99,999, several additional industrial classifications and construction sites with more than 1 acre disturbed.

The Columbus Consolidated Government obtained its first 5-year permit from the Georgia Environmental Protection Division in April 1995 (reauthorized in 2005). Coverage under this permit (an unfunded mandate) requires the Columbus Consolidated Government to perform the following minimum measures:

1. Public Education and Outreach

This minimum measure includes activities such as the distribution of educational materials and conducting outreach programs to inform citizens about the impacts polluted storm water runoff discharges has on water quality.

Examples of CCG's efforts in this area include: Help the Hooch, the Southeast's largest River and Creek clean-up held every October, the placement of "No Dumping" inlet markers on 250 inlets per year and the mailing of educational materials to schools and businesses (300+ per year).

2. Public Participation/Involvement

This goal of this minimum measure is to provide opportunities for citizens to participate in program's development and implementation, including effectively publicizing public hearings and/or encouraging citizen representatives on a storm water management panel.

CCG accomplishes this goal by establishing and maintaining a network of public/private partnerships with civic, church, educational, government and other environmental organizations to collaboratively develop and implement programs such as Help the Hooch, the Magic of Recycling and the Great American Clean-Up.

3. Illicit Discharge Detection and Elimination

This minimum measure calls for communities to develop and implement plans to detect and eliminate illicit discharges that find their way to the storm sewer system (includes developing a separate storm sewer system map, Closed Circuit television inspection of pipes and informing the community about hazards associated with illegal discharges and the improper disposal of waste).

Examples of CCG's efforts in this area include the development and ongoing maintenance of the Separate Storm Sewer Inventory, CreekWalk (an annual creek survey) and Field Screening (looking for contaminated dry weather flows coming from the storm sewer system). The Stormwater Management Division also conducts Industrial as well as Commercial Stormwater Inspections to insure compliance with Columbus' Stormwater Management Ordinance (50+ inspections per year)

4. Construction Site Runoff Control

This measure requires permitted municipalities to develop, implement, and enforce an erosion and sedimentation control program for construction activities that disturb one or more acres of land (controls could include silt fences, temporary storm water detention ponds, the establishment of temporary or permanent grass cover over disturbed areas, etc.).

CCG's Engineering Department currently has two Plan Reviewers and five E&S Inspectors implementing the various components of this program.

5. Post-Construction Runoff Control

The goal of this minimum measure is to have communities develop, implement, and enforce a program to address discharges of post-construction storm water runoff from new development and redevelopment areas.

Applicable controls in this area could include preventative actions such as protecting sensitive areas (e.g., wetlands) or the use and maintenance of structural BMPs (Best Management Practices) such as grassed swales, detention ponds, porous pavement or proprietary stormwater treatment devices.

Examples of CCG's efforts in this area include project design requirements (detention of the 25-yr/24-hr storm and water quality treatment for the "first flush" per the Georgia Stormwater Management Manual to remove sediments and other pollutants from entering our waterways) and Post Construction Stormwater Management Project Inspections (detention pond inspections, 20+ per year).

6. Pollution Prevention/Good Housekeeping for Municipal Operations

This minimum measure requires permittees to develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations. The program must include municipal staff training on pollution prevention measures and techniques (e.g., regular street sweeping, reduction in the use of pesticides or street salt, frequent catch-basin cleaning, maintenance of City owned stormwater management projects, etc.).

CCG's efforts in this area are accomplished by the Department of Public Services with technical assistance from the Department of Engineering's Stormwater Management Division.

7. Water Quality Monitoring

This final measure (unique for the most part to only Phase I permittees) requires the development and implementation of a program with the goal of accurately assessing water quality conditions within the permittee's jurisdiction.

CCG's Water Quality Monitoring program has both wet weather and dry weather (ambient) components. Fifteen wet weather samples are collected and analyzed per year for parameters such as metals, oil & grease, solids, pH, oxygen demand and bacteria. Sampling is performed at locations within the Bull, Lindsay, Mill Branch, Roaring Branch and Weracoba Creek watersheds.

In addition, samples from twenty-one surface water sampling points (20 creeks and the Chattahoochee River) are collected (during dry weather conditions, no rain in previous 72+ hours) on a quarterly basis to determine the waterbodies' compliance with current bacterial water quality standards.

8. Reporting

The Columbus Consolidated Government is required to submit an Annual Report to the Georgia Environmental Protection Division detailing activities that have occurred in each of these seven areas each June. This report is compiled and submitted by the Stormwater Management Division.

6.8 Solid Waste Management

CCG is responsible for the solid waste disposal services in Columbus through its Department of Public Services. Two divisions within this Department are responsible for solid waste disposal: the Solid Waste/Recycling Collection Division and the Solid Waste Disposal Division.

The Solid Waste/Recycling Collection Division provides twice a week household garbage collection, once a week recycling, yard waste, and bulky item collection. The Solid Waste Disposal Division operates three landfills.

The Pine Grove Landfill accepts mixed municipal waste, including household garbage, refuse, and other solid waste generated from residential, commercial, industrial, and community activities. The Landfill is located off Sacerdote Lane in the eastern part of Columbus. The landfill has a designated capacity of more than thirty years and has approximately 6,000,000 cubic yards of capacity for sanitary waste. The Pine Grove Landfill receives 100% of all residential solid waste disposed of in the County.

Inert waste is accepted at the Oxbow Meadows Landfill and the Granite Bluff Landfill. Inert waste includes earth-like products, concrete, cured asphalt, rock, brick, yard trash, and land clearing debris that are not likely to produce leachate or environmental concerns.

Currently, hazardous waste is not accepted by CCG for disposal. Disposal of hazardous materials is the responsibility of the generator. A contract may be arranged with a full service contractor for

pickup, transportation, and disposal. The Solid Waste/Recycling Collection Division will be offering hazardous waste collection twice annually starting in 2008. The Division will also be developing a curbside E-Waste program in 2010.

6.8.1 Solid Waste Management Personnel and Equipment

With BRAC coming to Ft. Benning and adding thousands of residential stops in Columbus, there will be a need for additional personnel to handle extra routes. There will be an increase in residential garbage, yard waste, and bulky waste routes. The Division anticipates the need for at least 16 additional waste equipment operators and one additional waste collection route supervisor by 2010. Additional equipment is also needed. The department anticipates needing an additional 8 garbage trucks, 8 yard waste trucks, and one supervisor pickup truck by 2010. The Solid Waste/Recycling Collection Division also cites the need for a computer system which will improve the efficiency of operations, reduce missed pick-ups, and have the ability to track vehicle movement at any given time.

The Solid Waste Disposal Division is operating and/or maintaining four landfill sites with only 1 heavy equipment operator. (The fourth landfill is the closed Schatulga Road landfill) Additional personnel and equipment is needed to ensure proper daily operations and to continue to meet Federal and State requirements.

6.8.2 Waste Reduction

The City of Columbus is working to reduce its solid waste production. Working with Keep Columbus Beautiful Commission and The University of Georgia Extension Service, the city has developed education materials for use in the local school system and by various consumer groups and other organizations.

The long-term solution for the disposal of inert material will need to be addressed within the next five years. The Solid Waste Disposal Division would like to start a composting facility that would be located adjacent to Pine Grove Landfill. As compost and wood chips become available, they could be used locally for mulch, landscaping materials, soil amendment, and plant propagation. The potential market for these materials could be landfill cover, landscaping businesses, parks and recreation departments, school districts, golf courses, and highway departments.

Common methods of utilizing yard waste are composting, wood chipping, and firewood production. By using these methods, virtually all yard waste could be diverted from the landfill without great expense. Yard waste processing can reduce the waste stream by 15-20%.

6.9 Education

The following section discusses educational facilities in Columbus. These resources are also displayed on **Map 6-1: Community and Educational Facilities**.

6.9.1 Muscogee County Public Schools

More than 90 percent of all school-age children in Columbus attend public schools. The Muscogee County School District contains 64 schools and alternative centers, consisting of 35 elementary

schools, 12 middle schools, eight high schools, and nine program centers. MCSD is the area’s largest employer—after neighboring Ft. Benning—with over 6,200 employees.

As of October 2007, the district had approximately 32,700 students ranging from Pre-K through twelfth grade and is recognized as among the best in the Central Georgia Region. The average teaching experience for the district’s teachers is over 12 years. More than 66 percent of the teachers have Master’s degrees or higher; 75 have doctorates. Thirty-nine teachers have National Board Certification, three have been designated Georgia Master Teachers, and six administrators have been named High Performance Principals. **Figure 6-6– Figure 6-8** show 2007 enrollment and capacity of Muscogee County Schools.

Figure 6-6: Public Elementary School Enrollment and Capacity, Columbus, October 2007

| Elementary Schools | Address | Grades | 2007 Enrollment | Capacity | Difference |
|------------------------------------|---------------------------|--------|-----------------|----------|------------|
| Allen Elementary | 5201 23rd Avenue | preK-5 | 436 | 450 | 14 |
| Bennings Hills Elementary | 190 Munson Drive | preK-5 | 224 | 313 | 89 |
| Blanchard Elementary | 3512 Weems Road | preK-5 | 655 | 600 | (55) |
| Brewer Elementary | 2951 MLK Boulevard | preK-5 | 502 | 688 | 186 |
| Britt David Elementary | 5801 Armour Road | K-5 | 510 | 525 | 15 |
| Clubview Elementary | 2836 Edgewood Road | preK-5 | 481 | 513 | 32 |
| Cusseta Road Elementary | 4150 Cusseta Road | preK-5 | 466 | 550 | 84 |
| Davis Elementary | 1822 Sheperd Drive | preK-5 | 393 | 625 | 232 |
| Dawson Elementary | 180 Northstar Drive | preK-5 | 303 | 475 | 172 |
| Dimon Elementary | 480 Dogwood Drive | preK-5 | 516 | 513 | (3) |
| Double Churches Elementary | 1213 Double Churches Road | preK-5 | 444 | 600 | 156 |
| Downtown Elementary | 1400 First Avenue | preK-5 | 537 | 550 | 13 |
| Eagle Ridge Academy | 7601 Schomburg Road | preK-5 | 414 | 675 | 261 |
| Edgewood Elementary | 3835 Forrest Road | K-5 | 468 | 463 | (5) |
| Forrest Road Elementary | 6400 Forrest Road | preK-5 | 365 | 513 | 148 |
| Fox Elementary | 600 38th Street | preK-5 | 434 | 475 | 41 |
| Gentian Elementary | 4201 Primrose Lane | preK-5 | 490 | 513 | 23 |
| Georgetown Elementary | 954 High Lane | preK-5 | 482 | 500 | 18 |
| Hannan Elementary | 1338 Talbotton Road | preK-5 | 404 | 600 | 196 |
| Johnson Elementary | 3700 Woodlawn Drive | preK-5 | 401 | 450 | 49 |
| Key Elementary | 2520 Broadmoor Drive | preK-5 | 319 | 463 | 144 |
| Lonnie Jackson Academy | 4601 Buena Vista Road | preK-5 | 499 | 513 | 14 |
| Martin Luther King, Jr. Elementary | 350 Thirtieth Street | preK-5 | 487 | 513 | 26 |
| Mathews Elementary | 7533 Lynch Road | preK-5 | 582 | 575 | (7) |
| Midland Academy | 7373 Psalmoad Road | preK-5 | 416 | 588 | 172 |
| Muscogee Elementary | 3900 Baker Plaza | preK-5 | 290 | 450 | 160 |
| North Columbus Elementary | 2006 Old Guard Road | preK-5 | 602 | 675 | 73 |
| Reese Road Elementary | 3100 Reese Road | preK-5 | 515 | 513 | (2) |

| Elementary Schools | Address | Grades | 2007 Enrollment | Capacity | Difference |
|--------------------------------|----------------------|--------|-----------------|---------------|--------------|
| Rigdon Road Elementary | 1282 Rigdon Road | preK-5 | 246 | 175 | (71) |
| River Road Elementary | 516 Heath Drive | preK-5 | 388 | 513 | 125 |
| South Columbus Elementary | 1964 Torch Hill Road | preK-5 | 467 | 588 | 121 |
| St. Marys Elementary | 4408 St. Marys Road | preK-5 | 481 | 438 | (43) |
| Waddell Elementary | 6101 Miller Road | K-5 | 626 | 550 | (76) |
| Wesley Heights Elementary | 1801 Amber Drive | preK-5 | 409 | 513 | 104 |
| Wynnton Elementary | 2303 Wynnton Road | preK-5 | 408 | 438 | 30 |
| Total Elementary School | | | 15,660 | 18,096 | 2,436 |

Figure 6-7: Public Middle School Enrollment and Capacity, Columbus, October 2007

| Middle Schools | Address | Grades | 2007 Enrollment | Capacity | Difference |
|------------------------------|-------------------------|--------|-----------------|--------------|------------|
| Arnold Magnet Academy | 2011 51st Street | 6-8 | 827 | 650 | (177) |
| Baker Middle | 1544 Benning Drive | 6-8 | 353 | 688 | 335 |
| Blackmon Road Middle | 7251 Blackmon Road | 6-8 | 789 | 775 | (14) |
| Double Churches Middle | 7611 Whitesville Road | 6-8 | 557 | 650 | 93 |
| East Columbus Magnet Academy | 6100 Georgetown Drive | 6-8 | 723 | 650 | (73) |
| Eddy Middle | 2100 S. Lumpkin Road | 6-8 | 485 | 613 | 128 |
| Fort Middle | 2900 Woodruff Farm Road | 6-8 | 537 | 600 | 63 |
| Marshall Middle | 1830 Shepherd Drive | 6-8 | 367 | 675 | 308 |
| Midland Middle | 6990 Warm Springs Road | 6-8 | 808 | 875 | 67 |
| Richards Middle | 2892 Edgewood Road | 6-8 | 823 | 600 | (223) |
| Rothschild Middle | 1136 Hunt Avenue | 6-8 | 550 | 738 | 188 |
| Veterans Memorial Middle | 2008 Old Guard Road | 6-8 | 622 | 650 | 28 |
| Total Middle School | | | 7,441 | 8,164 | 723 |

Figure 6-8: Public Elementary School Enrollment and Capacity, Columbus, October 2006

| High Schools | Address | Grade s | 2006 Enrollment | Capacit y | Differenc e |
|--------------------------|-----------------------|---------|-----------------|---------------|-------------|
| Carver High | 3100 Eighth Street | 9-12 | 1,126 | 1,725 | 599 |
| Columbus High | 1700 Cherokee Avenue | 9-12 | 1,328 | 1,150 | (178) |
| Hardaway High | 2901 College Drive. | 9-12 | 1,527 | 1,200 | (327) |
| Jordan High | 3200 Howard Avenue | 9-12 | 960 | 1,475 | 515 |
| Kendrick High | 6015 Georgetown Drive | 9-12 | 1,202 | 1,350 | 148 |
| Northside High | 2002 American Way | 9-12 | 1,163 | 1,125 | (38) |
| Shaw High | 7579 Raider Way | 9-12 | 1,241 | 1,350 | 109 |
| Spencer High | 4340 Victory Drive | 9-12 | 983 | 950 | (33) |
| Total High School | | | 9,530 | 10,325 | 795 |

It is estimated that BRAC related increases in population will cause a dramatic increase in the number of pupils in the Muscogee County School System. In April, 2006 the Muscogee County School System estimated that they needed seven additional elementary schools, four additional

middles schools, and one additional high school to accommodate growth. Two of the seven elementary schools have already opened (North Columbus and Eagle Ridge). One of the four middle schools opened in 2007 (Veterans Memorial). There are no immediate plans for a new high school. The school system reevaluates their needs regularly based on the most up-to-date projections.

In 2003, the Muscogee County School District passed a SPLOST program that provides funding for school system capital projects. Using SPLOST funds, the following projects will be developed:

- **Two new schools** - \$19.4 million - To construct two new schools from the 1997 project list.
- **Critical needs of schools** - \$7.5 million - As a result of the “Walk and Talk” tours of the schools, additional funds have been dedicated to address issues such as erosion, elementary school P.E. building air conditioning, and air quality concerns
- **Technology** - \$52.7 million – computers and associated equipment for all regular schools.
- **Community Education for the 21st Century** - \$22.8 million -
 - Provision for construction of one elementary school, as needed (\$10.5 million)
 - Provision for additional classrooms mandated by the Reform Act (\$3.4 million)
 - Provision to upgrade student transportation fleet (\$4.7 million)
 - Mildred Terry Library expansion and reconstruction (\$2.5 million)
 - School for Fine and Performing Arts seed money (\$1.2 million)
 - Museum and properties of historic significance (\$.5 million)
- **Essential Needs** - \$39.2 million – maintenance needs such as roofing, heating and air, lighting, etc
- **Midtown Learning Campus** - \$12.6 million - Funds to develop the fifteen (approximately) acre site at the former Columbus Square Mall- an Educational Services Center to consolidate support services from Claflin Center, Columbus Roberts Center, Bradley Drive Central Office, and Lorenzo Road into a “one stop” facility to benefit citizens, parents and students of the School District. A comprehensive plan developed by experts with citizen input will facilitate the use of this property.

6.9.2 Private Schools

There are 20 private schools in Columbus. They are listed in **Figure 6-9**:

Figure 6-9: Columbus Private Schools

| Private Schools | Grade Levels | 2006 Enrollment |
|-----------------------------------|--------------|-----------------|
| Ault Academy Anne Elizabeth | 2-12 | 36 |
| Brookstone | K-12 | 827 |
| Calvary Christian | K-12 | 660 |
| Columbus Seventh Day Adventist | 5-8 | 10 |
| Edgewood Christian | PK-10 | 111 |
| Grace Christian | K-12 | 160 |
| Hallie Turner | 9-8 | 128 |
| Kip Christian Academy | 7 | 1 |
| Lighthouse Christian | 1-12 | n/a |
| Our Lady Of Lourdes | K-8 | 180 |
| Paceli Catholic | 9-12 | 183 |
| Pinehurst Christian | PK-4 | 212 |
| Redeemer Lutheran | PK-7 | 62 |
| Shepherd Drive SDA | PK-8 | n/a |
| St. Annes Catholic | K-8 | 435 |
| St. Luke School | PK-8 | 460 |
| St. Mary's Road Christian Academy | PK-3 | 107 |
| The Achievement Academy | Not graded | 24 |
| Victory Academy | PK-9 | 6 |
| Westminster Christian | K-6 | 70 |

Source: www.greatschools.net

6.9.3 Post Secondary Education

The City of Columbus has a wealth of Post Secondary Education Opportunities.

Columbus State University

As the only four-year institution in the governor's 17-county Economic Region 5, the university provides cultural enrichment, educational opportunities, and economic development assistance to the citizens, businesses, and industries located in the region. This regional perspective offers numerous opportunities for students to become involved in research and community projects. It also has resulted in several off-campus sites being established to better serve students.

The main campus is on 132 acres in the middle of the City, near I-85 and Manchester Expressway. New facilities in the past few years include the Center for Commerce and Technology, the Frank G. Lumpkin Jr. Center, and a large number of new apartment-style student residences. The university's widely respected Schwob School of Music shares space in the city's Rivercenter for the Performing Arts. The RiverCenter is a state-of-the-art performing arts facility downtown that houses three performance halls, and a world-class organ. Also downtown is CSU's Coca-Cola Space Science Center, the Rankin Arts Center for continuing education, and student loft apartments. Plans are being made now to move the university's nationally accredited art and theatre departments to Uptown also, which will create a world-class downtown fine and performing arts campus.

Just downriver from Uptown Columbus is CSU's Oxbow Meadows Environmental Learning Center, a hands-on outreach center for the university that provides rich learning opportunities to visitors and local school children.

Other Post-Secondary Opportunities

There are many opportunities for prospective students in Columbus (**Figure 6-10**).

Figure 6-10: Post Secondary Schools, Columbus, 2007

| School | Address |
|--|---|
| Georgia Military College | 2601 Cross Country Dr, Columbus, GA |
| University of Phoenix-Columbus | 4747 Hamilton Rd |
| Southeastern Beauty Schools | 1826 Midtown Dr. 3448 N. Lumpkin Rd. |
| Luther Rice Bible College | 727 54th St |
| Rivertown School of Beauty | 4747 Hamilton Rd Ste B |
| Columbus Technical College | 928 Manchester Expy |
| Troy State University | 1 University Pl, Phenix City, AL |
| Christian Life School-Theology | 6003 Veterans Pkwy |
| Southeastern Beauty Schools | 3448 N Lumpkin Rd |
| Chattahoochee Valley Community College | 2602 College Dr, Phenix City, AL |
| Beacon University | 6003 Veterans Pkwy |
| Fort Benning Campuses | |
| School | Address |
| Vincennes University | 2613 Dixie Rd, Fort Benning, GA |
| Columbus Technical College | 2613 Dixie Rd, Fort Benning, GA |
| Troy University at Ft Benning | 2614 Dixie Rd # 2603, Fort Benning, GA |
| Troy State University | 2603 Dixie Rd, Fort Benning, GA |
| Embry-Riddle Aeronautical University | 2613 Dixie Rd, Fort Benning, GA |
| Columbus State University, Ft Benning Center | 2613 Dixie Rd # 2613, Fort Benning, GA |

6.10 Hospitals and Other Public Health Facilities

Columbus has a wealth of hospitals and public health facilities. They are described below.

6.10.1 St. Francis Hospital

St. Francis is a 292-bed facility, offering a full range of inpatient, outpatient and emergency room services. The Bradley Center, the St. Francis mental health facility, has 84 beds. Both are JCAHO-accredited and nationally recognized in several areas. Additionally, 60 studios, one- and two-bedroom apartments for assisted living are available at Franciscan Woods, an assisted living community in north Columbus. Other facilities include the Patrick Heart Institute of St. Francis, St. Francis Orthopedic Institute, St. Francis Center for Surgical Care, St. Francis Rehabilitation Center, The Women's Center of St. Francis, Home Medical Equipment of St. Francis, The Cancer Program of St. Francis and many other services in the St. Francis continuum of care.

St Francis will open its new endoscopy center at the end of 2007. The hospital will be releasing a capital improvements program in the first quarter of 2008. Additional beds, office buildings, and improvements to the Women's Center, Heart Institute, and general surgery will be included.

6.10.2 Columbus Regional Healthcare System

Columbus Regional Healthcare System offers highly specialized acute care services, many of which are available nowhere else in the region. These include the full service, 525-bed Medical Center, the John B. Amos Cancer Center, and the Breast Care Center.

The John B. Amos Cancer Center is a comprehensive, multi-disciplinary cancer center accredited by the Commission on Cancer of the American College of Surgeons – the only treatment center to be so named in the 14-county service area of Columbus, Georgia. Inside this innovative facility, patients and their families can feel confident that advanced treatment and technology will be delivered with compassion, as well as efficiency and effectiveness. As a result, patients can face their future with optimism. The three-story, 49,620 square-foot facility is located on 3.5 acres on the west side of The Medical Center campus. The center offers advanced diagnostic and treatment services, integrative medicine, rehabilitation services, comprehensive programs to enhance the quality of life for patients and families and an educational resource center.

The Breast Care Center is a freestanding facility offering convenient screening and diagnostic mammography and minimally invasive stereotactic biopsy. Physicians and staff understand the sensitive nature of breast care and treat individuals with confidentiality, dignity, and respect. The Breast Care Center offers a high level of medical expertise and support so patients can be reassured they are receiving the best care possible.

The Medical Center also is home to the Family Practice Residency Program, now in its fourth decade of providing physicians with advanced training in family medicine. Since 1972, the program has graduated 335 family physicians, with 61 percent remaining in Georgia to practice medicine. It was the first such program established in Georgia and one of the first in the Southeast and is nationally recognized for its varied clinical and educational opportunities.

The Columbus Regional Children's Center in The Medical Center offers a variety of innovations and superb medical care for pediatric patients. The Center addresses the special needs of children and

their families, and features a unique décor designed to put children at ease, private and semi-private rooms, specialized rooms for oncology patients, and amenities for family members.

6.10.3 Doctors Hospital

Doctors Hospital, a 219-bed, full service facility, is fully accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO).

In addition to full medical and surgical services, Doctors Hospital also offers: Business Health, Cardiac Catheterization, Emergency Department, One Baby Place, Outpatient Surgery, Radiology, Rehabilitation Services, Sleep Disorders Center, Telemetry/CCU, Women's Imaging Center, and H2U-Health, Happiness, You.

Doctor's Hospital has no plans for facilities expansion in the near future. However, Doctors will expand its ICU/CCU services from 8-patient capacity to 12-patient capacity within the next five years.

6.10.4 Hughston Orthopedic Hospital

Hughston Orthopedic Hospital was the nation's first hospital designed specifically to treat patients with musculoskeletal injuries or disorders. The 100-bed, private room, specialty hospital is nationally recognized for delivering outstanding clinical quality and the highest level of customer service. Fully accredited by the Joint Commission on the Accreditation of Healthcare Organizations, Hughson Orthopedic Hospital provides orthopedic care and rehabilitation services through a highly specialized team of professionals using the latest technology and research. The hospital consistently ranks among the top one percent in customer service and satisfaction.

6.10.5 Columbus Department of Public Health

The Columbus Health Department provides the following programs.

- *Children with Special Needs*
- *Columbus Cancer Coalition*
- *Dental*
- *District Clinical Services*
- *Emergency Medical Services*
- *Emergency Preparedness*
- *Environmental Health*
- *Epidemiology*
- *Health Education*
- *Health Promotion*
- *Health Services*
- *Live Healthy Columbus*
- *SafeKids*
- *Tobacco Prevention*
- *Vital Records*
- *WIC*

The department is located at 2100 Comer Avenue in a 193,000 square foot facility. It is headquarters for an eight county area mental health program and public health headquarters for the 16 county West Central Health District.

6.11 Libraries

Columbus is served by the Chattahoochee Valley Regional Library System. The Chattahoochee Valley Regional Library System was formed in 1952, with Marion and Chattahoochee counties as well as Columbus as members. Stewart County joined in 1974 and Quitman County in 1975.

The library system has experienced significant growth since 2001. In 2001 fewer than 30,000 library cards had been issued. By July of 2007 this number had soared to 124,000. The vacation reading program has grown from 2,500 to 24,800 participants over the same time period. This growth is attributable to improvements in library services. Population growth, a new organizational structure, regular policy review, new budgeting system, new staff policies, and a new strategic plan should lead to continued growth in library services and use.

The goals described in the 2007-2010 Chattahoochee Valley Regional Library System Strategic Plan are described below.

- 1) Residents will have attractive and welcoming places to explore topics of personal interest through materials, services, and meeting and interacting with others.
- 2) Preschool children will develop a lifelong love of books, reading, and learning and will enter school ready to succeed.
- 3) Adults will have access to materials and services to improve their ability to read, write, and speak English.
- 4) Adults will have convenient access to services and programs that help them find, evaluate, and use information effectively.
- 5) Children will have access to library materials, programs and services that stimulate their imaginations, satisfy their curiosity, and provide a wide variety of leisure activities and experiences.
- 6) Teens will have access to library materials, programs, and services that focus on their current interests and provide satisfying leisure activities and experiences.
- 7) Adults will have access to current, popular materials to meet their demand for recreational reading, viewing, and listening.
- 8) Residents will have access to library materials, programs, and services that promote cultural understanding.

The Chattahoochee Regional Library has 4 libraries in Columbus. It is the policy of the library system to maintain 4 libraries in Columbus. Instead of adding more libraries, existing libraries will be expanded or replaced by larger facilities. The Columbus Libraries are described below.

6.11.1 Columbus Public Library

The Columbus Public Library located at 3000 Macon Road opened January 2005. Designed by world renowned architectural firm Robert A. M. Stern, Associates, the two and a half story building is 100,000 square feet in size. The first floor is dedicated to children's and teens services, best selling books and new releases, and meeting rooms. On the first floor are the Aflac Children's Room and the Aflac Children's Story Room. The second floor houses the adult circulation materials, the Genealogy and Local History Department and the W. C. Bradley Memorial Reading Room (Reference Department).

6.11.2 Mildred L. Terry Branch Library

The historic marker in front of the Mildred L. Terry Library reads "The Mildred L. Terry Library was the first public library for African Americans in segregated Columbus, the Colored/Fourth Avenue Library, opened on January 5, 1953. The existence of this facility resulted from covenants and restrictions barring the use of the city's new public library by African Americans. The project

was completed with expenditures of less than one hundred thousand dollars. The library was renamed the Mildred L. Terry Branch in 1981 to honor its first librarian.”

The 4,200 square foot structure is inadequate for the community and will be replaced by a 16,000 square foot facility that is scheduled to open in 2009. Much of the entrance will be preserved and a garden will be constructed to honor the history of the building.

6.11.3 North Columbus Branch Library

The North Columbus Library opened in 1993. The 17,450 square foot facility is a full service library providing reference materials, fiction, and non-fiction best sellers, a children’s area, current periodicals and newspapers. The library’s special features include a multi-purpose room and a small conference area for tutoring.

In the long term this building will be inadequate to meet the needs of north Columbus. Another branch is needed further north and the existing library cannot be expanded because it is surrounded by development and there is inadequate space for parking. A new, 25,000 – 30,000 square foot branch will replace the North Columbus Library by 2013. It will be located north of Double Churches Road. The exact location has not been finalized.

6.11.4 South Columbus Branch Library

The South Columbus Branch Library is a 15,000 square feet facility located at 2034 South Lumpkin Road. The Muscogee County Library Board is working with the Muscogee County School District to enlarge the parking lot by 2010.

DRAFT

6.12 General Government Facilities

The City of Columbus owns and maintains more than 200 structures. The specific needs of each service are described in its respective section of this chapter. This section is devoted to General Government Administration facilities and Facilities Maintenance.

6.12.1 General Government Administration

The majority of general government services are operated out of the Government Center located at 100 10th Street. The 367,807 square foot building is more than 35 years old. The 58,432 square foot, 65-year-old Government Center Annex is located at 420 10th Street.

The City is planning to build a new Government Services Center in Midtown. Construction is expected to begin in 2009. The new Government Services Center will be located along with the planned natatorium, new school administration facility, library, and parking structure. The new Government Services Center is partially funded through SPLOST. Approximately 40,000 square feet of non-court related offices are expected to move from the Government Center to the new Center. These may include the tax assessor, council chambers, and others. Accommodating only court-related offices and facilities, the old Government Center will become a true courthouse.

6.12.2 Public Services

The Public Services Department is located at 1152 Cusseta Road. The 16,430 building is more than 70 years old and needs to be replaced. In 1997 land was cleared next to the existing building for a new one. However, no other work was done due to lack of funding.

6.12.3 Facilities Maintenance

Facilities Maintenance is a division within the Public Services Department. It is responsible for the general and preventive maintenance of all city facilities including carpentry, painting, electrical, plumbing, HVAC, irrigation and small construction projects as well as custodial services and the Government Center and Annex.

Facilities maintenance employed 40 people in 1990. Despite the addition of at least 25 facilities for which they are responsible, they are down to 27 personnel. Present staffing levels do not allow for preventive maintenance on systems or buildings. The Division has identified the need for an additional 13 employees and 8 vehicles to improve maintenance services.

6.13 Other Services

6.13.1 Animal Control

The Animal Control Center (ACC) is located at 7110 Sacerdote Lane off of Schatulga Road in Columbus, Georgia. The Columbus Animal Care and Control Center, within the Special Enforcement Division, provides animal control services for the citizens of Columbus and cares for approximately 8,400 stray, abandoned, and surrendered animals per year.

The Animal Control section is comprised of one Animal Control Supervisor, nine Animal Control Officers, one Shelter Supervisor and four Animal Control Tech's. The employees within this section are tasked with enforcing all local codes and ordinances and state laws governing animal health and welfare as well as efficiently maintaining the Animal Care and Control Center.

For the 2006 fiscal year, 7,905 animals were impounded, new homes were found for 762 animals and 707 animals were reunited with their owners.

The Columbus Animal Care and Control Center assists with these issues:

- Adoption of stray and unwanted animals
- Temporary shelter for lost/unwanted animals.
- Reunite owners with lost pets.
- Have-A-Heart traps to catch nuisance animals.
- Humane euthanasia of unwanted animals.
- Pickup of dead and unwanted animals.
- Enforce city ordinance and state laws pertaining to domestic animals.

The Columbus Animal shelter serves as a regional shelter. Adjacent counties do not have the service and many animals are illegally dumped in Columbus. As the population grows, so does the need for animal welfare facilities. This need is being addressed through a new Animal Welfare Center.

A new animal welfare center, partially funded by SPLOST, is in the planning stages. The new campus style shelter is a public/private partnership between PAWS Columbus Inc. and the City. PAWS is a non-profit outreach center that will focus on education, animal welfare, and adoptions. It will also house a spay-neuter clinic. The shelter will have 40 dog runs, 10 quarantine runs for dogs, 40 cat cages, 10 quarantine cages for cats, a puppy area, and a special handling area for exotic pets. The new facility will be 12,777 square feet and also house the Environmental Law Center.

The Environmental Law Center is also part of the Special Enforcement Division. The Enforcement Section is comprised of four Enforcement Officers and one Supervisor. The employees within this section are tasked with enforcing all local codes and ordinances and state laws governing environmental issues.

6.14 Consistency with Service Delivery Strategy

The Muscogee County Service Delivery Strategy was completed in 1998. At that time, CCG did not include Bibb City. In 2001, Bibb City was dissolved and then absorbed into CCG. After Bibb City joined the consolidated government the service delivery strategies between Bibb City and Columbus were no longer needed. The Service Delivery Strategy still refers to Bibb City. This analysis of Consistency with the Service Delivery Strategy pertains only to other arrangements for service delivery. It is assumed that all services provided to and from Bibb City are now covered by CCG.

6.14.1 Water and Sewer Service

The CCG supplies water and sewer service to all of Muscogee County. It also sells these services under contract to Harris County and Talbot County to supplement and stabilize their county systems and promote mutual economic development opportunities. Most of the water for consumption in Columbus comes from the Columbus Water Works, Lake Oliver (Chattahoochee River) intake facility. There is no duplication or overlap of water supply services in Columbus.

In October of 2004, the Columbus Water Works signed a contract to supply water and sewer services to Fort Benning. This is not reflected in the Service Delivery Strategy.

6.14.2 All Other Services

CCG provides general aviation services to 26 counties in Georgia and Alabama. The City will continue to operate the airport into the foreseeable future.

The Counties of Harris, Talbot, Taylor, and Marion as well as CCG have signed a memorandum of understanding forming “The Valley Partnership”. The Valley Partnership contracts with the Greater Columbus Chamber of Commerce to market the five-county area on a regional basis. Each county government participates financially by paying annual dues on a per capita basis. The goal of the Valley Partnership is to work together, share information and resources, and have a vision which extends beyond county boundaries. The Valley Partnership promotes economic development in the region.

There are no inconsistencies that need to be resolved in the service delivery strategy for any specific services. The service delivery strategy refers to Bibb City and should be revised to reflect that fact that Bibb City has been dissolved.

7 Intergovernmental Coordination

7.1 Purpose

According to the State Planning Goals and Objectives of *the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06*, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.”

According to the *Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07*, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

7.2 Coordination Partners

Before 1970, the City of Columbus and Muscogee County were separate government entities often operating within overlapping geographical areas. Issues with double taxation and redundant services, as well as competing legislation requests sent to state government, gradually led to calls for a consolidated government. Since the public was initially skeptical, two decades passed and two votes were required before the governments and their services were consolidated into one on June 25, 1970.

Today the Consolidated Government of Columbus has 10 city council members, presiding over 8 districts. The mayor and city manager are responsible for overseeing day-to-day operations and city departments.

CCG also coordinates with the Muscogee County School Board, Columbus Water Works, (see *Section 6, Community Facilities*, for more information), and with 10 local authorities identified in **Figure 7-1** on the following page. Primary responsibility for inter-governmental coordination lies with the City Council and the City Manager.

Several state and federal agencies are also actively working within Columbus:

- Georgia Department of Transportation
- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- Georgia Department of Natural Resources
- Georgia Ports Authority
- Department of Housing and Urban Development
- Army Corps of Engineers

- Department of Defense (Ft. Benning)

Figure 7-1: Columbus Authorities

| Authority Name | Type | Method of Creation | Dependency | Single- or Multi-Jurisdictional |
|--|------------------------|--------------------------------|-------------|---------------------------------|
| Columbus Airport Commission | Airport | Local Constitutional Amendment | Independent | Single |
| Columbus Building Authority | Building | Local Constitutional Amendment | Dependent | Single |
| Columbus Industrial and Port Development Commission | Industrial Development | Local Law | Independent | Single |
| Development Authority of Columbus, Georgia | Development | General Statute | Independent | Single |
| Downtown Development Authority of Columbus, Georgia | Downtown Development | General Statute | Independent | Single |
| Hospital Authority of Columbus, Georgia | Hospital | General Statute | Independent | Single |
| Housing Authority of Columbus, Georgia | Housing | General Statute | Independent | Single |
| Resource Recovery Development Authority of Columbus, Georgia | Resource Recovery | General Statute | Independent | Single |
| The Medical Center Hospital Authority | Hospital | Local Law | Independent | Single |
| Valley Partnership Joint Development Authority | Multi-County | General Statute | Independent | Multi |

Source: Georgia Department of Community Affairs. September 2007

7.3 Existing Policy and Activities

The CCG has a Service Delivery Strategy Agreement that dates back to 1998. The agreement outlines agreements for 23 services, and still includes the arrangements made for Bibb City, which has since been dissolved and annexed by Columbus. CCG now has jurisdiction over the entirety of Columbus, excluding Ft. Benning. It is not clear if the City is currently reviewing these agreements or has updated them since 1998.

There are several ongoing forms of intergovernmental cooperation in Columbus. These collaborative activities include the following:

- Contracting E911 services to Chattahoochee County and tower use to Harris County
- The sale of water to Harris and Talbot Counties
- Columbus Water Works was recently contracted to oversee the operation of Ft. Benning's two water treatment facilities. By the end of 2007 the Columbus sewer system should be linked with Ft. Benning's. CWW will maintain operation of the entire system.
- The Valley Partnership is a multi-governmental entity comprised of West Point, Manchester, and Columbus Georgia; Phenix City, Alabama; and Chattahoochee, Harris, Marion, Talbot, and Taylor Counties, Georgia. It works in coordination with the Greater Columbus

Chamber of Commerce by paying dues. Their mission is to attract industry and jobs to the area and to plan for development/growth on a regional scale.

- CCG and Phenix City have a joint planning commission, mainly for transportation issues.
- Columbus Water Works is contracted by the Georgia EPD to monitor the Chattahoochee River's water quality in and around Columbus.
- Fort Benning Futures Partnership is a consortium of six counties in Georgia and three in Alabama that works as a publicly and privately funded "community action group." Their mission is to develop a strategy to capitalize on Fort's economic development potential. They support the Valley Partnership and seek grants to fund capacity development and involve local government leaders.
- Columbus is located within the Lower Chattahoochee Regional Development Council. The LCRDC provides Columbus with planning and information services.
- The Valley Partnership will own the Regional Industrial Park, which is to be located in Talbot County. The industrial park will be linked into Columbus's water system, and profits made from the park will be split up by pro rata shares.
- Several neighborhood revitalization task forces operate under the guidance of CCG, public institutions (i.e. University of Georgia), and private institutions (Historic Columbus Foundation). These organizations include Midtown, Inc. and Uptown Columbus, Inc., among others.
- Fort Benning sends a representative to local emergency management planning meetings, especially for environmental emergency planning.
- The City's homeland security department coordinates with city fire, police, and EMS services in the event of potential terrorist activity. Ft. Benning assists when appropriate.
- The Muscogee County School Board leads the Chattahoochee Valley Schools Project, a group of seven regional school districts who have requested "absolute preference" for funding from the Department of Education. The participating school districts include Chattahoochee County, Harris County, Marion County, Talbot County, Muscogee County, Lee County (AL), Russell County (AL), and Phenix City. The requested funds are in response to the anticipated surge in school-aged children to the area due to BRAC. The group has joined resources to determine new facilities needs and to plan and purchase new equipment. The superintendent and school board of Muscogee County acts on behalf of the group and will account for any Local Education Agencies funds received from DOE.
- Muscogee County School District oversees and operates all public libraries in the county. The library system has a semi-autonomous school board.
- The Muscogee County superintendent also represents the Seven Rivers National Coalition, a group of military communities facing similar BRAC problems as Columbus.

8 Transportation

The Columbus-Phenix City Metropolitan Planning Organization (CPCMPO) is responsible for providing transportation policy and overseeing the federal transportation process for the Columbus region. The following analysis integrates and builds upon County planning documents, such as the *previous Columbus Comprehensive Plan, Columbus-Phenix City Transportation Improvement Plan YR 2007-2009, The Columbus-Phenix City Long Range Transportation Plan Year 2030, The National Transit Database, The 2005 Congestion Management System Plan Update, The Georgia Rail Passenger Program and the 2005-2035 Georgia Statewide Freight Study*. Additional information was obtained from interviews with the Columbus-Phenix City Metropolitan Planning Organization and the Georgia Department of Transportation. A general overview of Columbus's transportation facilities is provided on **Map 8-1: Transportation Network**.

8.1 Streets, Roads and Highways

8.1.1 Road Characteristics

I-185 provides the north-south spine through Columbus with nine interchanges in the County. Other significant roadways in terms of traffic volume include:

- US 80 (J. R. Allen Parkway)
- GA 1/US280 (Victory Drive)
- GA 219 (Freeman Homer Medal of Freedom Highway)
- Victory Drive
- Buena Vista Road
- 2nd Avenue
- Macon Road
- St. Mary's Road
- 13th Street
- Manchester Expressway

Map 8-2: Roadway Classification shows these major roadways and others throughout the community.

8.1.2 Street Connectivity

Street connectivity is a measure that is critical to analyzing the possibility of re-routing traffic to relieve pressures on severely over-burdened facilities. Street connectivity is a measure of the number of parallel facilities in an area that allow for multiple routing options. The easiest way to determine street connectivity in a given area is to map how many streets have more than one access point. The typical post World War II cul-de-sac suburban residential development was specifically designed to prohibit cut-through traffic and allows for no street connectivity. Columbus appears to have good connectivity in most sectors of the town, notably Downtown Columbus and the areas south of the Manchester Expressway and west of I-185, but the northeastern and northwestern sectors have severe limitations in this regard. North of J. R. Allen Parkway, in the more rural portion of the study area, there are limited east-west connections, particularly in the panhandle. J. R. Allen Parkway is also the only place to cross the Chattahoochee River north of Downtown.

As a proportion of the street network, less than twenty percent of the Columbus does not offer connectivity. However, as housing development continues to grow northwest of Columbus, in Alabama, the issue of east-west connectivity across the Chattahoochee River will become more acute. This lack is a contributing factor to the perennial problem of trying to separate local traffic from through traffic, and reinforces congestion on bridges crossing the Chattahoochee River.

The northwest and northeast portions of the study area currently have limited development potential. Fort Benning, in the northeastern area, requires a buffer from civilian development for many of its training activities and will continue to limit development in the area. In the northwest, large portions of the area currently undeveloped are owned by a small number of property owners who have shown reluctance for development. Despite these current issues, plans should be developed to address a potential need for future east-west connections in these areas.

8.1.3 Signalized Intersections

Signalized intersections are located mostly in the western portion of the Columbus. There are currently around 250 signalized intersections. Major arterials generally have interconnected systems to assist in traffic flow. The eastern portion of the city is characterized by mostly isolated signals. Columbus is currently developing updating its Intelligent Transportation System (ITS) which includes a Traffic Management Center (TMC). **Figure 8-1** shows the location of traffic signals in Columbus.

8.1.4 Road Closures at Fort Benning

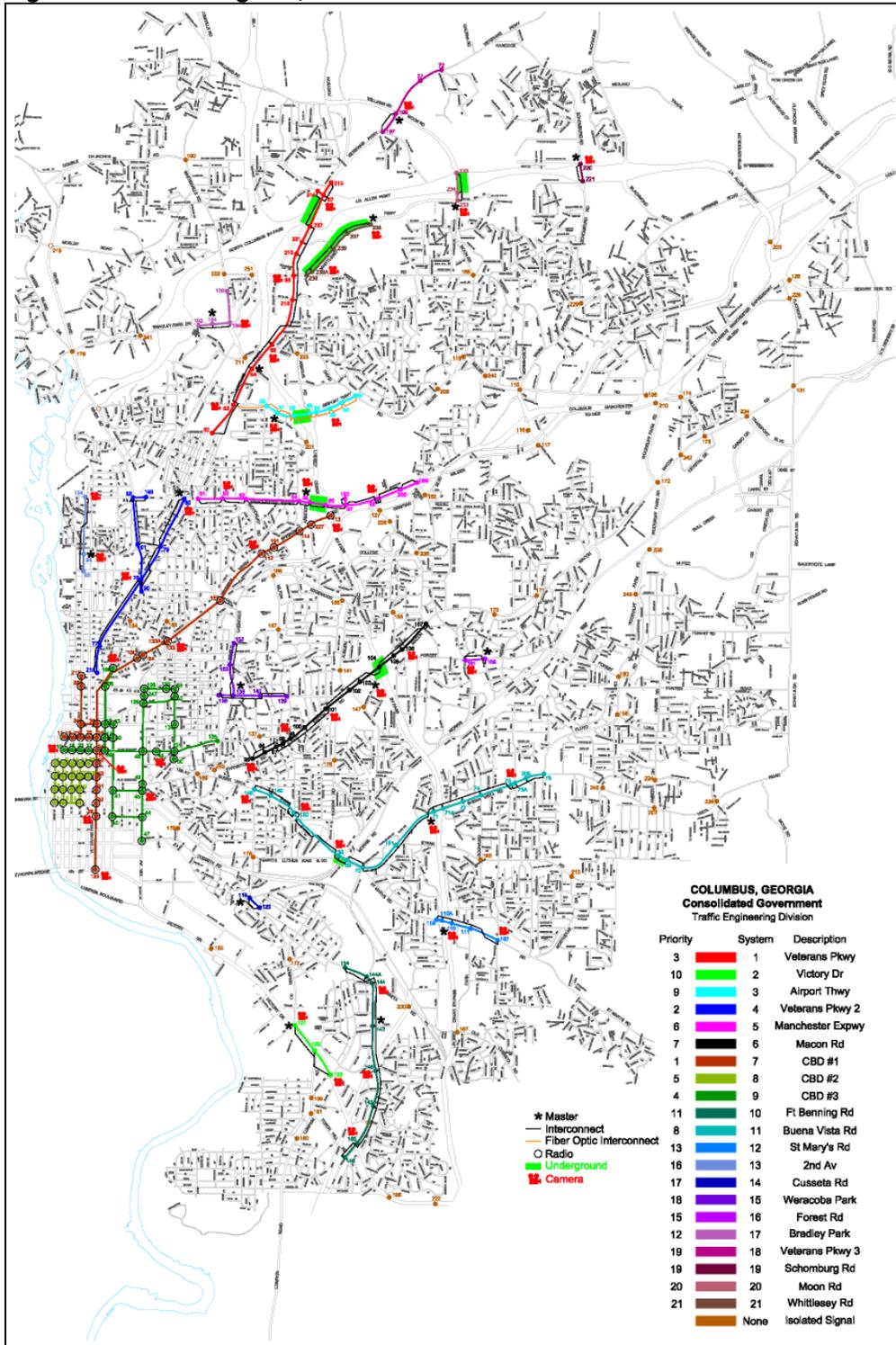
Currently, there are five gates for base personnel to access Fort Benning from Columbus by vehicle. These include Victory Drive and Lumpkin, Fort Benning, and Old Cusseta Roads. Interstate 185 provides access for personnel in addition to serving as the only gate where visitors have access to Fort Benning.

After 2001, several methods were used to restrict access to Fort Benning from Cusseta, Torch Hill, St. Mary's, and Buena Vista Roads. Buena Vista was abandoned on base and now stretches north to connect with Schatulga Road. In addition, Cusseta, Torch Hill, and St. Mary's Roads were closed through the use of temporary concrete barriers.

These road closures have changed traffic flow, particularly along St. Mary's. For residents east of North Star Road, St. Mary's represents the only road connection to this neighborhood. In addition, since 2006, a significant number of new homes have been built in this area, located north of St. Mary's and south of Bunker Hill Roads. These new homes have increased the numbers of automobiles in the area, exacerbating congested traffic conditions along St. Mary's, particularly east of North Star.

The issue of St. Mary's Road congestion has become an ongoing concern of the community and with Columbus City Council. Through an effort to increase access, solutions have been proposed which include reopening access to Fort Benning; widening the entire length of St. Mary's to constructing a second access road. Currently, there has been no decision on a preferred solution, or a source for funding the project.

Figure 8-1: Traffic Signals, Columbus



Source: Columbus, Georgia Traffic Division

8.1.4 Overview of Road Freight Conditions

Several national and state highways make up the network of freight corridors in Columbus. I-185 serves as the primary freight route through the county. Other facilities in the county designated for truck routes include:

- US 80 (J. R. Allen Parkway)
- US280 (Victory Drive)
- US 27 (Veterans Memorial Parkway from Manchester Expressway to Victory Drive)
- Manchester Expressway
- Airport Thruway

According to the 2005-2035 Georgia Statewide Freight Plan, total tonnage that originates from, going to, or through Columbus is expected to rise from 5,752 million tons (1998) to 18,814 million tons by 2035. Columbus may require additional infrastructure improvements to accommodate this significant increase of freight traffic.

8.1.5 Bridge Inventory and Conditions

A bridge inventory (see **Map 8-3: Deficient Bridges**) was conducted through information obtained from the Georgia Department of Transportation for the City of Columbus and has been evaluated for sufficiency.

Bridge sufficiency is a method of evaluating highway bridge data by calculating four separate factors. One of these variables includes a structural evaluation. These variables are combined to obtain a numeric value which evaluates a bridge's ability to remain in service. The method results in a percentage: one hundred percent represents an entirely sufficient bridge, and zero percent represents an entirely insufficient or deficient bridge.

A low sufficiency rating may be due to structural defects, narrow lanes, low vertical clearance, or any of many possible issues. A bridge with a sufficiency rating of 50 percent or less is considered to be structurally deficient. The following is a list of bridges found to be structurally deficient.

Figure 8-2: Structurally Deficient Bridges, Columbus

TO BE ADDED WITH UP-TO-DATE DATA BEFORE TRANSMITTAL

Functionally Obsolete

“Functionally Obsolete” is a status used to describe a bridge that is no longer by design functionally adequate for its task. Reasons for this status include that the bridge doesn't have enough lanes to accommodate traffic flow, or it may not have space for emergency shoulders. Functionally obsolete does not communicate anything of a structural nature. A Functionally Obsolete bridge may be perfectly safe and structurally sound, but may be the source of traffic jams or may not have a high enough clearance to allow an oversized vehicle. Bridges can be both functionally obsolete and structurally deficient. **Figure 8-3** identifies bridges that have been found to be obsolete.

Figure 8-3: Functionally Obsolete Bridges, Muscogee County

TO BE ADDED WITH UP-TO-DATE DATA BEFORE TRANSMITTAL

8.2 Alternative Modes

8.2.1 Public Transportation Services

Public Transportation is provided mainly through METRA in Columbus. The system is operated as a department of the Consolidated Government. In general, buses run from 4:30am to 8:30pm Monday through Saturday with headways between 30 and 90 minutes. In 2006, METRA reported providing 1,019,170 unlinked fixed-route trips to the National Transit Database (NTD). The top ten passenger generators for METRA, according to METRA, are shown in **Figure 8-4**.

METRA also provides ADA Complementary Paratransit Service to eligible persons with disabilities who are, because of their disability, unable to board, ride or disembark from an accessible vehicle in METRA's regular fixed route bus service. Special lift-equipped buses operate paratransit service on a curb-to-curb, shared ride basis.

Paratransit service is an advanced reservation service and requires scheduling of a trip at least one day in advance. Trips are restricted to the ADA designated service area within Columbus along a 3/4 mile radius of all fixed route service and within a 3/4 mile radius of METRA's transfer station. The service is generally offered during the same days and hours as METRA's fixed route bus service, running from 4:30 a.m. to 6:30 p.m., six days a week. Holiday service may vary. The one-way fare is \$2.50 per person, payable by cash, or one trip passes.

Please see **Map 8-4: Public Transportation Facilities**, which identifies these facilities in Columbus.

Figure 8-4: Top Ten Passenger Generators for METRA

| Major Trip Generators | Location |
|----------------------------|-----------------------------------|
| Health Department | 2100 Comer Avenue |
| Peachtree Mall | 3131 Manchester Expressway |
| Heritage Corner | 3759 Victory Drive |
| Department Of Labor | 15th Street And 8th Avenue |
| Wal-Mart | 4701 Buena Vista Road |
| Fort Benning Main Post | Gillespie And Vibbert Avenue |
| Bradley Park Drive | Bradley Park Drive And Whittlesey |
| Sam's Club | 5448 Whittlesey Blvd |
| Columbus Technical College | 928 Manchester Expressway |
| K-Mart/Columbus Library | 3000 Macon Road |

Source: METRA Staff. Summer 2007.

Identifying trip generators help determine where to place shelters, identify other potential locations to serve, timing of schedules and service hours.

Columbus State University currently operates two shuttles between CSU's Main Campus, River Park and River Center. This service operates between 6:20 am and 10 pm Monday through Friday.

Phenix City Express (PEX) of Phenix City, Alabama operates one fixed-route and its paratransit service into Columbus. This service primarily serves to facilitate a connection with METRA and for

medical visits respectively. PEX fixed-route operates Monday through Friday from 8:00am to 4:00pm on hourly headways.

8.2.2 Bicycle and Pedestrian Facilities

Bicycle Facilities

Bicycle facilities (See **Map 8-5: Bicycle and Pedestrian Facilities**) include portions of Bicycle Route 40 Trans Georgia and Bicycle Route 5 Chattahoochee Trail. These routes are part of the Georgia Department of Transportation's State Bicycle Routes Network. These were designated in 1997 through the Georgia Bicycle and Pedestrian Plan. As part of the implementation strategy of the 1997 Plan, GDOT has been signing each road designated as a State Bicycle Route, while also adding paved shoulders or bike lanes to these routes during regularly scheduled road widenings or major reconstruction. To date, the portion of these bicycle routes inside of Columbus have not been signed or widened.

Multi-Use Facilities

Multi-Use Facilities can be used for a host of activities for pedestrians, bicycling and rollerblading. Columbus has the Riverwalk, an award winning multi-use trail that runs along the Chattahoochee River. When completed, this trail will extend 20 miles and connect the Lake Oliver Marina to the Fort Benning Infantry Museum.

In addition, current planning includes reopening the old 14th Street Bridge as a pedestrian only facility. This project will serve as a connection between the Riverwalk in Downtown Columbus to Phenix City, Alabama's Riverwalk.

To increase multi-use trails in the community, The Consolidated Government has purchased railroad right of way from Norfolk Southern which extends from Downtown Columbus northeast to the northern border of Columbus. Current plans include a rails-to-trails program for this corridor.

Sidewalks

A strong sidewalk network exists in the core of Columbus, which is formed by Manchester in the north, Schatulga in the east, and Fort Benning in the south and the Chattahoochee River to the west. Outside of these areas, land use becomes more suburban, with limited sidewalks.

8.3 Parking Conditions

METRA operates public parking decks strategically located at 1st Street and 11th, 12th Street and Front, Broadway and Front Street and 9th Street between 1st and 2nd Streets (surface lot). These parking areas are free to the public after 5 PM and on the weekends. In addition, Downtown Columbus has free, on-street parking on North/South Streets for up to 4 hours.

8.4 Railroads, Trucking, Port Facilities, and Airports

8.4.1 Railroads

Passenger Railroad

There is currently no passenger railroad service in Columbus. The Georgia Rail Passenger Program (2001) proposed a 78-mile extension of service which would branch off of the Atlanta-Griffin NS

line, using a combination of NS line, abandoned freight line segments, and new alignment that would provide direct service from Spalding County to Columbus and make a connection with commuter rail service proposed between Griffin and Atlanta.

Freight Railroad

According to the Georgia Department of Transportation, two freight railroads currently operate in CCG: Norfolk Southern, a Class I railroad, and Georgia Southwestern, a Class III railroad that operates on right of way largely owned by the Georgia Department of Transportation.

According to the 2005-2035 Georgia Statewide Freight plan, total tonnage that originates from, going to, or through Columbus is expected to rise from 576 million tons (1998) to 963 million tons by 2035.

Norfolk Southern currently operates a Bulk Terminal east of Webster Avenue in Downtown Columbus on an 88 acre site. The Columbus Chamber of Commerce is initiating a study to measure the potential benefits of relocating this facility outside of Downtown Columbus.

According to the Long Range Transportation Plan, Columbus currently has 191 at grade rail crossings. At-grade rail crossings present one of the greatest safety issues to rail operations within CCG. Moving the NS Bulk Terminal would significantly reduce this number.

8.4.3 Trucking

Several national and state highways make up the network of freight corridors in Columbus. I-185 serves as the primary freight route through the county. Other facilities in the county designated for truck routes include:

- US 80 (J. R. Allen Parkway)
- US 280 (Victory Drive)
- US 27 (Veterans Memorial Parkway from Manchester Expressway to Victory Drive)
- Manchester Expressway
- Airport Thruway

According to the *2005-2035 Georgia Statewide Freight Plan*, total tonnage that originates from, going to, or through Columbus is expected to rise from 5,752 million tons (1998) to 18,814 million tons by 2035. Columbus may require additional infrastructure improvements to accommodate this significant increase of freight traffic.

8.4.4 Airport

According to Long Range Transportation Plan, Columbus Metropolitan Airport (CSG) handles in excess of 50,000 take offs and landings each year and employs approximately 200 people. The airport covers 630 acres and has two runways that are 6,997 x 150 ft and 3,997 x 150 ft. The following are selected operational statistics for the airport:

- 136 Aircraft are based at the field
- 52 percent of the aircraft traffic is transient general aviation
- 30 percent of aircraft traffic is local general aviation

- 11 percent of aircraft traffic is air taxi
- 5 percent is commercial
- 2 percent is military

The airport serves mostly general aviation. CSG has four scheduled passenger flights per weekday and five on Saturdays. These flights serve as a connection to Hartsfield Jackson International Airport in Atlanta.

8.4.5 Port of Columbus

The Port of Columbus is currently inactive. According to the Long Range Transportation Plan, CCG is currently contemplating if the port should continue with bulk transport of goods or if the river should be returned to its previous state and be used for recreational activities.

8.5 Planned Transportation Improvements

As a result of prior and ongoing transportation planning efforts, a number of transportation projects within Columbus are programmed in the fiscally-constrained Columbus-Phenix City Metropolitan Planning Organization’s (MPO) Transportation Improvement Plan (TIP) and the 2030 Long Range Transportation Plan (LRTP).

Projects in the TIP appear in general to be equally distributed. However, the LRTP currently has no projects planned for the panhandle area. A large majority of the projects noted in these plans are road widenings. **Figure 8-5** lists projects found in the TIP and LRTP for Columbus. These projects are also depicted in **Map 8-6: Transportation Improvement Projects** and **Map 8-7: Long Range Transportation Improvement Projects**.

Figure 8-5: Planned Transportation Improvements, City of Columbus

| Project ID | Prime Work Type | Description | Construction Date |
|-------------------|------------------------|--|--------------------------|
| 0006472 | Widening | Schatulga Rd/Eastern Connector from Red Arrow Road to Chattsworth Road | N/A |
| 332820 | Widening | Veteran's Parkway (US 27) - from Old Moon Road to Turnberry Lane | FY 2006-2007 |
| 350790 | Widening | St. Mary's Road from Buena Vista Road to Robin Road | FY 2006 |
| 0001362 | Drainage | Gentian Boulevard @ Lindsey Creek - East of I-185 | FY 2006 |
| 350796 | Widening | Buena Vista Road from Brown Avenue to Illges Road | FY 2008 |
| 311630 | Reconstruction | I-185 Interchange at SR 1 | FY 2006 |
| 311445 | Reconstruction | Interstate 185 from St. Mary's Road to Victory Drive (SR 520) | FY 2006 |
| 350850 | Widening | Schatulga Road/Eastern Connector from Macon Road to Buena Vista Road | FY 2009 |
| 332780 | Widening | St. Mary's Road from Robin to Northstar Drive | N/A |
| 350890 | Widening | Old Cusseta Road from Ft. Benning Road to Farr Road | N/A |

DRAFT Technical Addendum November 2007

| Project ID | Prime Work Type | Description | Construction Date |
|------------|--------------------------|---|-------------------|
| 350780 | Widening/Reconstruction | Forest Road from Macon Rd to Woodruff Farm Rd & Macon Rd from Box to University | N/A |
| 351200 | Widening | Miller Road Widening - Warm Springs Road to Macon Road (SR 22 Spur) | FY 2009 |
| 0000342 | Reconstruction | Macon Road from University Avenue to Reese Road | FY 2011 |
| 351190 | Widening | Buena Vista Road from Brighton Road to Dogwood Drive | N/A |
| 0004729 | Bridge Replacement | Brown Avenue/CS 2227 @ Southern Railroad (Bridge) | FY 2010 |
| 0006446 | Widening | Veteran's Parkway (US 27) from Turnberry Lane to Gatlin Lane in Harris County | FY 2011 |
| M002969 | Guardrail Installation | I-185 Guardrails (Maintenance) | FY 2008 |
| 350730 | Widening/Reconstruction | Talbotton Road/Warm Springs Road from 7th Avenue to Woodruff Road | FY 2007 |
| 351010 | Widening/Reconstruction | Whittlesey Road from Whitesville Road to Veteran's Parkway | FY 2006 |
| 0005749 | Widening/Reconstruction | Whittlesey Road from Whitesville Road to Bradley Park Drive | N/A |
| 351030 | Widening | Moon Road from Wilbur Drive to Veteran's Parkway | FY 2008 |
| 350785 | Widening/Reconstruction | Forest Road from Woodruff Farm Road (Floyd Road) to Schatulga Road | N/A |
| 332250 | Widening | Veteran's Parkway from Manchester Expressway to Old Moon Road | N/A |
| | Widening | Williams Road from Veterans Parkway to Whitesville Road | After 2008 |
| | Bridge Overpass | Buena Vista (Spider Web Study) | After 2008 |
| | Widening | I-185 from Buena Vista Road to Manchester Expressway | After 2008 |
| | Reconstruction | I-185 @ Manchester Expressway | After 2008 |
| | Reconstruction | I-185 @ US 80 (North Bypass) Ramp | After 2008 |
| | Widening | US 80 from Summerville Road (AL) to River Road | After 2008 |
| | Widening | Veterans Parkway from 4 th Street to 16 th Street | After 2008 |
| | Widening | Warm Springs Road from Hilton Ave to Manchester Expy | After 2008 |
| | Widening | Schatulga Road from Eastern Connector to Macon Road | After 2008 |
| | Widening | Brennan Road from Buena Vista to Fort Benning | After 2008 |
| | Widening | Cusseta Road from South Oakview to Brown Avenue | After 2008 |
| | New Construction | Blackmon Road from US 80 (North Bypass) to Billings road | After 2008 |
| | Intersection Improvement | Flat Rock Road @ Pierce Chapel Road | After 2008 |
| | Widening | 10 th Avenue from 14 th Street to Linwood Blvd | After 2008 |
| | Widening | River road from Bradley Park Drive to Double Churches Road | After 2008 |

| Project ID | Prime Work Type | Description | Construction Date |
|------------|---------------------------------|---|-------------------|
| | Widening | Bradley Park Drive from River Road to US 80 (North Bypass) | After 2008 |
| | Widening | Miligen Road from Reese Road to Woodruff Farm Road | After 2008 |
| | Widening | Victory Drive from 4 th Street to I-185 | After 2008 |
| | Widening | Summerville Rd from Carriage Drive to Pierce Road | After 2008 |
| | Widening Turn Lanes | Summerville Rd @various locations between N Railroad Street and 37 th Street | After 2008 |
| | Widening | Pearce Road from Summerville Rd to US 80 | After 2008 |
| | Turn Lane & Signal Modification | S. Railroad Street/Stadium Drive | After 2008 |

Source: Columbus-Phenix City Metropolitan Planning Organization, Transportation Improvement Plan and Long Range Transportation Plan.

8.6 Transportation and Land Use Interaction

In the past few years, Columbus has experienced considerable growth toward suburban and traditionally rural areas. The largest net population growth occurred in two areas: the southern portion of Lee County, located north of Columbus, and across the Chattahoochee River in Alabama. Lee County grew by more than 12,000 people between 1990 and 2000; however, Columbus was responsible for most of the economic growth in the region, adding 20,000 jobs during that same time period. According to the LRTP, this regional employment growth is projected to continue to occur faster in Columbus, particularly along the I-185 Corridor and Fort Benning; however, a greater percentage of the population growth is projected to occur in Lee County.

This rapid growth brings both opportunities and challenges related to planning and developing Columbus's built environment, especially its transportation system. Traffic congestion is one challenge that the transportation system will face.

Map 8-8: Transportation Level of Service depicts the Columbus-Phenix City MPO's evaluation of the area's transportation level of service, which was included in the *Congestion Management Process 2007 Update*. This study focused on the major surface streets, thereby excluding the Interstate Highway system. The data indicated that approximately 15 percent of the lane miles were congested or seriously congested on a typical weekday.

Seriously congested routes included the following:

- Whitesville Road between the Manchester Expressway and Airport Throughway
- 2nd Avenue between 28th and 42nd Streets
- Bradley Park at Whitesville Road
- Manchester Expressway between 2nd Avenue and I-185
- 13th Street from the 13th Street Bridge to Veterans Parkway
- Veterans Parkway at Airport Throughway
- Whitesville Road at Bradley Park

This analysis does not include a more in-depth study of local street conditions or intersection delay.

Key Transportation Opportunities and Challenges

Through the LRTP, interviews, and BRAC, a number of key opportunities and challenges were identified. Among the challenges and opportunities in coordinating land use and transportation in Columbus are the following:

- Addressing the need for additional east-west connectivity across the Chattahoochee River;
- Managing access to the transportation system in a manner that supports the viability of businesses but protects the public in terms of safety;
- Identifying important existing and future travel corridors so right-of-way can be protected for that purpose;
- Providing more travel mode choices, to enable people to be mobile without making all of their travel by auto. These choices include making more provisions for pedestrian, bicycle and public transportation services, especially around Columbus State, Downtown Columbus and other activity centers;
- Addressing the growing need for providing transportation options for senior citizens.
- Managing additional demands to the transportation network from the BRAC
- Addressing the issues of the location of employment and where employees live.
- Addressing the impact of road closures at Ft. Benning on traffic flow in Columbus.

Issues and Opportunities are highlighted in the main *Community Assessment* document.

DRAFT

II. Atlas of Supportive Maps

Map 1-1: Planning Areas

Map 5-1: Wetlands

Map 5-2: Ground Water Recharge Areas

Map 5-3: Watersheds

Map 5-4: Steep Slopes

Map 5-5: Hydrology

Map 5-6: Prime Farmland

Map 5-7: Greenspace

Map 5-8: Cultural Resources

Map 6-1: Community and Educational Facilities

Map 6-2: Water Service Area

Map 6-3: Sewer Service Area

Map 8-1: Transportation Network

Map 8-2: Roadway Classification

Map 8-3: Deficient Bridges

Map 8-4: Public Transportation Facilities

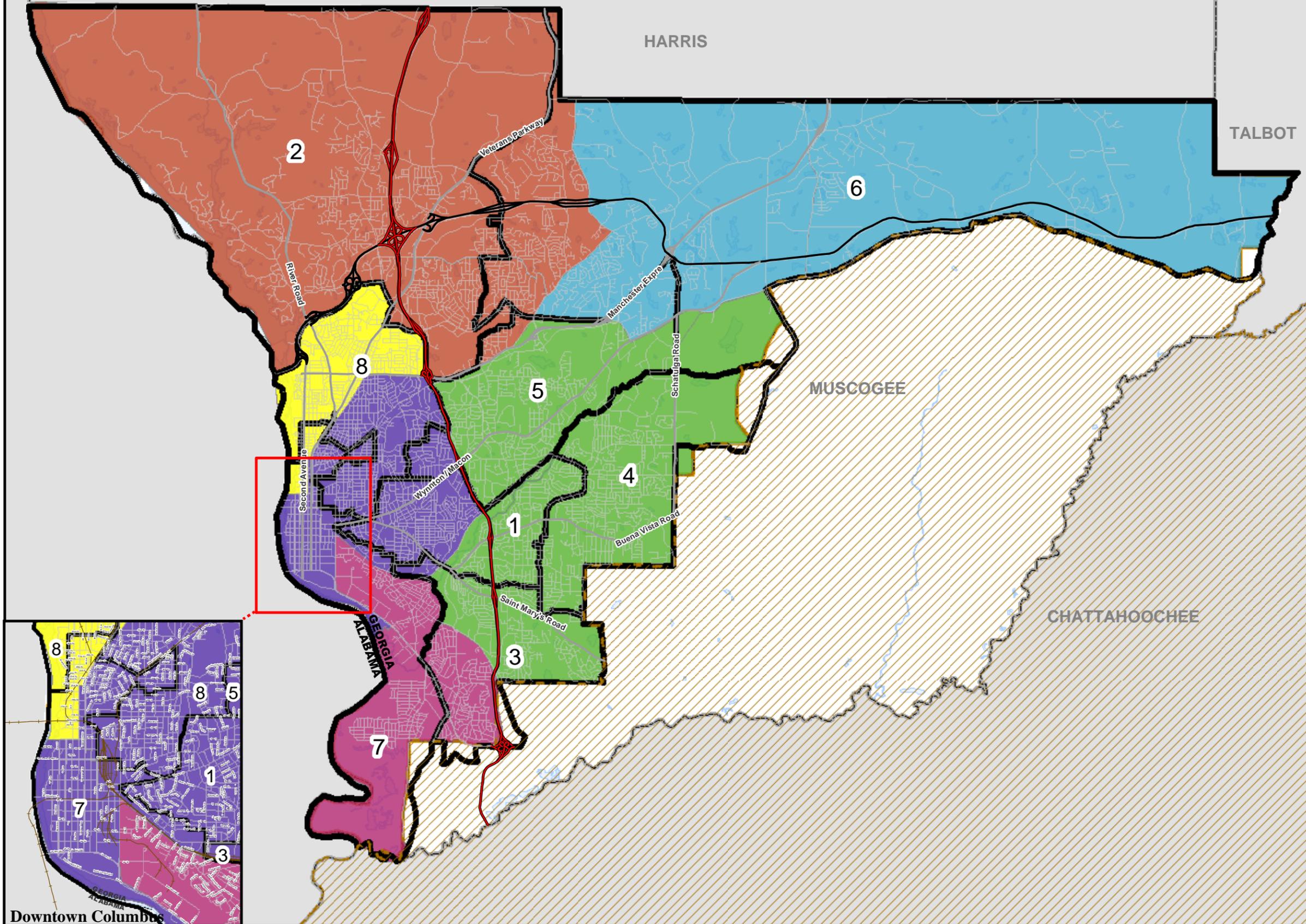
Map 8-5: Bicycle and Pedestrian Facilities

Map 8-6: Transportation Improvement Projects

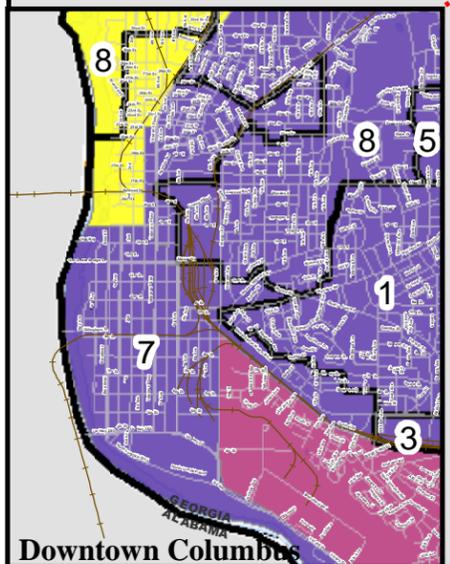
Map 8-7: Long Range Transportation Improvement Projects

Map 8-8: Transportation Level of Service

Planning Areas



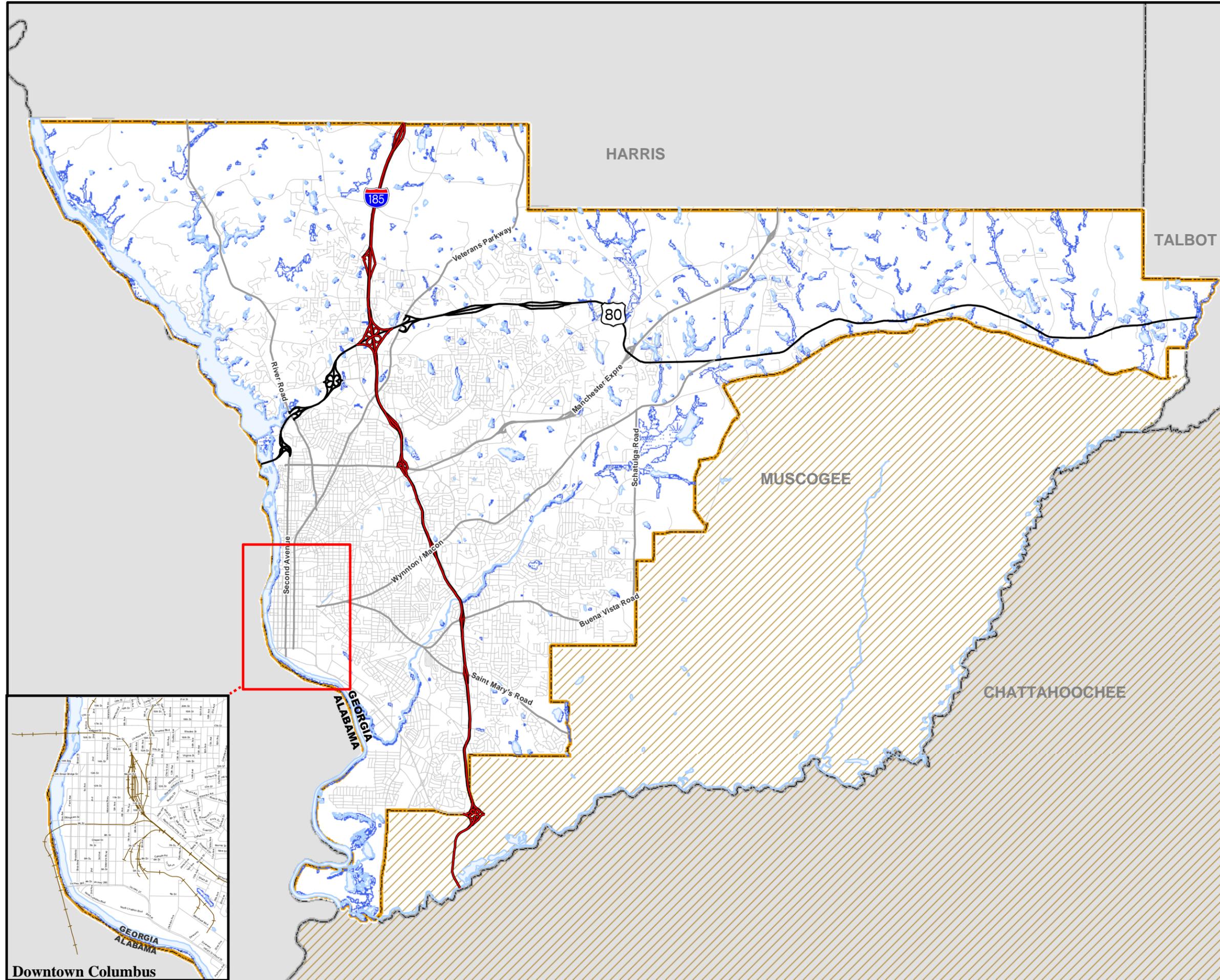
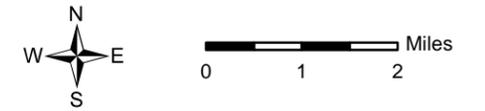
- Planning Areas
- A
 - B
 - C
 - D
 - E
 - F
 - Council Districts
 - I-185
 - JR Allen / US 80
 - Major Roads
 - Streets (Centerline)
 - Railroad
 - City Boundary
 - Other Counties
 - Fort Benning



Map 1-1



Wetlands

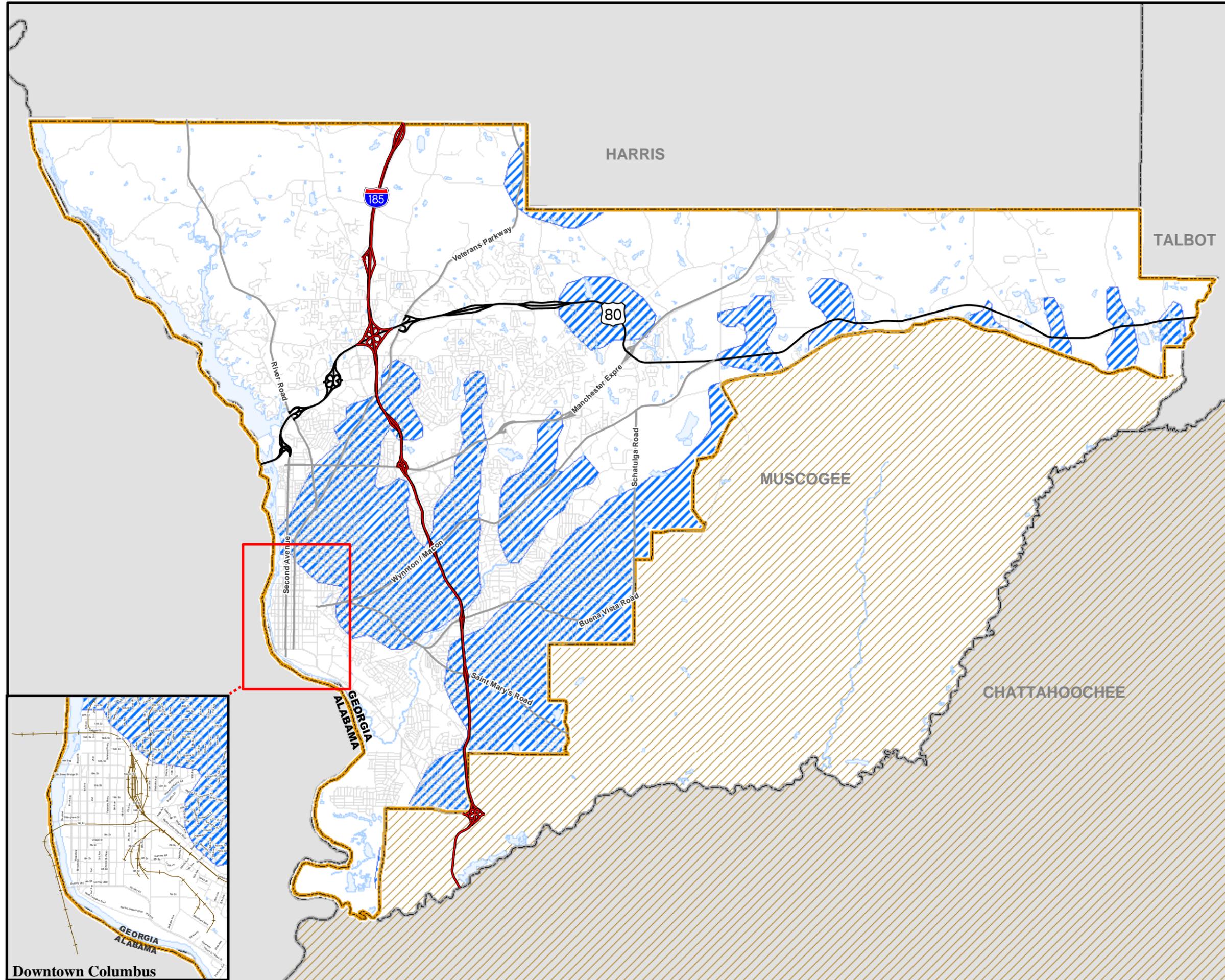
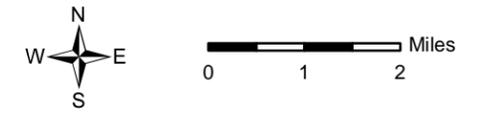


- Stream/River
- Wetlands - 6,000 acres
- Lakes & Ponds
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 5-1



Ground Water Recharge Areas



Ground Water Recharge Areas
23,896 Acres

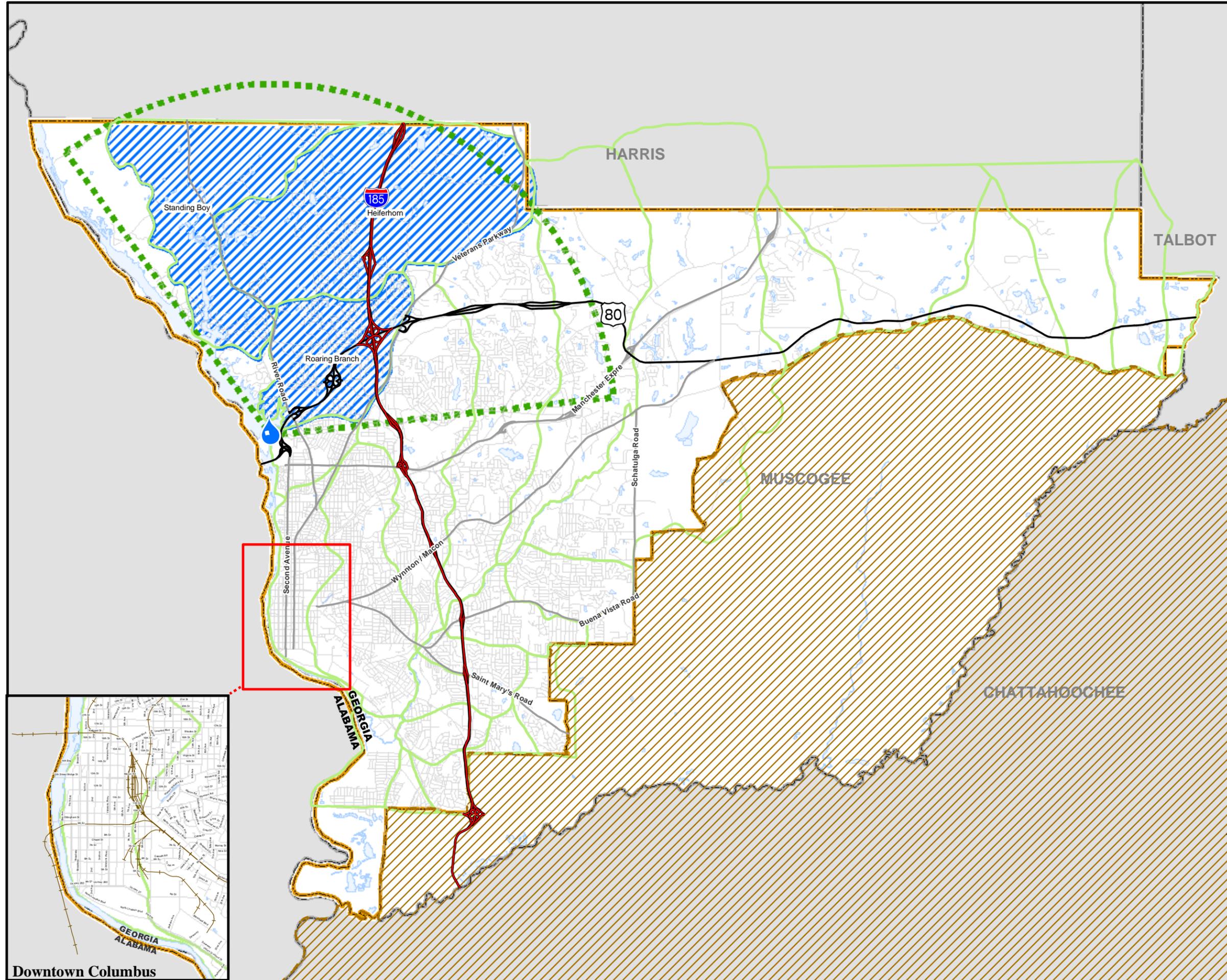
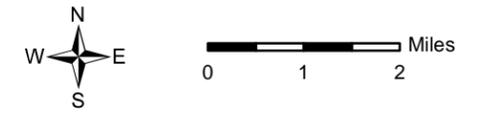
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 5-2



Downtown Columbus

Watersheds



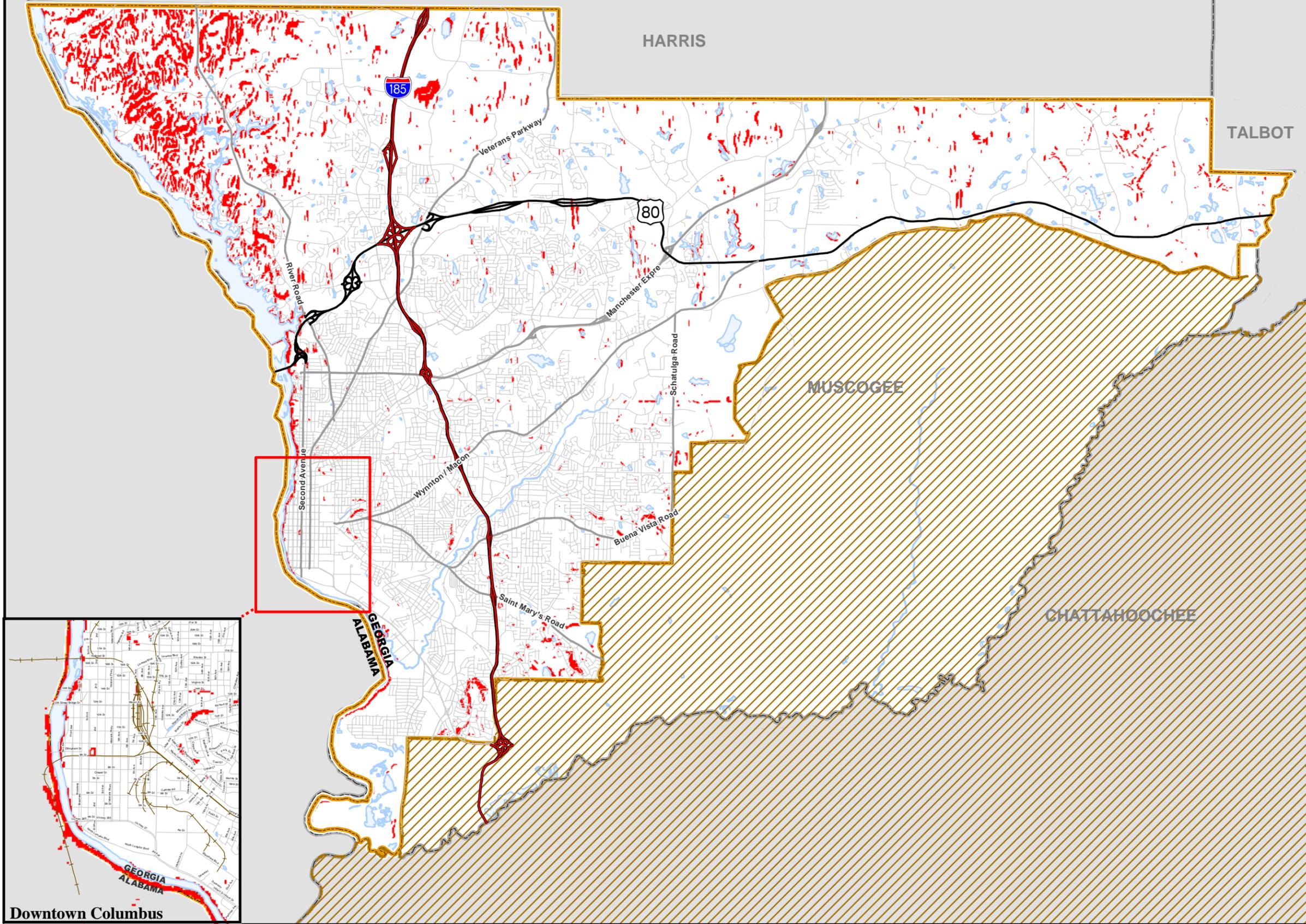
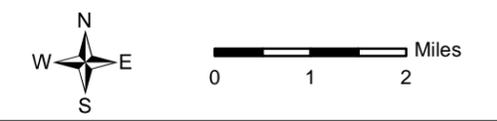
- Raw Water Intake
 - Protected Watersheds
 - 7 Mile Protected Watershed Buffer *
 - Watersheds
 - I-185
 - JR Allen / US 80
 - Major Roads
 - Streets (Centerline)
 - Railroad
 - City Boundary
 - Other Counties
 - Fort Benning
- * Buffer Only Applies to Protected Watersheds

Map 5-3



Downtown Columbus

Steep Slopes

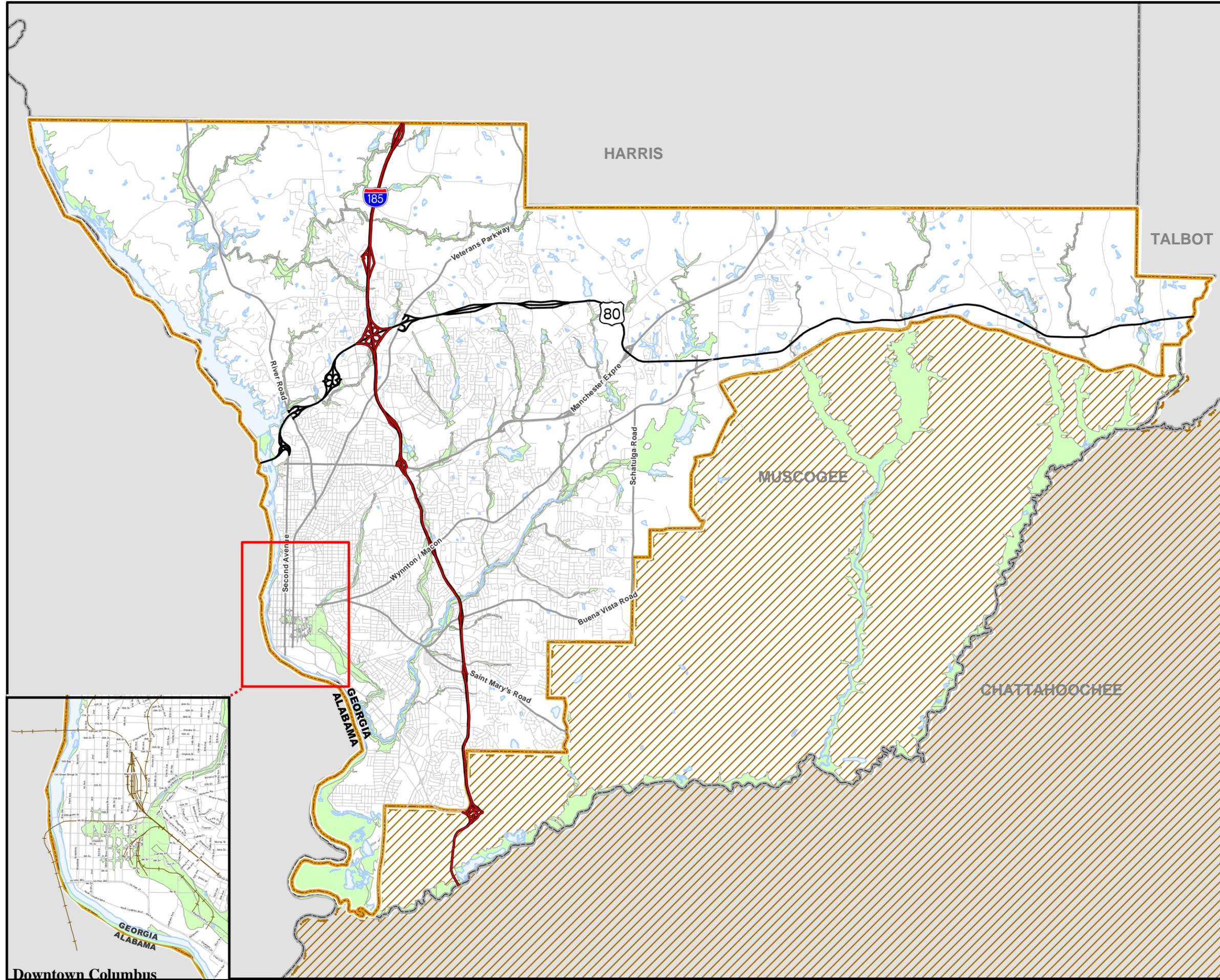
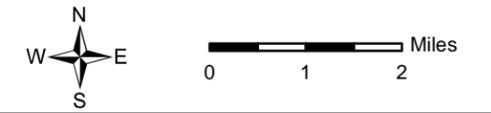


- Stream/River
- Slopes Greater than 15%
- Lakes & Ponds
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 5-4



Hydrology



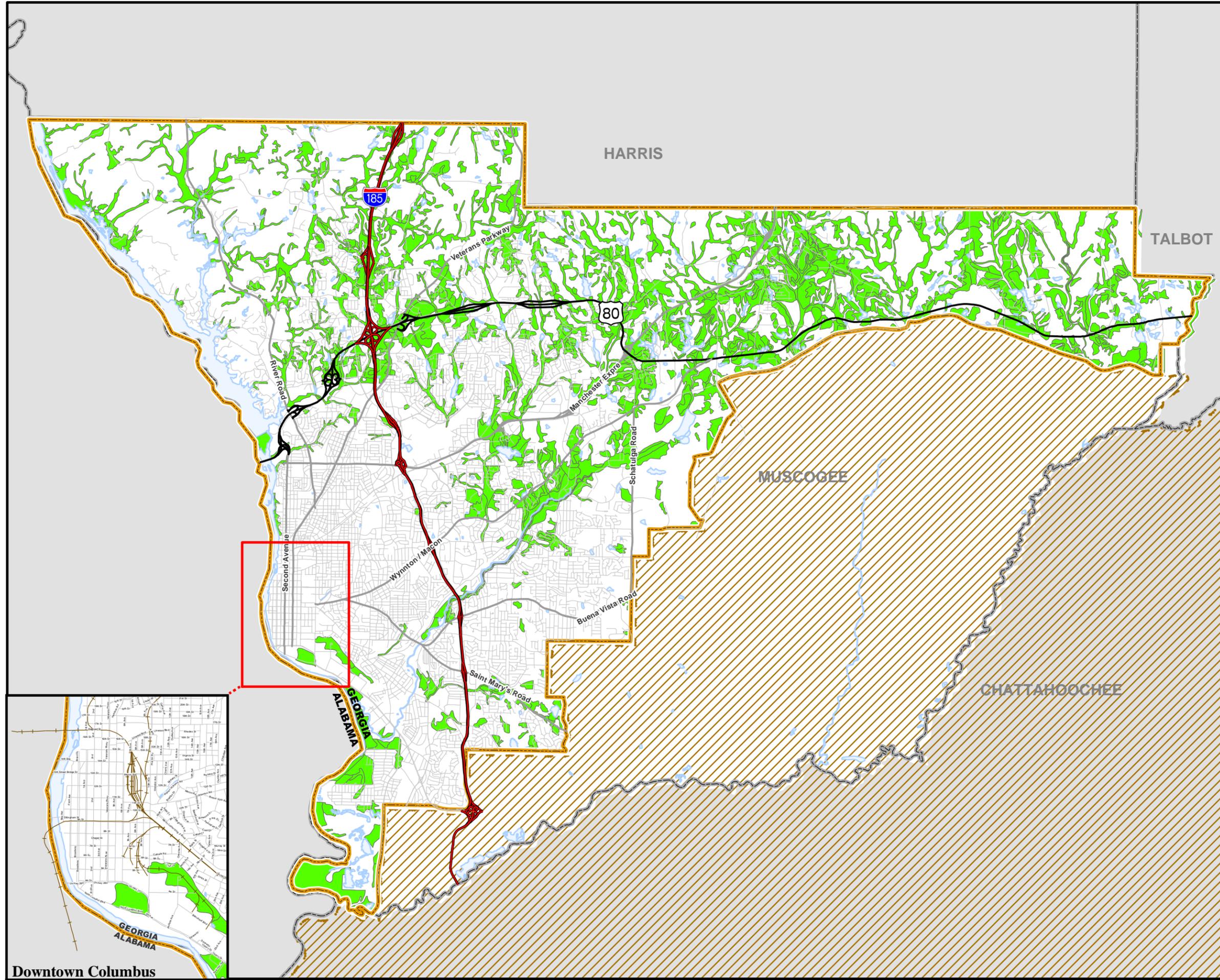
- Stream/River
- 100 Year Floodplain
- Lakes & Ponds
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 5-5



Downtown Columbus

Prime Farmland

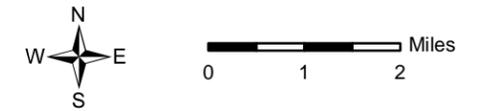


- Stream/River
- Prime Farmland - 24,000 acres
- Lakes & Ponds
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 5-6



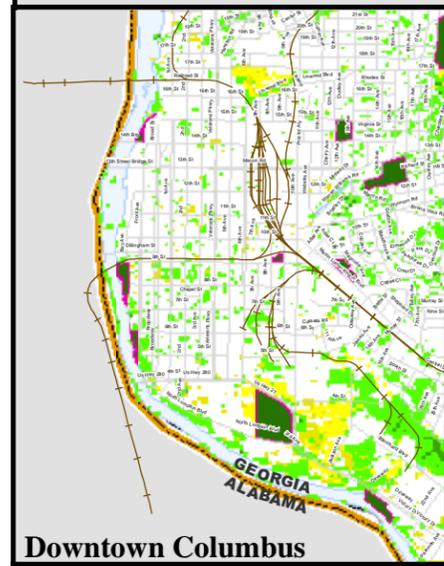
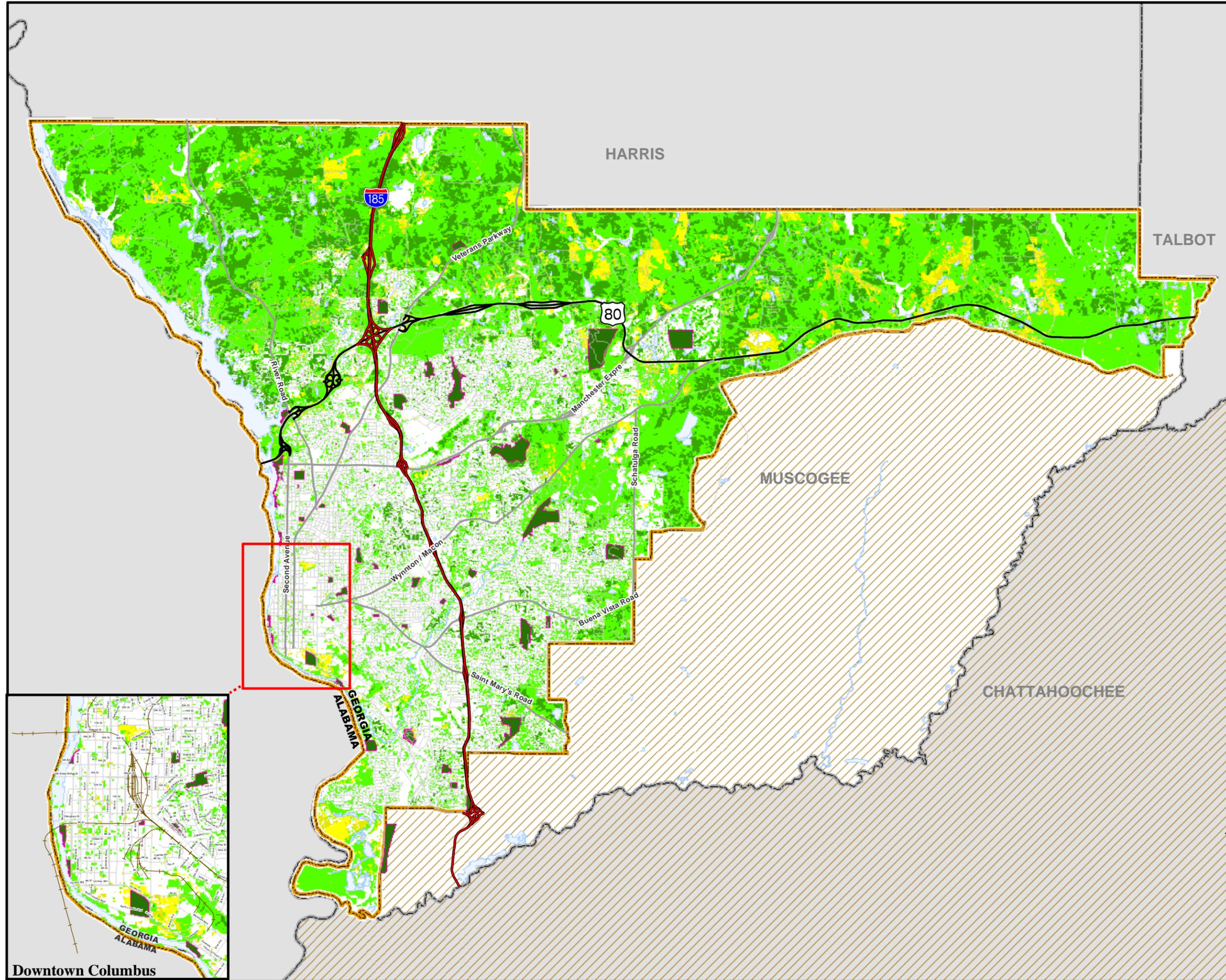
Greenspace



- USGS Land Cover ***
- Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Pasture / Hay
 - Row Crops

- Parks
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

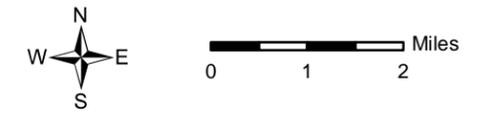
* Source: USGS 1997 National Land Cover



Map 5-7



Cultural Resources



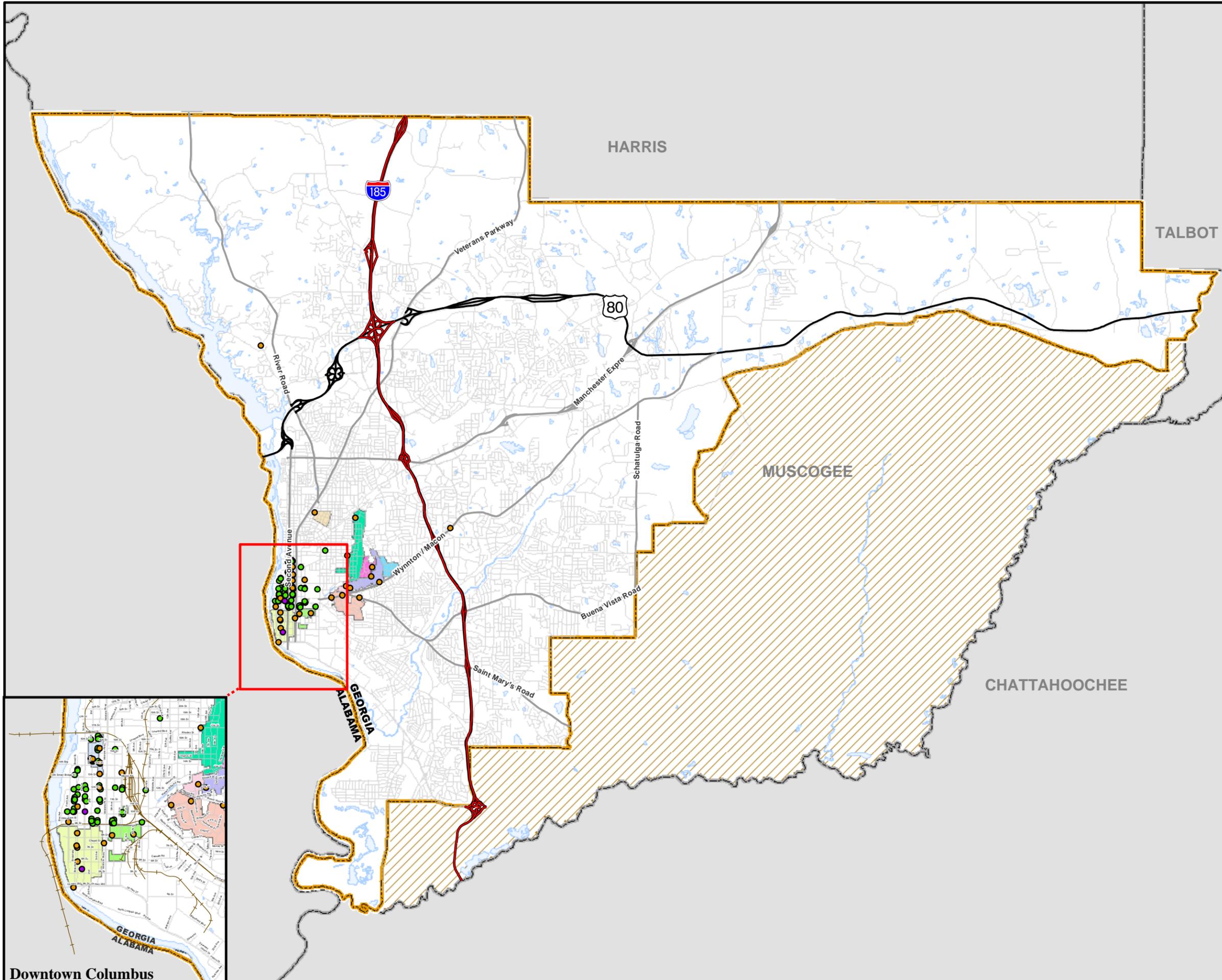
Historic Sites

- Multiple Resource Area
- National Historic Landmark
- National Register

Historic Districts

- Dinglewood Historic District
- Downtown Historic District
- High Uptown Historic District
- Liberty Heritage Historic District
- Peacock Woods/Diamond Circle
- Waverly Terrace Historic District
- Wereacoba/St. Elmo Historic District
- Wild Wood Circle Historic District
- Wynns Hill Overlook Historic Districts
- Wynnton Village Historic District

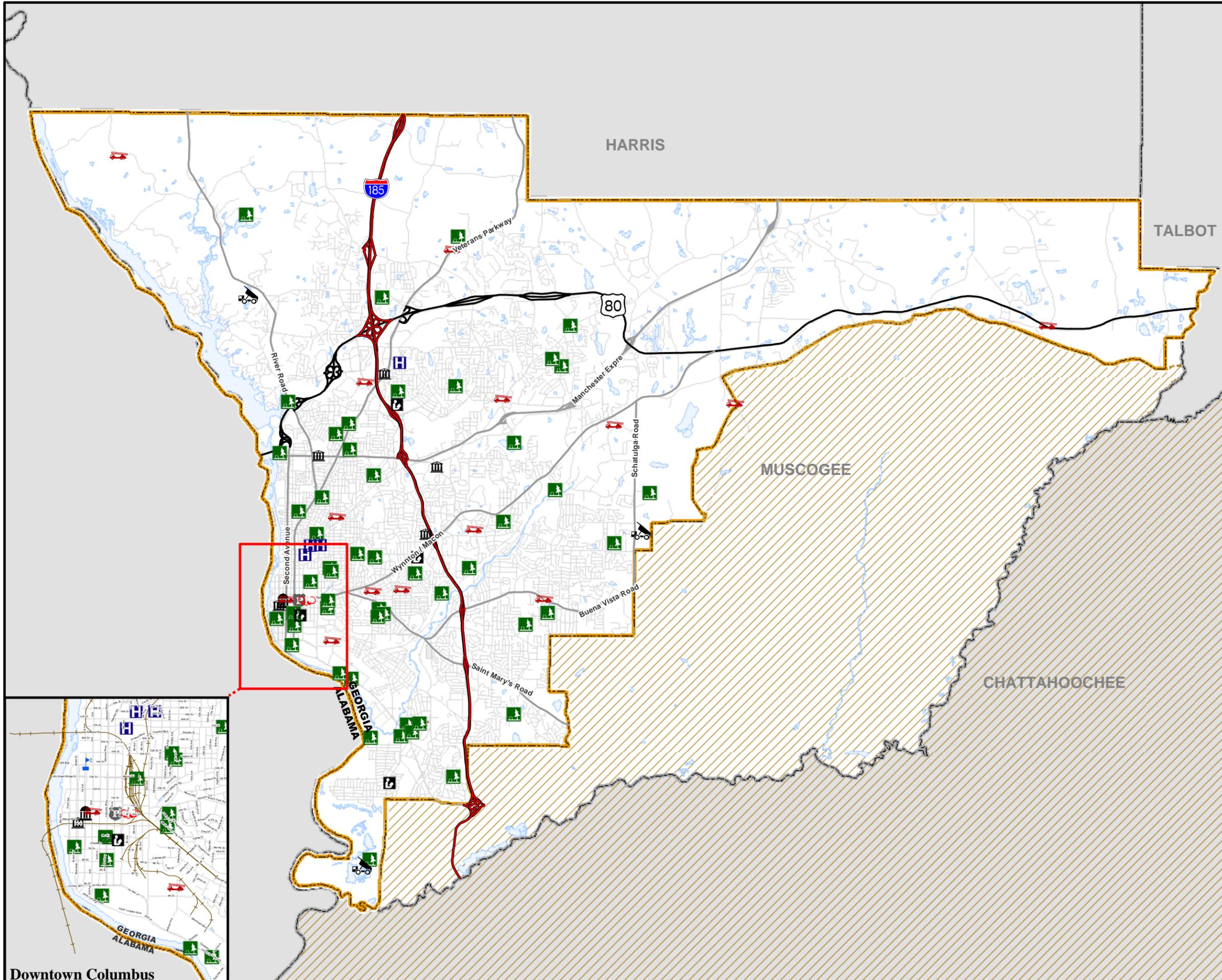
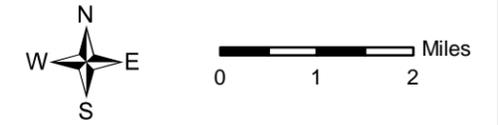
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Rail Road
- City Boundary
- Other Counties
- Fort Benning



Downtown Columbus



Community & Educational
Facilities



- Fire Station
- General Government Facility
- Library
- Medical
- Parks/Recreation/Conservation
- Landfill
- Police Station
- Jail
- Elementary Schools
- Middle School
- High Schools
- College/University

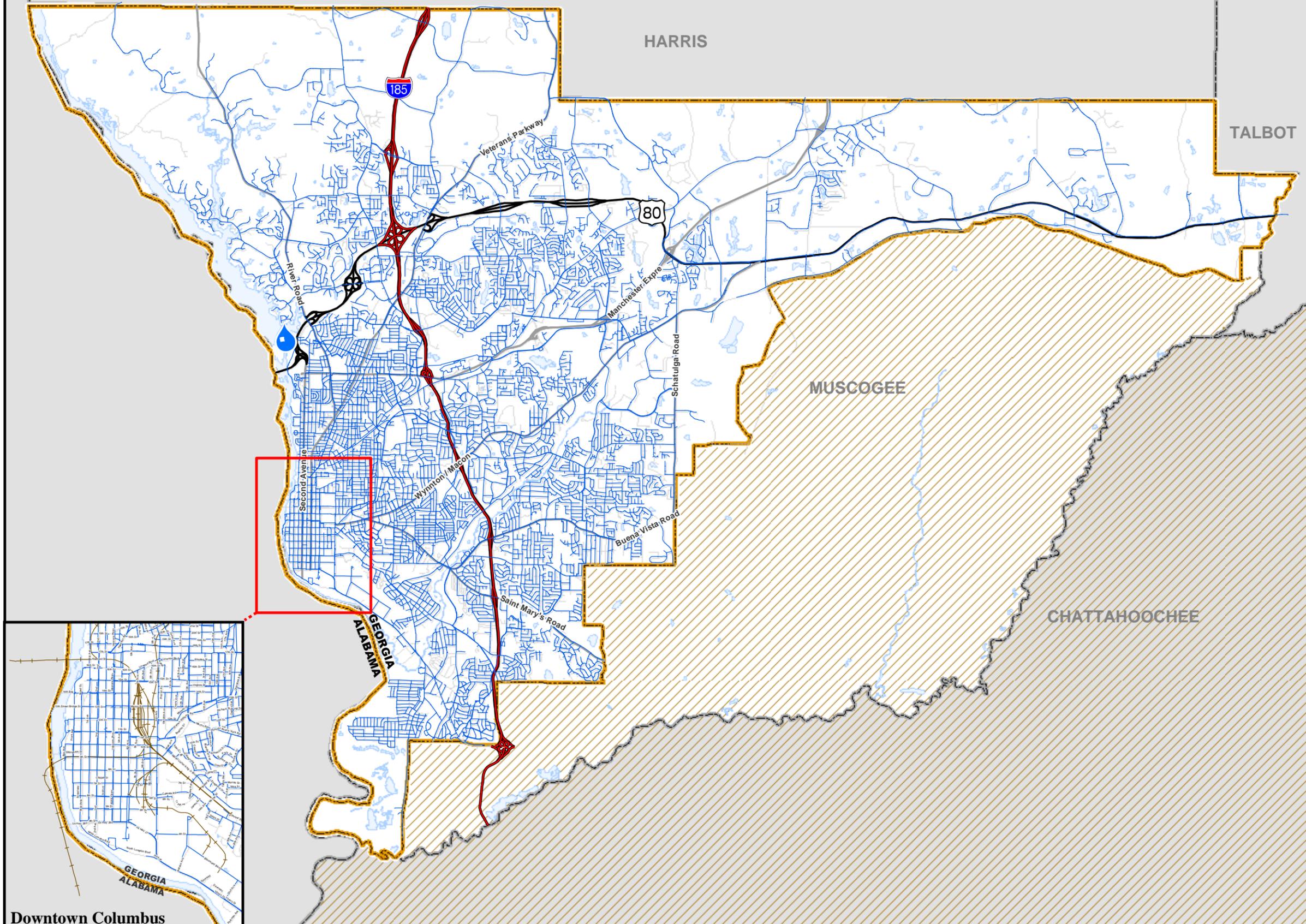
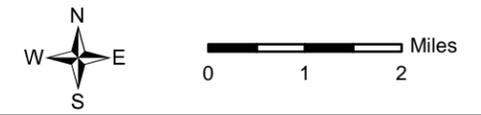
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 6-1



Downtown Columbus

Water Service Area



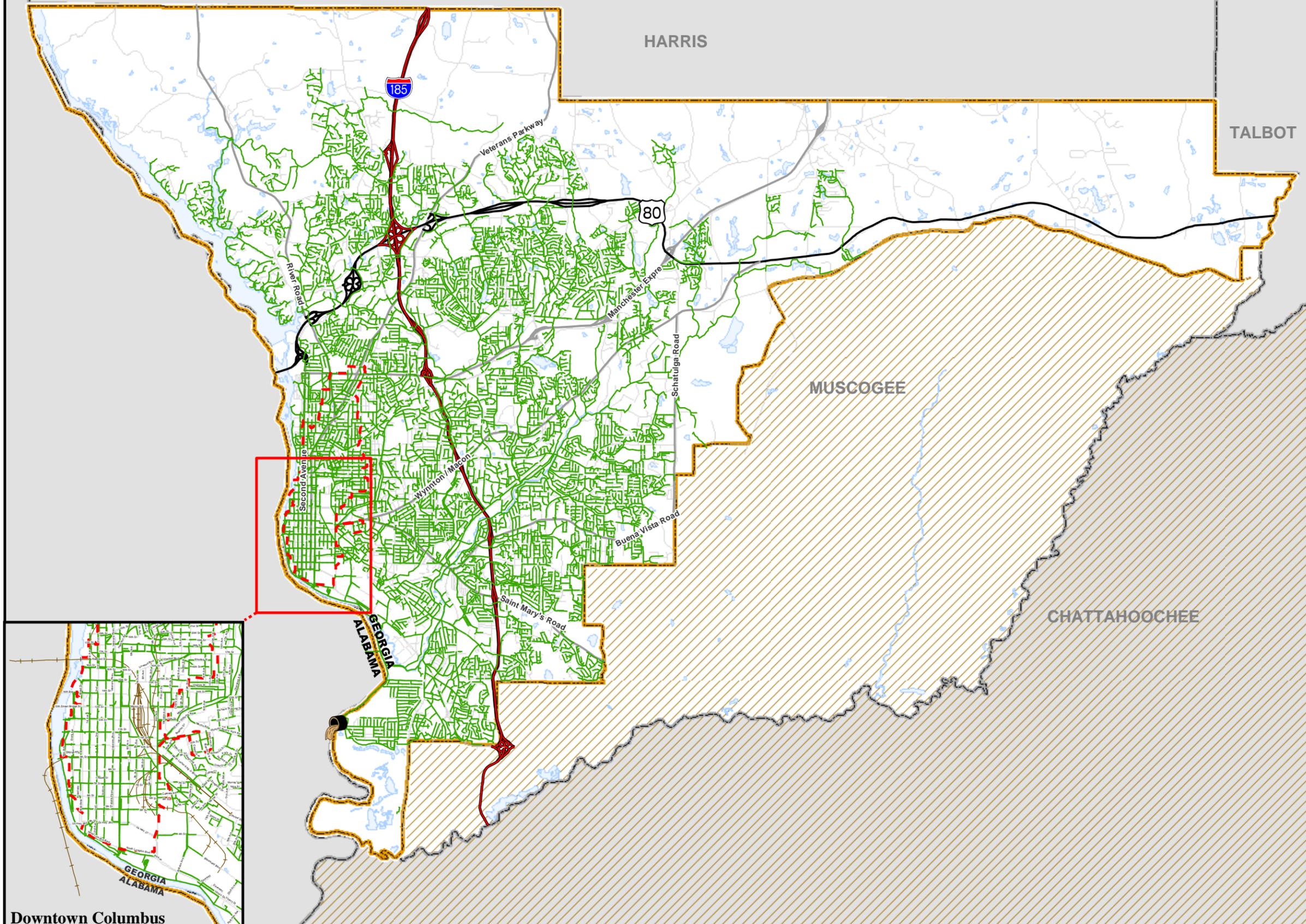
- Raw Water Intake
- Water Line
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 6-2



Downtown Columbus

Sewer Service Area



- South Columbus Water Resources Facility
- Sewer Line
- Old Towne Combined Sewer Basin

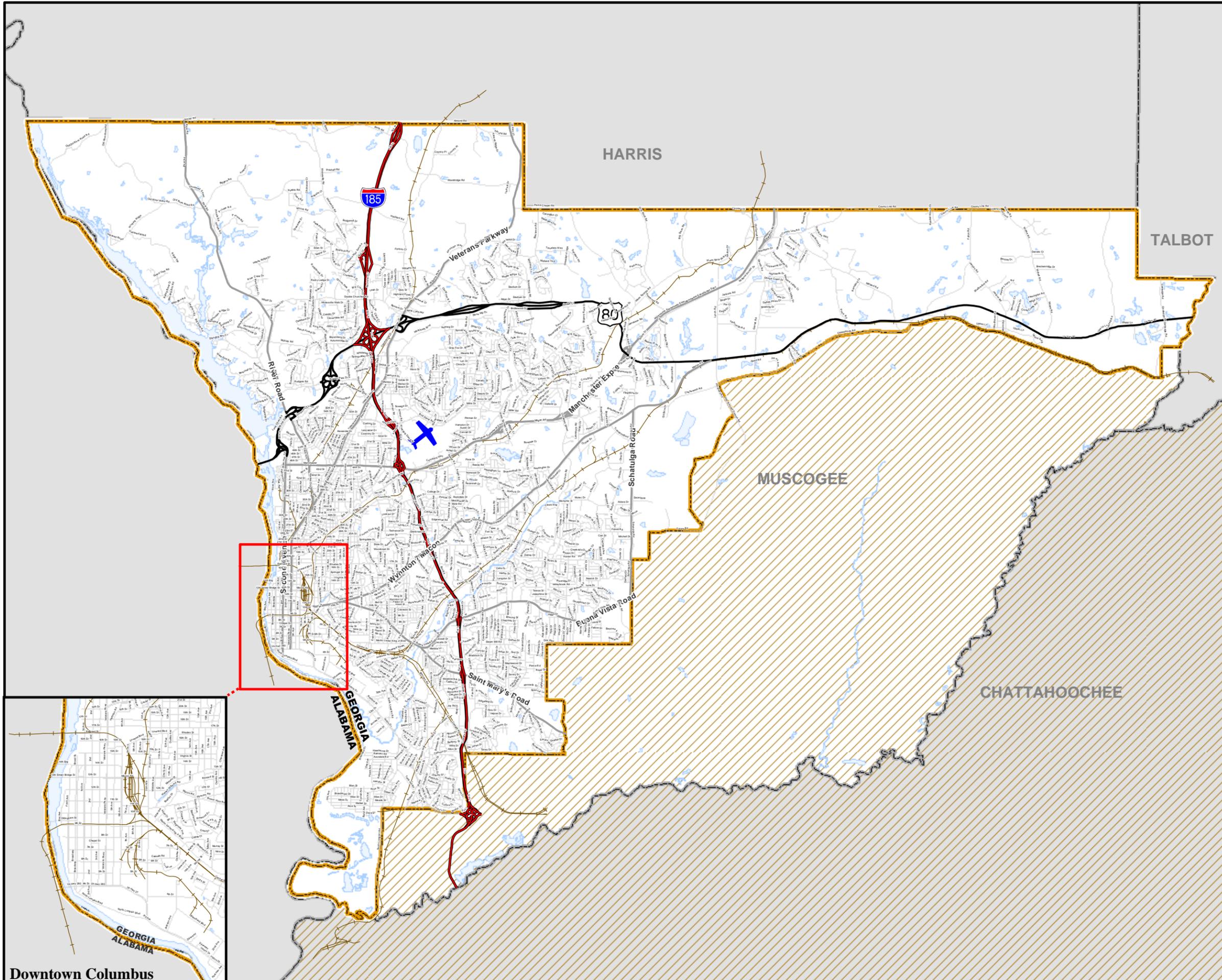
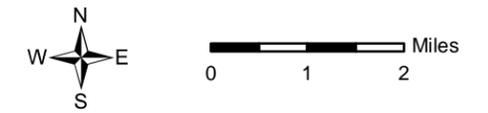
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 6-3



Downtown Columbus

Transportation Network

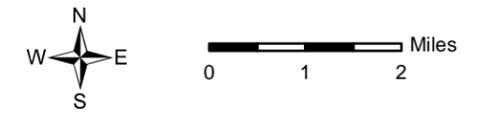


- Columbus Airport
- Railroad
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Downtown Columbus



Roadway Classification



- Road Network Classification**
- Interstate Highway
 - Primary Highway, Unlimited Access
 - Secondary State and County Highway
 - Local, Neighborhood, City, or Rural Road
 - Unclassified

- Streets (Centerline)
- Rail Road
- City Boundary
- Other Counties
- Fort Benning

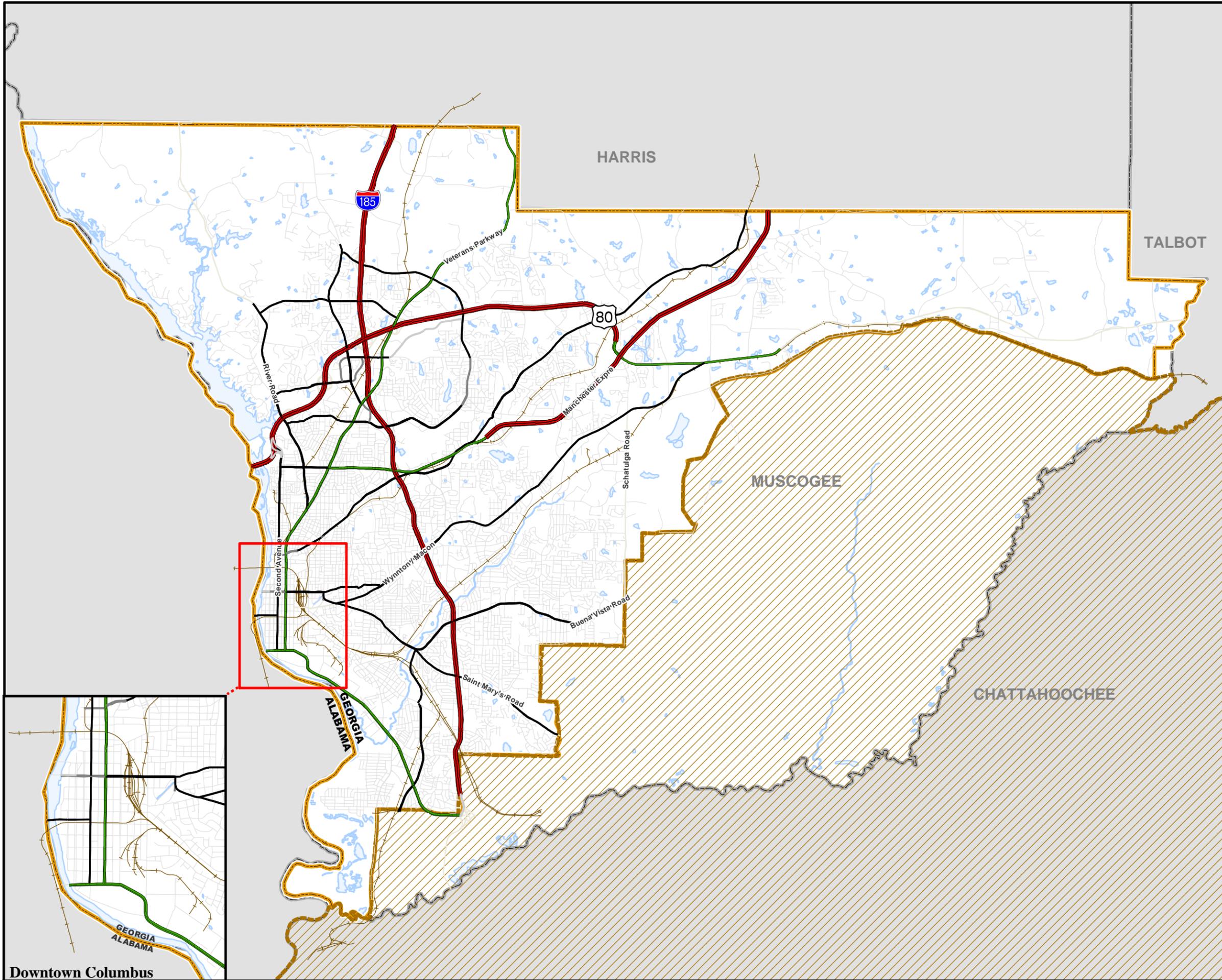


Figure 8-2

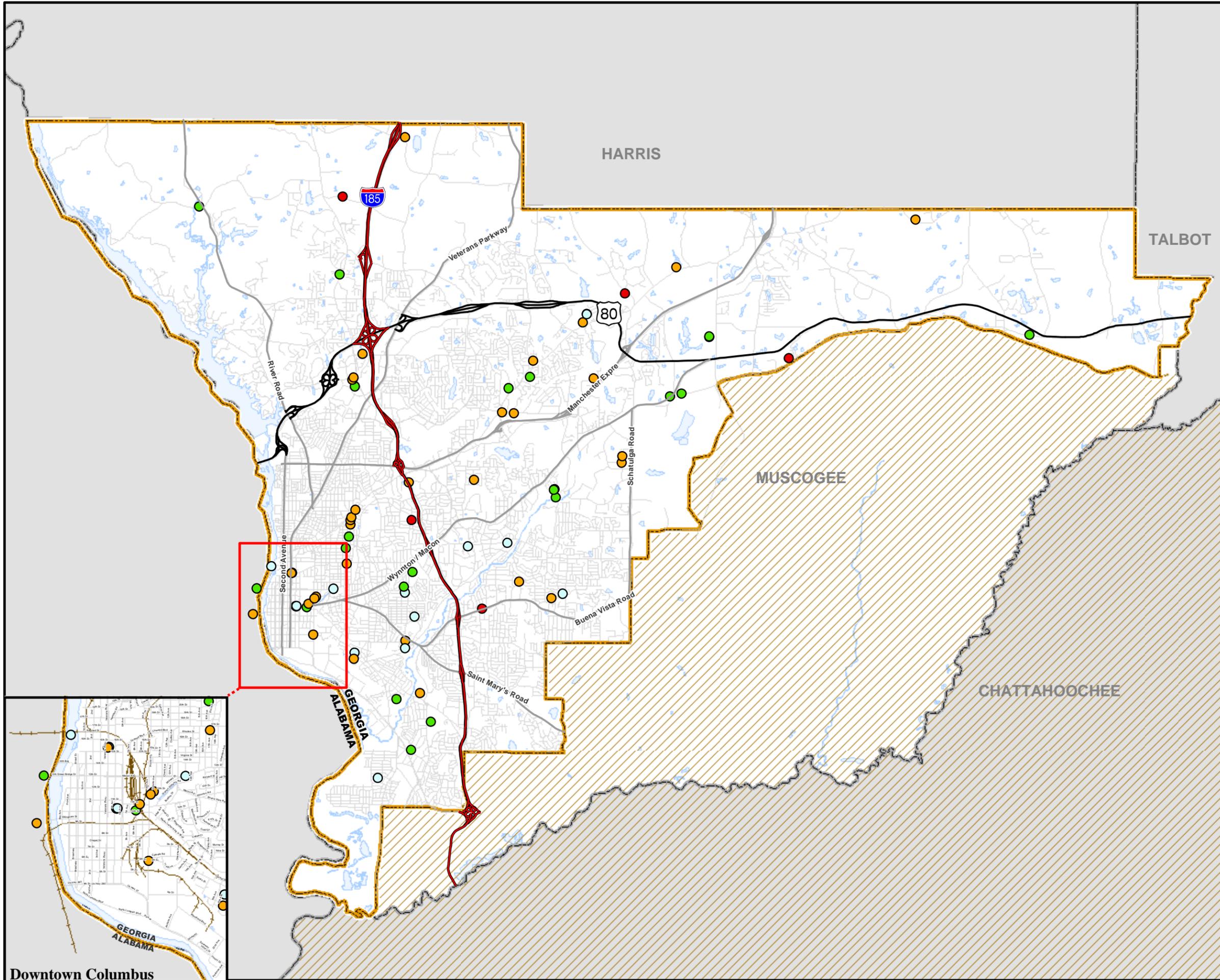


Deficient Bridges



- Bridges & Condition**
- Good
 - Fair
 - Poor
 - Not Gradable/Graded

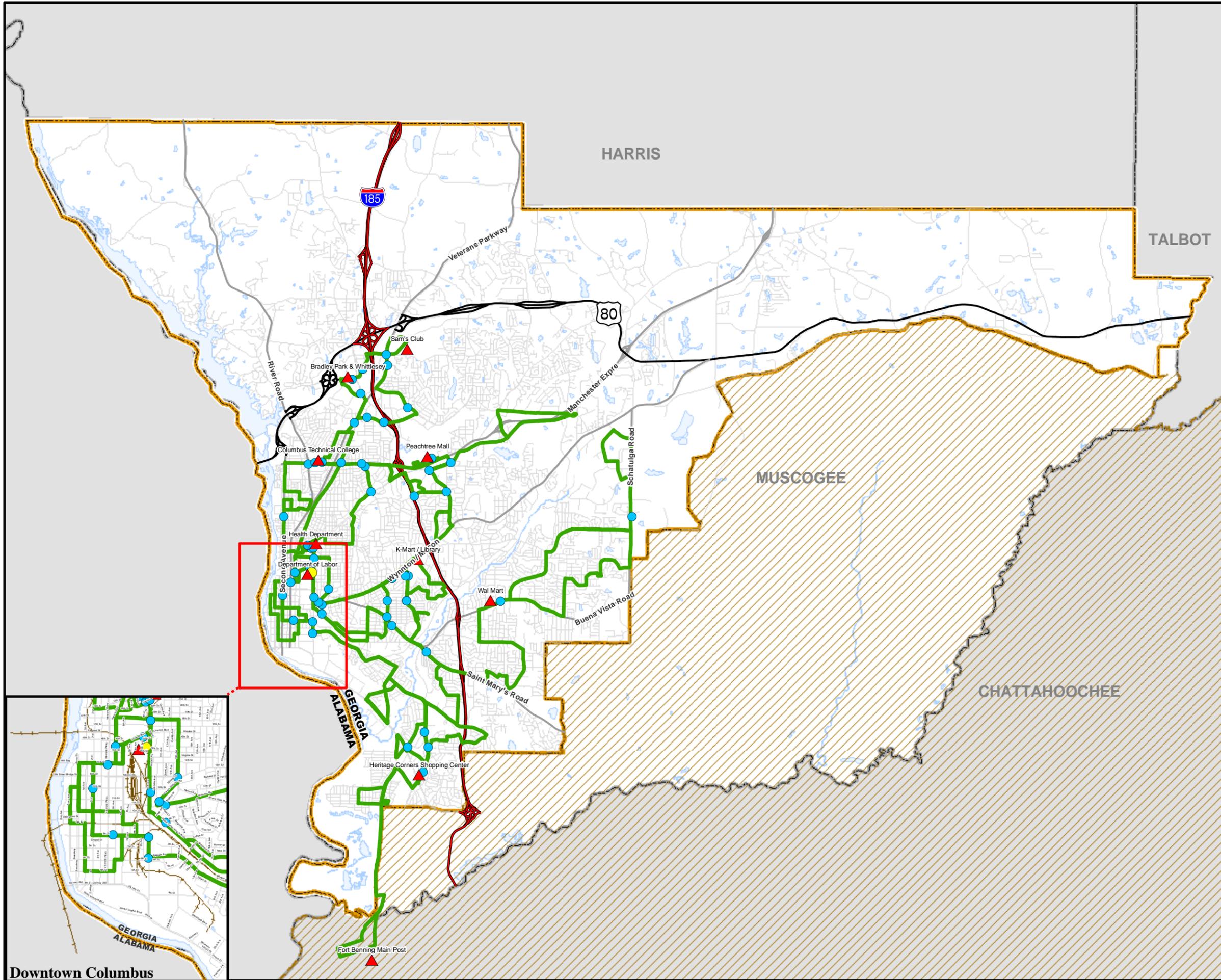
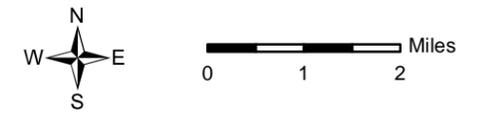
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning



Map 8-3



Public Transportation
Facilities



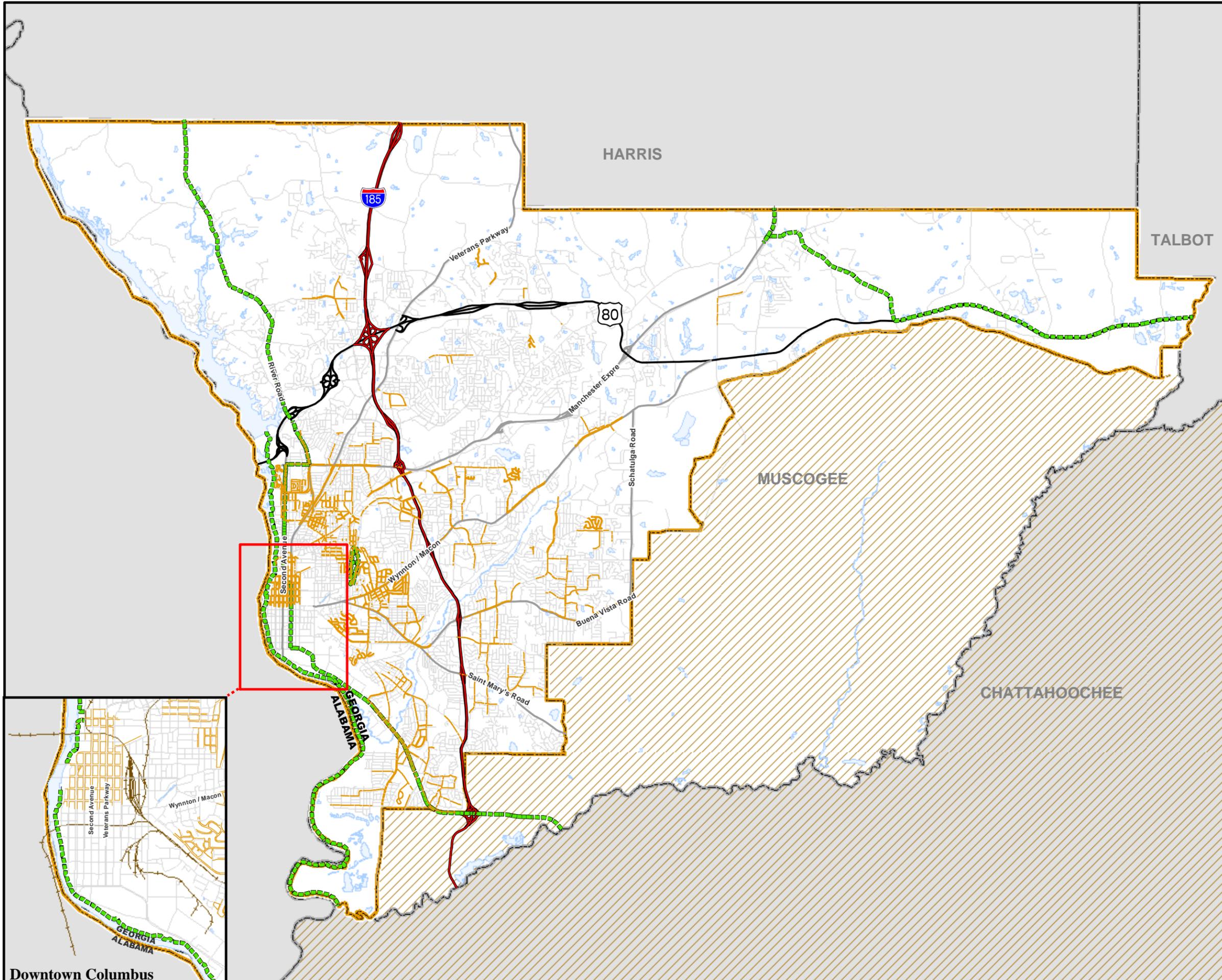
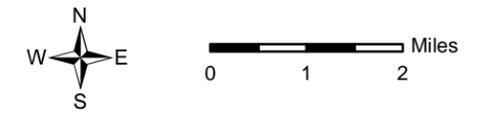
- METRA Bus Routes
- Bus Shelters and Stops
- METRA Transfer Station
- ▲ Major Trip Generators

- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

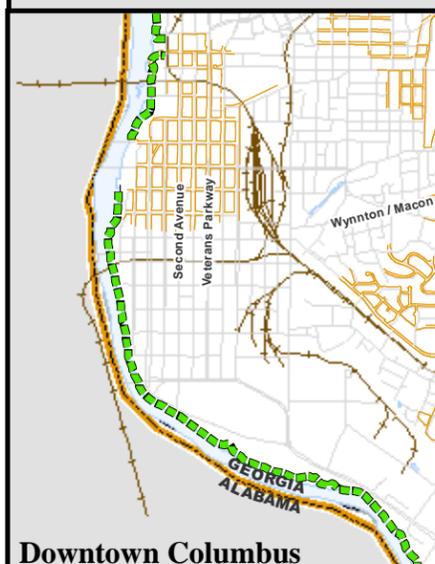
Map 8-4



Bicycle and Pedestrian Facilities



- Bicycle and Pedestrian Routes
- Sidewalks
- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning



Map 8-5



Transportation Improvement
Projects



- Project Type**
- Bridge Replacement
 - Improvements
 - Interchange Reconstruction
 - Interchange Improvements
 - Intersecton Improvements
 - Widening
 - Widening/New Construction

- Streets (Centerline)
- Rail Road
- City Boundary
- Other Counties
- Fort Benning

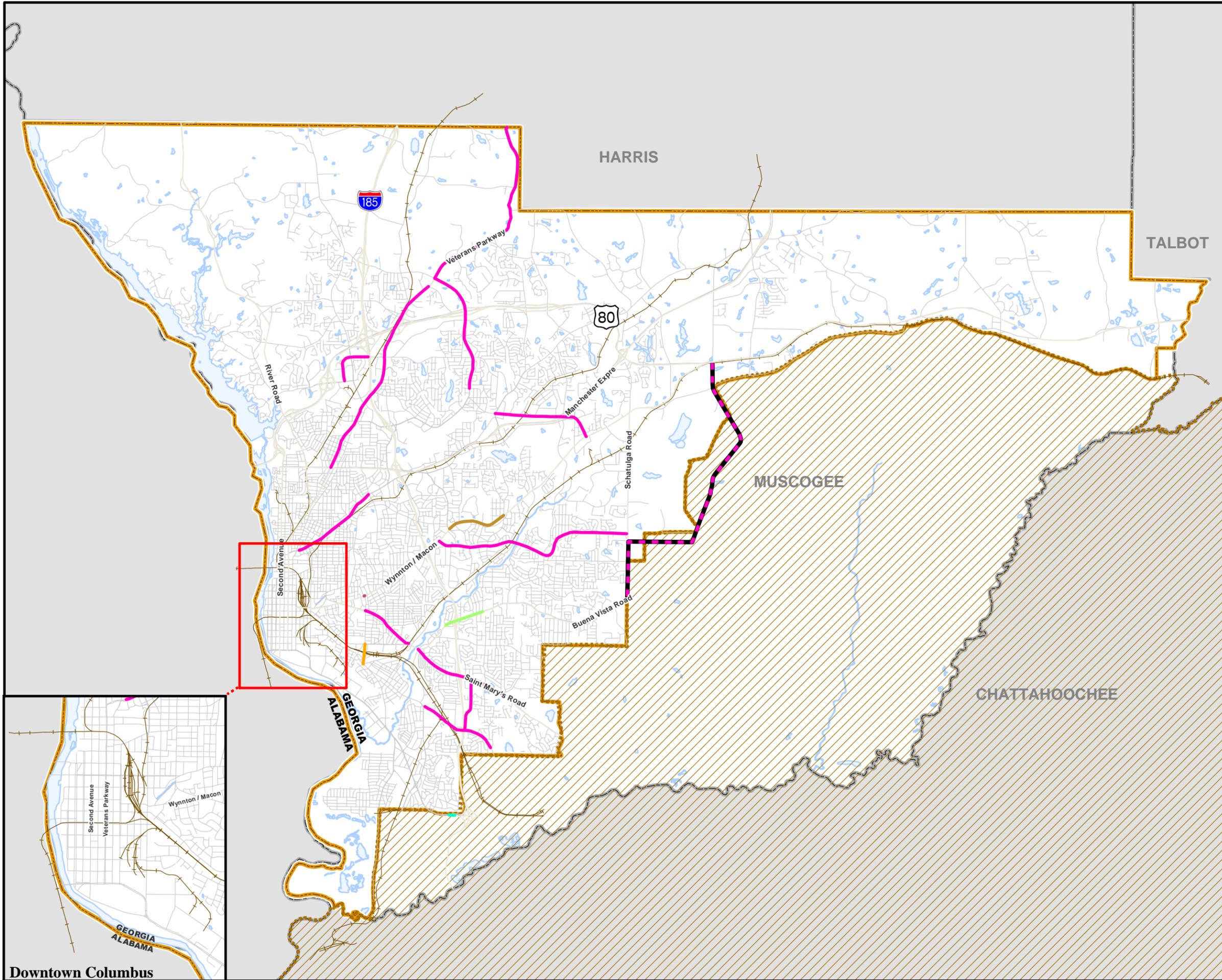
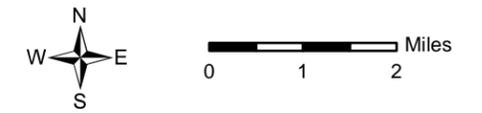


Figure 8-6



Long Range Transportation
Improvement Projects



- Project Type**
- Grade Separation
 - Intersection Improvements
 - New Construction
 - Ramp Reconstruction
 - Widening
 - Interchange Construction
 - Bridge Improvements

- Streets (Centerline)
- Rail Road
- City Boundary
- Other Counties
- Fort Benning

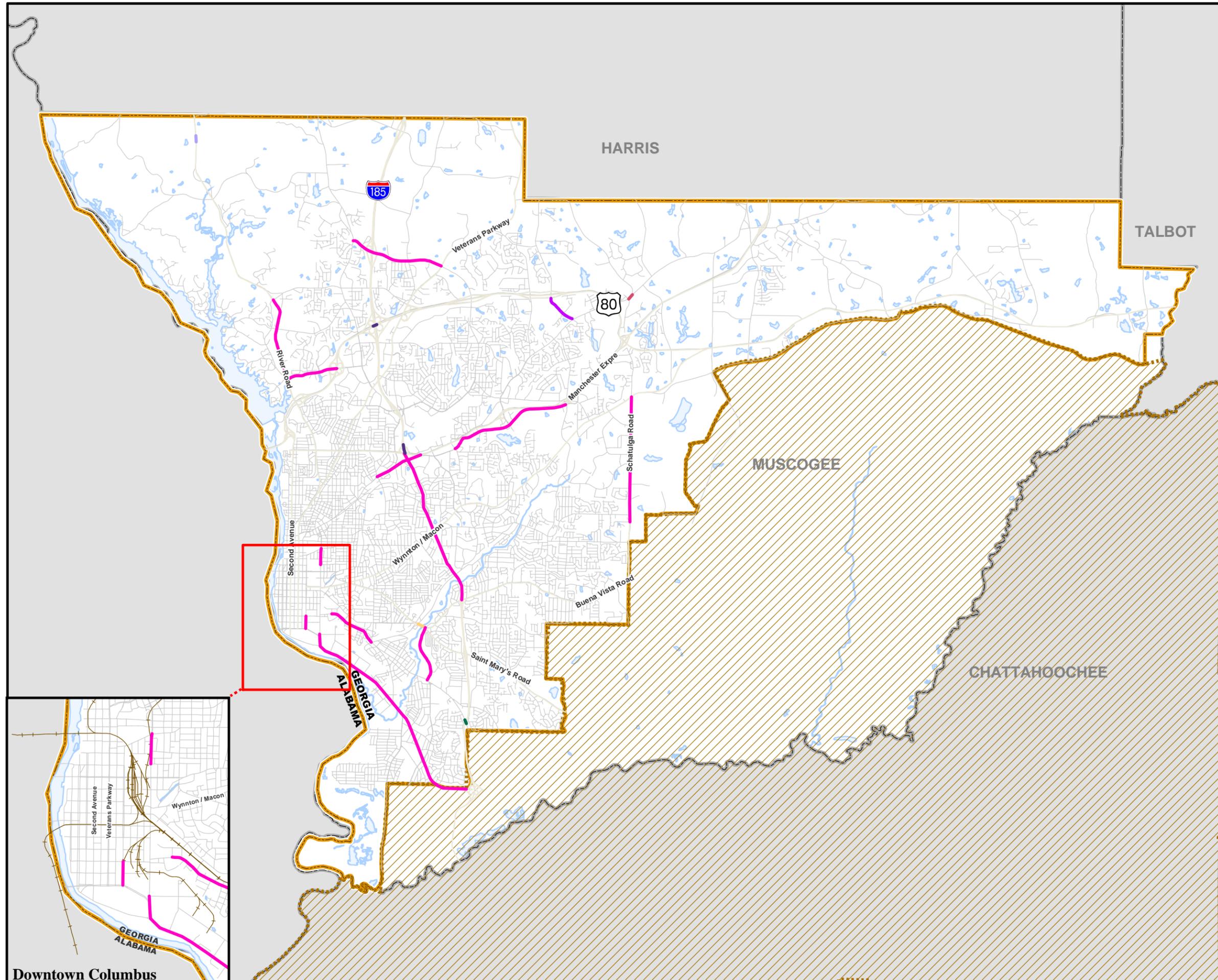
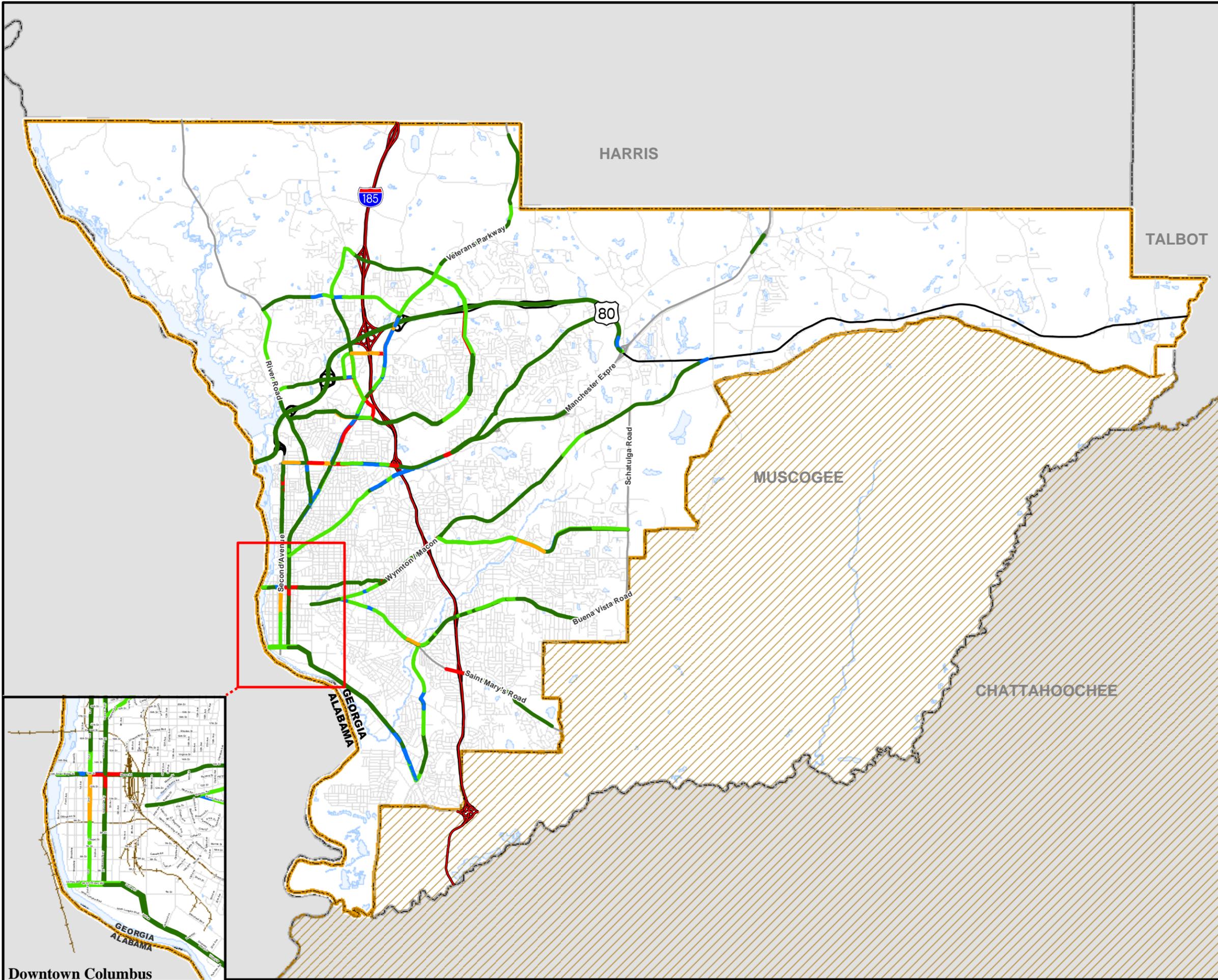
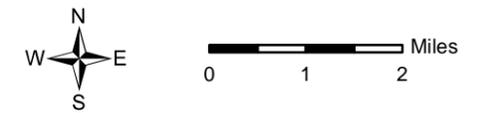


Figure 8-7



Transportation
Level of Service



Level of Service Roads

- Good
- OK
- Marginal
- Congested
- Serious

- I-185
- JR Allen / US 80
- Major Roads
- Streets (Centerline)
- Railroad
- City Boundary
- Other Counties
- Fort Benning

Map 8-8



Downtown Columbus

III. Related Reports

Ackerman & Co.

Fort Benning, Georgia Anticipated Growth 2007 through 2011

August 2007

Prepared by:

**Duke Doubleday – Sr. Vice President, Ackerman & Co.
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Fort Benning Overview

Since the 1930's, Fort Benning has been serving as the US Army Infantry Center. Today, within its 182,000 acres, it provides training and support functions for over 40,000 active duty soldiers and approximately 9,000 Department of Army civilians and Army-employed contractors.

The total supported population, including family members, Army alumni and retirees, encompasses 120,000 people in 2007. The estimated annual total impact on the local Columbus, Georgia economy is over \$1.2 billion.

BRAC

As a result of the Base Realignment and Closure Act of 2005 (BRAC), the Army is relocating the US Armor Center from Fort Knox, Kentucky to Fort Benning, Georgia (see Exhibit 1). It is expected to be fully operational by 2011. The total increase in supported population is estimated to be 47,000 personnel, thereby, reaching approximately 167,000 personnel directly connected to the Fort Benning community (see Exhibit 2).

The development of the Armor Center at Fort Benning will add nearly \$3 billion of new capital improvements and \$360 million per year to the local economy. By 2011, the first full year of consolidation, the newly named US Army Maneuver Center will provide almost \$1.6 billion per year to the local Columbus, Georgia economy from a military community of approximately 167,000. It will be the US Army's third largest installation in the United States.

Combined Operations

At full complement, the Infantry School trains approximately 105,000 soldiers per year. The Armor School will pass approximately 30,000 soldiers annually through its programs.

To train and support this combined maneuver center at a 135,000-soldier annual output, the Army will employ over 25,000 military and civilian staff – an increase over the current 19,000 (see Exhibit 3).

Military Construction Programming

Approximately \$356 million in military construction is already underway as part of the restructuring of the current facilities on Post. Once the Environmental Impact Statement has been approved by the Department of Defense in late 2007, a phased construction plan for the new Maneuver Center will unfold over a 3-year period.

In 2008, approximately \$440 million will be released to contractors for both expansion of existing facilities and new ranges, classrooms, utility and other infrastructure additions. \$230 million is scheduled for 2010 and \$175 million is scheduled for 2011. A final \$90 million will be spent in 2012 for completion of all ancillary facilities such as chapels, maintenance structures, etc.

Additionally, over \$600 million of total rehabilitation or replacement of over 4,000 residential family units (see Exhibit 4), and approximately \$600 million on other mission critical components (see Exhibit 5) will be added to the Fort Benning complex.

Additional Population Inflow

During 2007 and through 2009, the “Permanent Party” (full-time on Post personnel) population should not increase significantly. Meaningful, however, should be the additional construction and support workers commuting to their assignments involving over \$1 billion of work. By 2010 most full-time Army and civilian workers will have arrived on Post and soon followed by the first full complement of students for the Armor School and related functions. Approximately 6,500 school-age children will be migrating into the local Columbus school system.

There is no scheduled increase in either family housing on Post or schoolroom capacity for this entire consolidation.

Future Opportunities

It should be recognized that in addition to the development of Fort Benning as the new Army Maneuver Center, many other ongoing enterprises are expected to grow, as well as, additional missions being created.

The ongoing Global Defense Posture Realignment (GDPR) is being evaluated in restationing many units from Korea and Germany. The rapidly changing planning of the Army Modular Force (AMF) is opening up a variety of unit consolidations and creation of new organizations.

The concentration of 2 of the 3 Army Maneuver elements, namely Infantry and Armor, (with Artillery at Ft. Sills, OK), should encourage significant research and development from the private sector to Columbus. Enormous private sector development is engaged in the Future Combat System (FCS) evolution.

Army Leader Special Interests

The senior Army leadership is very confident that the management process to develop all of the necessary new facilities on Post will happen smoothly. Since there is no new family housing or schoolhouse growth on Post, they are keenly interested in these areas being sufficiently grown off Post in the surrounding Columbus metro area.

Most significant on Post growth will be concentrated in the existing northern and main Post section near Hwy. 185 and Victor Drive, and to the northeast side of Fort Benning south of Macon Road. Civilian off-Post residential development that can easily support the new commuting community will be closely watched. Additionally, finding excellent primary and secondary schools for approximately 6,500 new students over a short 2-year period is a major concern.

Conclusion

The BRAC-related initiatives at Fort Benning will have the largest impact on Columbus, Georgia of all other new industrial developments in the immediate Southeastern region (see Exhibit 6).

It will likely be the most important new feature to any Georgia city since the Olympics came to Atlanta in 1996.

For comparable activities on how cities are coping with this unique Army impact, El Paso/Ft. Bliss, Texas and Fayetteville/Ft. Bragg, North Carolina are the best to closely watch.



Home of the Infantry
Future Home of the

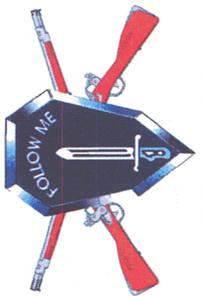


Maneuver Center of Excellence
Fort Benning, Georgia

ARMY STRONG!



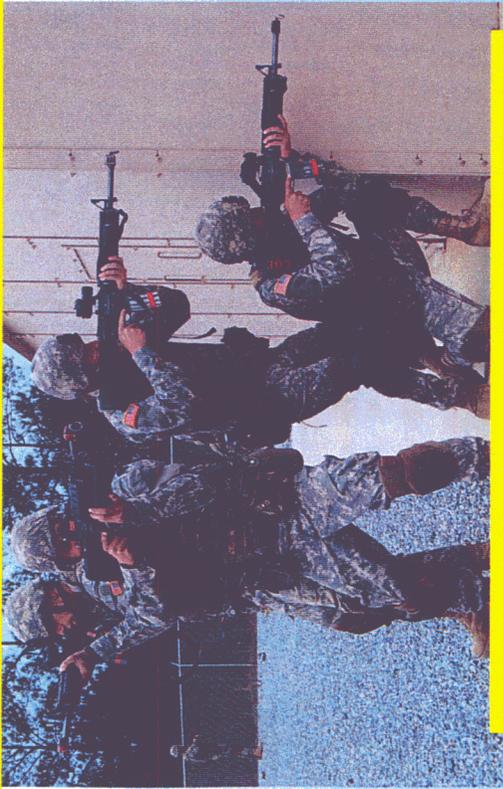
CALL TO DUTY
BOOTS ON THE GROUND



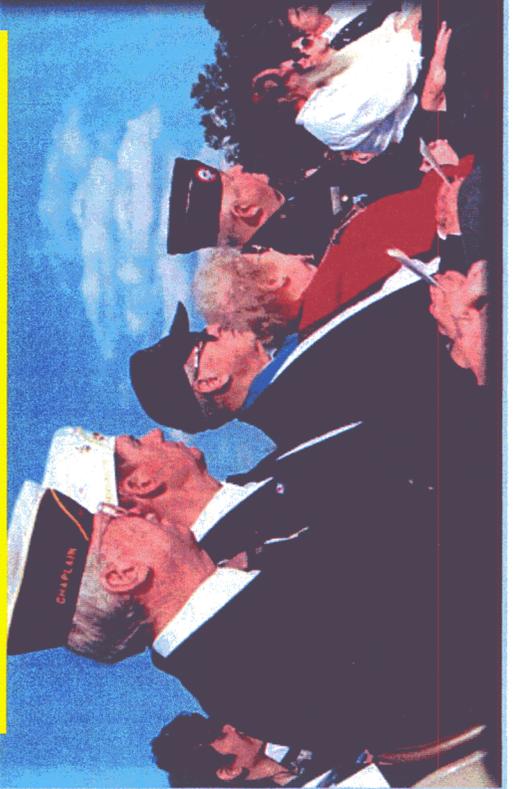
Supported Personnel (3rd Largest Army Post – Personnel)



39,411 Soldiers



19,907 +/- Alumni

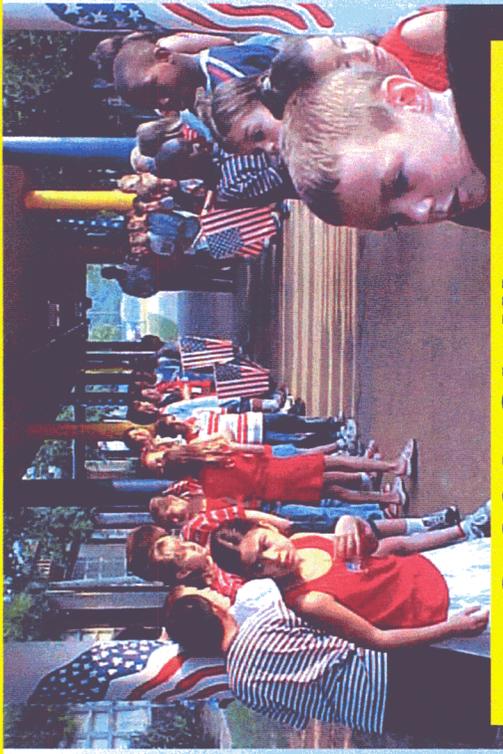


Current
120,480

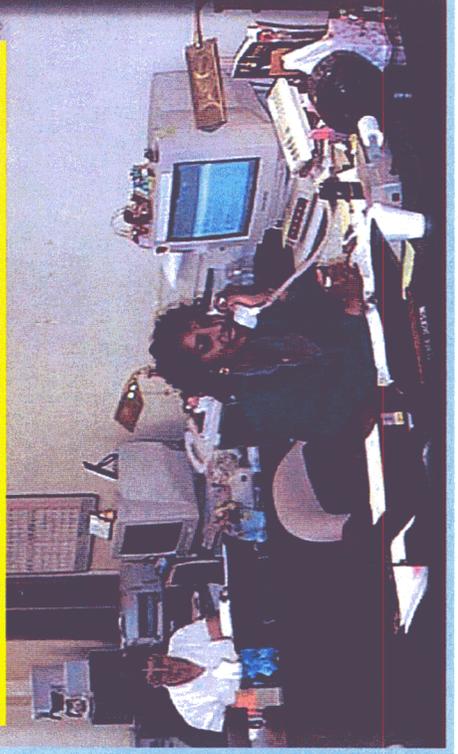


2011
167,029

52,472 Family Members



**8,690 Civilians
and Contractors**



MCOE Migration Projected Daily Population

Fort Knox
3,255 MIL / 1,007 CIV / 8,757 Students / 13,019 TOTAL

AFRC Columbus
0 MIL / 9 CIV / 9 TOTAL

Fort Gillem (43rd ECS)
0 MIL / 85 CIV / 85 TOTAL

Fort Benning

| | MIL | CIV | Student | Total |
|----------|--------|-------|---------|--------|
| Current | 16,322 | 3,056 | 12,930 | 32,308 |
| Growth | 3,998 | 1,113 | 8,757 | 13,868 |
| Endstate | 20,320 | 4,169 | 21,687 | 46,176 |

Other

✓ **SOCOM (75th RGR Regt)**
290 MIL / 0 CIV / 290 TOTAL
Discretionary Moves (Vet Clinic,
Blood Donor Center, 3rd MP Grp (CID))
101 MIL/12 CIV// 113 Total

403 MIL/12 CIV/415 Total

Fort Jackson
Drill Sergeant School
20 MIL / 0 CIV / 20 TOTAL

GDPR

✓ **92nd MP Bn HHD**
73 Mil/0 CIV/73 Total
463rdth & 13th MP Co's
352 MIL/0 CIV/ 353 Total
497th Mvmt Control Team
21 MIL/0 CIV/21 Total
286th MP Det (CID)
21 MIL/0 CIV/21 Total

467 MIL/0 CIV/ 467 Total

Inactivate / Disestablish

✓ **498th Med Co (Air Amb)** 149 Mil/0 CIV/149 Total
✓ **608th Ordnance Co** 183 MIL/0 CIV/183 Total
✓ **1/30th Inf Bn** 779 MIL/0 CIV/779 Total
✓ **36th Engr Grp (Constr)** 81 MIL/0 CIV/81 Total
✓ **361st Trailer Transfer Det** 16 MIL/0 CIV/16 Total
✓ **HHB, DIVARTY** 6 MIL/0 CIV/6 Total
✓ **Battery A, Target Acquisition** 6 MIL/0 CIV/6 Total
✓ **104th Trans Co** 177 MIL/ 0 CIV/177 Total

1,397 MIL/0 CIV/1,397 Total

AMF

✓ **3rd/1st CAV**
379 MIL/0 CIV/ 379 Total
✓ **362nd Eng Co (MRBC)**
185 MIL/0 CIV/185 Total
✓ **507th Sustainment Brigade**
130 MIL/0 CIV/ 130 Total
✓ **11th Engineer Battalion**
371 MIL/0 CIV/ 371 Total
✓ **24th Ammo Plt**
53 MIL/0 CIV/ 53 Total
✓ **69th Trans Co (Mdm Trk)**
172 MIL/ 0 CIV/ 172 Total

1,290 MIL / 0 CIV / 1,290 TOTAL

MIL / CIV / TOTAL
BRAC - Red
AMF - BLUE
GDPR - Green
Other - Black

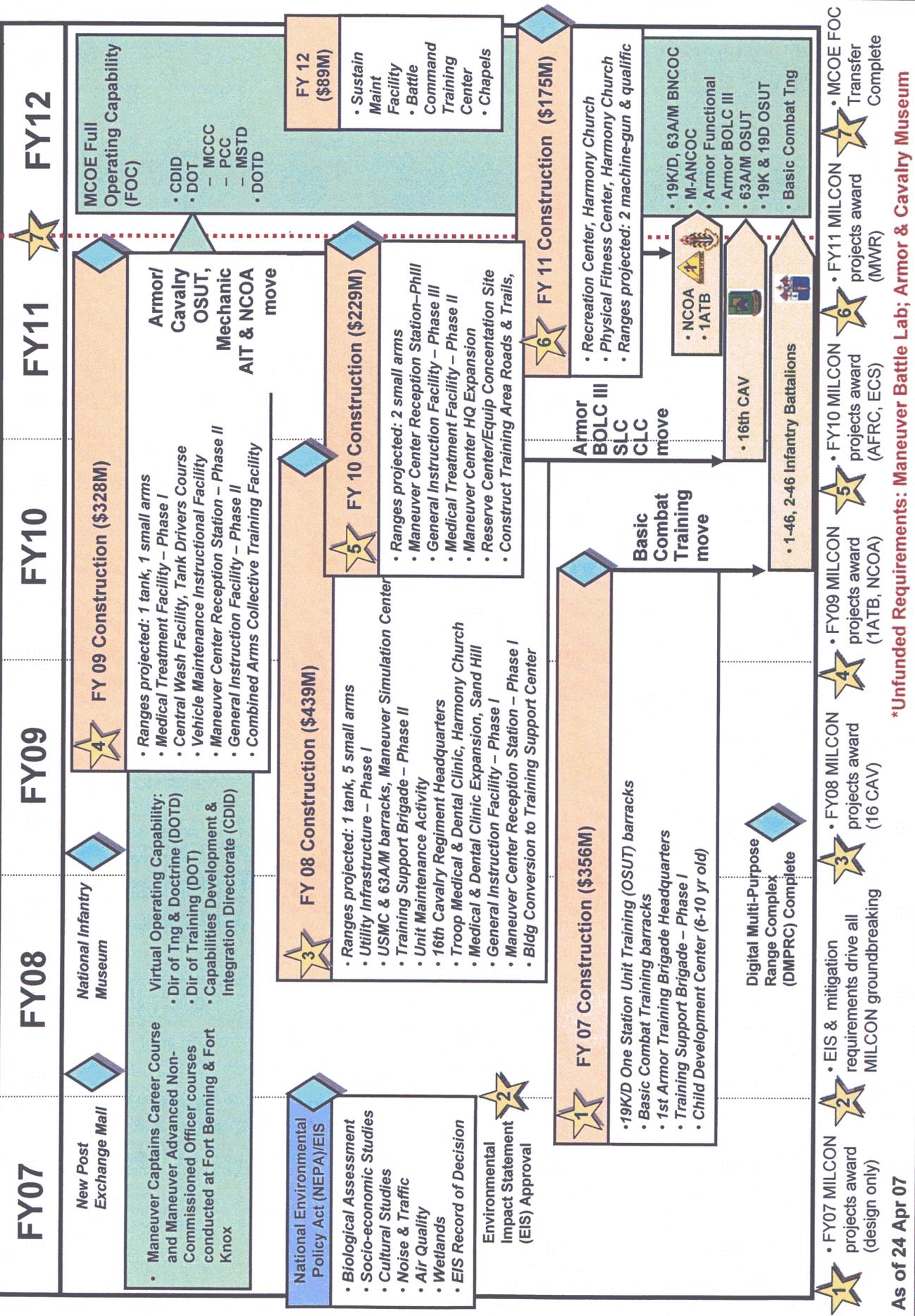
As of: 14 May 2007

AMF = loss of 107 personnel

✓ Represents action already completed

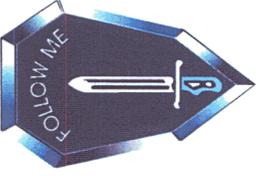


MCOE MILCON Program



*Unfunded Requirements: Maneuver Battle Lab; Armor & Cavalry Museum

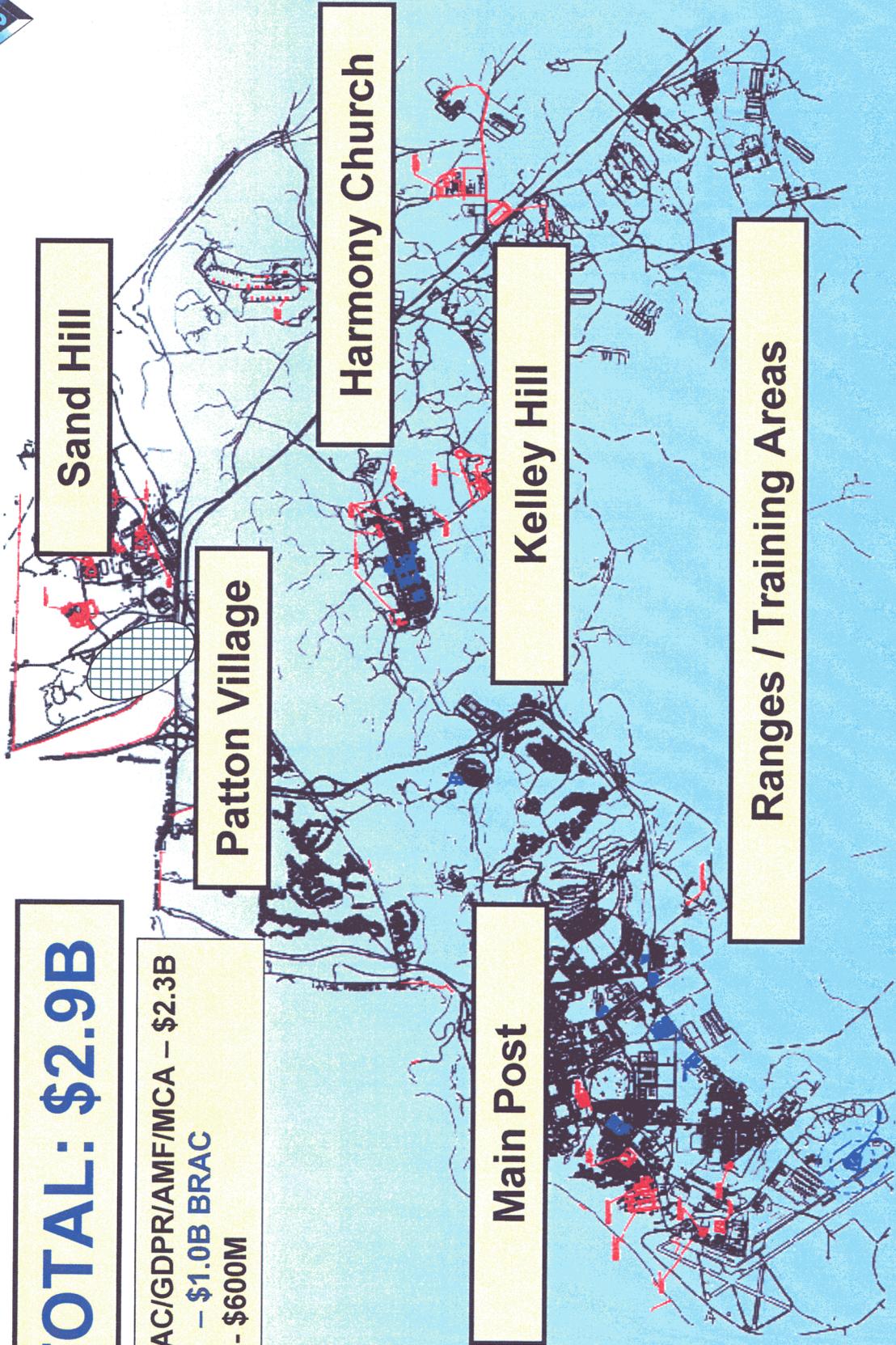
As of 24 Apr 07



Major Construction (2006-2016)

TOTAL: \$2.9B

- BRAC/GDPR/AMF/MCA – \$2.3B
- \$1.0B BRAC
- RCI - \$600M





Fort Benning Impact

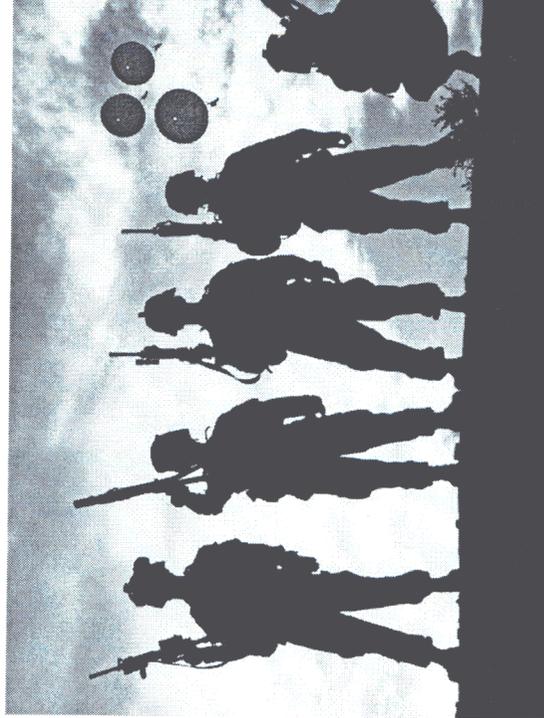
Population Profile

| | Supported Population | Strength |
|-----------------------------------|----------------------|------------|
| Soldiers | | 39,411 |
| Civilians and Contractors | | 8,690 |
| Family Members | | 52,472 |
| Alumni | | 19,907 +/- |
| Total Supported Population | | 120,480 |

Economic Impact

- Fort Benning contributes over \$100 Million monthly to the local economy today
- BRAC and other force structure changes will add an additional \$25 - \$35 Million per month to the local economy

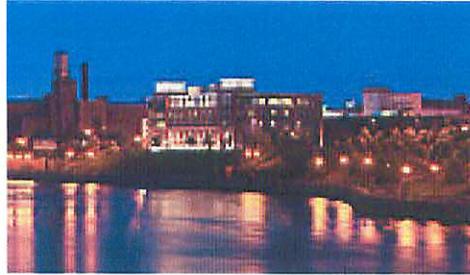
| Project | Investment | Jobs | Incentives |
|---------------------------|------------|--------|------------|
| Ft. Benning, GA | \$2.9B | 13,868 | ??? |
| KIA – West Point, GA | \$1.2B | 2,893 | \$258.3M |
| Hyundai – Montgomery, AL | \$1.4B | 2,000 | \$252.8M |
| ThyssenKrupp – Mobile, AL | \$3.7B | 2,700 | \$811M |



Ackerman & Co.

Comp Plan Update:

Real Estate Market Analysis



Presented to:

Columbus Consolidated Government

September 2007

Presented by:

Karen Burkhart Dick, CRE, CCIM
Executive Vice President

In association with:

Jordan, Jones & Goulding

10 Glenlake Parkway – South Tower – Suite 1000
Atlanta, Georgia 30328
(770) 913-3900

- I. Residential Market**
- II. Retail Market**
- III. Hospitality Market**
- IV. Office-Industrial Market**

I. Residential Market

RESIDENTIAL MARKET OVERVIEW

COLUMBUS-MUSCOGEE COUNTY

HOUSING PERMITS

| <u>Year</u> | <u>Single-Family Units</u> | <u>Multi-Family Units</u> | <u>Total</u> |
|-------------|----------------------------|---------------------------|--------------|
| 2000 | 556 | 419 | 975 |
| 2001 | 506 | 675 | 1,181 |
| 2002 | 615 | 207 | 822 |
| 2003 | 704 | 522 | 1,226 |
| 2004 | 701 | 392 | 1,093 |
| 2005 | 846 | 420 | 1,266 |
| 2006 | 710 | 392 | 1,102 |
| 6/2007 | <u>289</u> | <u>178</u> | <u>467</u> |
| Total | 4,927 | 3,205 | 8,132 |
| Annual Avg. | 657 | 427 | 1,084 |

ACTIVE DEVELOPERS

Single-Family Homes

Grayhawk (Erickson)
WC Bradley
Woodruff Contracting

Apartments

Flournoy
Greystone (White)
Woodruff Company

RECENT HOME SALES TRENDS

| <u>Year</u> | <u>Units</u> | <u>Median Price</u> | <u>Average Price</u> | <u>Days on Market</u> |
|-------------|--------------|---------------------|----------------------|-----------------------|
| 2004 | 549 | \$134,900 | \$159,964 | 100 |
| 2005 | 2,958 | \$146,550 | \$170,591 | 97 |
| 2006 | 3,012 | \$153,250 | \$180,270 | 101 |
| 8/10/2007 | 1,447 | \$159,900 | \$182,779 | 117 |
| Total | 7,966 | \$150,000 | \$175,732 | 103 |

SELECTED COMPETITIVE APARTMENTS

| <u>Project</u> | <u>Year Open</u> | <u>Units</u> | <u>Monthly Rents From</u> |
|------------------------|------------------|--------------|---------------------------|
| 11th Street Lofts | 2003 | 66 | \$650 |
| Brittwood | 1994-98 | 264 | \$550 |
| Greystone Columbus Pk. | 2004-05 | 174 | \$700 |
| Greystone Farms | 2000-06 | 305 | \$650 |
| Greystone Inverness | 1998-02 | 295 | N/A |
| Greystone Maple Ridge | 2002 | 128 | \$935 |
| Hamilton Station | 2002 | 120 | \$590 |
| Lullwater @ Maple Rdg | 2002 | 240 | \$625 |
| Sugar Mill | 2004-05 | 234 | \$795 |
| The Lakes | 1999-04 | 270 | \$630 |
| Walden Chase | 1997 | 152 | \$610 |

SELECTED SUBDIVISIONS (100+ Lots)

| <u>Project</u> | <u>Lots</u> | <u>Prices From</u> |
|----------------------------|--------------|--------------------|
| Active Subdivisions | | |
| Bridge Mill | 157 | N/A |
| Deerwood | 125 | \$300,000 |
| Ellerslie Place | 104 | \$300,000 |
| Garrett Creek | 190 | \$165,000 |
| Garrett Pines | 548 | \$165,000 |
| Ivy Park | 510 | \$188,500 |
| Lexington Heights | 261 | \$150,000 |
| Sable Oaks | 129 | N/A |
| Sonoma Point | 251 | \$173,000 |
| The Villages at St. Mary's | <u>233</u> | <u>\$200,000</u> |
| | 2,508 | |

RECENT MULTI-FAMILY PROJECTS

| <u>Year</u> | <u>Projects</u> | <u>Units</u> |
|----------------|-----------------|--------------|
| 2000 | 2 | 281 |
| 2001 | 1 | 60 |
| 2002 | 6 | 644 |
| 2003 | 5 | 566 |
| 2004 | 6 | 415 |
| 2005 | 5 | 367 |
| 2006 | 9 | 667 |
| 2007 | 6 | 778 |
| 2008 (Planned) | 4 | 401 |
| 2009 (Planned) | 6 | <u>653</u> |
| | | 4832 |

Planned Subdivisions

| | | |
|------------------------------|--------------|------------|
| Belvedere Heights (Erickson) | 122 | N/A |
| Bridgemill (Will White) | 157 | N/A |
| Creek Rise PUD | 175 | \$325,000 |
| Eagle Pointe 2 (Woodruff) | 145 | N/A |
| Riegel Pointe (Ray Wright) | 134 | N/A |
| St. Mary's (Kimbrough) | 322 | N/A |
| Thayer Project | 102 | N/A |
| Williams PUD (Woodruff) | <u>222</u> | <u>N/A</u> |
| | 1,379 | |

MULTI-FAMILY PROJECTS DEVELOPED SINCE 2000

COLUMBUS-MUSCOGEE COUNTY

| <u>Project</u> | <u>2000</u> | <u>2001</u> | <u>2002</u> | <u>2003</u> | <u>2004</u> | <u>2005</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>Total</u> |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 11th Street Lofts | | | | 66 | | | | | | | 66 |
| Ashley Station/Peabody | | | | | | | 92 | | | | 92 |
| Baywood | | | | 100 | 100 | | | | | | 200 |
| Brighton Park | | | | | | | | 224 | | | 224 |
| Cougar Village* | | | | | | | | 210 | | | 210 |
| Downtown Lofts | | | 40 | | | | | | | | 40 |
| Grand Reserve | 120 | 60 | 60 | | 60 | 60 | 11 | | | | 371 |
| Greystone (Unnamed) | | | | | | | | | | 75 | 75 |
| Greystone Columbus Park | | | | | 60 | 114 | | | | | 174 |
| Greystone Falls | | | | | | | | 80 | 134 | | 214 |
| Greystone Farms | 161 | | | | | 24 | 120 | | | | 305 |
| Greystone Inverness II | | | 164 | | | | | | | | 164 |
| Greystone Maple Ridge | | | | | | | 48 | | | 80 | 128 |
| Greystone Pointe | | | | | | | | | 100 | 106 | 206 |
| Greystone Summit | | | | | | | 110 | 110 | | | 220 |
| Grove Park | | | | | | | 104 | 104 | | | 208 |
| Hamilton Station | | | 120 | | | | | | | | 120 |
| Johnston Mill Lofts | | | | 320 | | | | | | | 320 |
| Kitten Lake | | | | | | | | | 117 | 117 | 234 |
| Links at Maple Ridge | | | | | | 52 | | | | | 52 |
| Lullwater at Maple Ridge | | | 240 | | | | | | | | 240 |
| Morningside Way | | | | | | | 32 | | | | 32 |
| Parkview II | | | | | | | 100 | | | | 100 |
| RCI/Fort Benning | | | | | | | 50 | 50 | 50 | | 150 |
| Spring Creek Village | | | 20 | 40 | 40 | | | | | | 100 |
| Sugar Mill | | | | | 117 | 117 | | | | | 234 |
| The Lakes | | | | | 38 | | | | | | 38 |
| Thompkins Est. Property | | | | | | | | | | 200 | 200 |
| Willis Road | | | | 40 | | | | | | | 40 |
| Woodruff PUD | | | | | | | | | | 75 | 75 |
| | 281 | 60 | 644 | 566 | 415 | 367 | 667 | 778 | 401 | 653 | 4,832 |

* Student housing

Source: Greystone Properties

Ackerman & Co.

RECENT HOUSE SALES TRENDS COLUMBUS-MUSCOGEE COUNTY

| <u>Price Range</u> | <u>2004</u> | <u>2005</u> | <u>2006</u> | <u>8/10/2007</u> | <u>Total</u> | <u>Average Annual</u> |
|------------------------|-------------|--------------|--------------|------------------|--------------|-----------------------|
| \$0-29,999 | 7 | 56 | 37 | 27 | 127 | 23 |
| \$30,000-39,999 | 10 | 50 | 38 | 27 | 125 | 22 |
| \$40,000-49,999 | 15 | 66 | 58 | 28 | 167 | 30 |
| \$50,000-59,999 | 18 | 67 | 71 | 37 | 193 | 34 |
| \$60,000-69,999 | 26 | 111 | 104 | 42 | 283 | 51 |
| \$70,000-79,999 | 28 | 127 | 118 | 62 | 335 | 60 |
| \$80,000-89,999 | 39 | 141 | 142 | 69 | 391 | 70 |
| \$90,000-99,999 | 18 | 140 | 147 | 54 | 359 | 64 |
| \$100,000-119,999 | 58 | 276 | 250 | 118 | 702 | 125 |
| \$120,000-139,999 | 69 | 335 | 309 | 133 | 846 | 151 |
| \$140,000-159,999 | 46 | 283 | 345 | 124 | 798 | 143 |
| \$160,000-179,999 | 55 | 281 | 249 | 148 | 733 | 131 |
| \$180,000-199,999 | 35 | 223 | 259 | 117 | 634 | 113 |
| \$200,000-249,999 | 50 | 316 | 366 | 158 | 890 | 159 |
| \$250,000-299,999 | 23 | 161 | 168 | 109 | 461 | 82 |
| \$300,000-399,999 | 29 | 205 | 202 | 118 | 554 | 99 |
| \$400,000-499,999 | 14 | 78 | 67 | 35 | 194 | 35 |
| \$500,000-599,999 | 6 | 18 | 48 | 18 | 90 | 16 |
| \$600,000-699,999 | 1 | 12 | 14 | 15 | 42 | 8 |
| \$700,000+ | 2 | 12 | 20 | 8 | 42 | 8 |
| Total | 549 | 2,958 | 3,012 | 1,447 | 7,966 | 1,423 |
| Median Sold Price | \$134,900 | \$146,550 | \$153,250 | \$159,900 | --- | --- |
| Average Sold Price | \$159,964 | \$170,591 | \$180,270 | \$182,779 | --- | --- |
| Average Days on Market | 100 | 97 | 101 | 117 | --- | --- |

Sources: Columbus Multiple Listing Service and Waddell Realty

Ackerman & Co.

ASSESSMENT OF HOUSING AFFORDABILITY COLUMBUS-MUSCOGEE COUNTY

| <u>Annual Household Income</u> | <u>Maximum Annual Income</u> | <u>Max. Monthly Income for Housing (30%)</u> | <u>Equivalent House Price at 7.0% Interest*</u> | <u>Equivalent House Price at 7.5% Interest*</u> | <u>Equivalent House Price at 8.0% Interest*</u> |
|--------------------------------|------------------------------|--|---|---|---|
| Less Than \$15,000 | \$15,000 | \$375 | \$59,332 | \$56,454 | \$53,796 |
| \$15,000-24,999 | \$25,000 | \$625 | \$98,887 | \$94,091 | \$89,660 |
| \$25,000-34,999 | \$35,000 | \$875 | \$138,441 | \$131,727 | \$125,524 |
| \$35,000-49,999 | \$50,000 | \$1,250 | \$197,773 | \$188,181 | \$179,320 |
| \$50,000-74,999 | \$75,000 | \$1,875 | \$296,660 | \$282,272 | \$268,981 |
| \$75,000-99,999 | \$100,000 | \$2,500 | \$395,546 | \$376,362 | \$358,641 |
| \$100,000-149,999 | \$150,000 | \$3,750 | \$593,319 | \$564,543 | \$537,961 |
| \$150,000-249,999 | \$250,000 | \$6,250 | \$988,866 | \$940,905 | \$896,602 |
| \$250,000-499,999 | \$500,000 | \$12,500 | \$1,977,731 | \$1,881,811 | \$1,793,204 |
| Average Household Income | | | | | |
| 2000 | \$47,553 | \$1,189 | \$188,094 | \$178,972 | \$170,544 |
| 2007 | \$54,663 | \$1,367 | \$216,217 | \$205,731 | \$196,044 |
| 2012 | \$59,851 | \$1,496 | \$236,738 | \$225,257 | \$214,650 |
| Median Household Income | | | | | |
| 2000 | \$34,843 | \$871 | \$137,820 | \$131,136 | \$124,961 |
| 2007 | \$40,457 | \$1,011 | \$160,026 | \$152,265 | \$145,095 |
| 2012 | \$43,923 | \$1,098 | \$173,736 | \$165,310 | \$157,526 |

* Based on a 95% loan for 30 years.

Sources: U.S. Census Bureau, Claritas, and Ackerman/JJG (August 2007)

Ackerman & Co.

HOUSEHOLDER CHARACTERISTICS AND TRENDS

COLUMBUS-MUSCOGEE COUNTY

HOUSEHOLDS BY AGE OF HOUSEHOLDER

| <u>Age of Householder</u> | <u>2000</u> | <u>2007</u> | <u>2012</u> | <u>Annual % Change</u> | |
|---------------------------|---------------|---------------|---------------|------------------------|----------------|
| | | | | <u>2000-07</u> | <u>2007-12</u> |
| Aged 15-24 Years | 4,723 | 4,812 | 4,788 | 0.4% | -0.1% |
| Aged 25-34 Years | 13,538 | 12,348 | 11,866 | -1.8% | -0.8% |
| Aged 35-44 Years | 14,958 | 13,263 | 12,513 | -2.4% | -1.2% |
| Aged 45-54 Years | 13,443 | 14,633 | 13,978 | 1.7% | -0.9% |
| Aged 55-59 Years | 4,700 | 6,107 | 6,830 | 5.4% | 2.3% |
| Aged 60-64 Years | 3,996 | 4,685 | 5,674 | 3.2% | 3.9% |
| Aged 65-69 Years | 4,151 | 3,850 | 4,371 | -1.5% | 2.6% |
| Aged 70-74 Years | 3,941 | 3,623 | 3,392 | -1.7% | -1.3% |
| Aged 75-79 Years | 2,963 | 3,207 | 3,028 | 1.6% | -1.1% |
| Aged 80-84 Years | 1,962 | 2,158 | 2,377 | 1.9% | 2.0% |
| Aged 85+ Years | 1,412 | 1,597 | 1,817 | 2.5% | 2.6% |
| Total | 69,787 | 70,283 | 70,634 | 0.1% | 0.1% |
| Median Age of Householder | 46.05 | 48.22 | 49.40 | 0.9% | 0.5% |

HOUSEHOLDS BY INCOME OF HOUSEHOLDER

| <u>Income of Householder</u> | <u>2000</u> | <u>2007</u> | <u>2012</u> | <u>Annual % Change</u> | |
|------------------------------|---------------|---------------|---------------|------------------------|----------------|
| | | | | <u>2000-07</u> | <u>2007-12</u> |
| Less Than \$15,000 | 13,878 | 11,939 | 10,988 | -3.0% | -1.6% |
| \$15,000-24,999 | 10,791 | 9,365 | 8,617 | -2.8% | -1.7% |
| \$25,000-34,999 | 10,387 | 9,523 | 8,866 | -1.7% | -1.4% |
| \$35,000-49,999 | 11,875 | 11,859 | 11,508 | 0.0% | -0.6% |
| \$50,000-74,999 | 12,209 | 12,711 | 13,108 | 0.8% | 0.6% |
| \$75,000-99,999 | 5,081 | 6,683 | 7,260 | 5.6% | 1.7% |
| \$100,000-149,999 | 3,698 | 5,504 | 6,687 | 8.3% | 4.0% |
| \$150,000-249,999 | 1,240 | 1,729 | 2,412 | 6.9% | 6.9% |
| \$250,000-499,999 | 443 | 671 | 785 | 8.7% | 3.2% |
| \$500,000+ | 185 | 299 | 403 | 10.1% | 6.2% |
| Total | 69,787 | 70,283 | 70,634 | 0.1% | 0.1% |
| Average Household Income | \$47,553 | \$54,663 | \$59,851 | 2.8% | 1.8% |
| Median Household Income | \$34,843 | \$40,457 | \$43,923 | 3.0% | 1.7% |
| Per Capita Income | \$18,262 | \$21,162 | \$23,227 | 3.0% | 1.9% |

Sources: Claritas and Ackerman/JJG (August 2007)

Ackerman & Co.

HOUSEHOLD FORMATIONS BY INCOME AND AGE COLUMBUS-MUSCOGEE COUNTY

New Household Formations - 2000-2007

| Income Range | Age 15-24 | Age 25-34 | Age 35-44 | Age 45-54 | Age 55-64 | Age 65-74 | Age 75+ | Total |
|--------------------|-----------|----------------|----------------|--------------|--------------|--------------|------------|----------------|
| Less than \$10,000 | (129) | (266) | (284) | (75) | 97 | (269) | (107) | (1,033) |
| \$10,000-14,999 | (80) | (195) | (328) | 22 | 55 | (241) | (139) | (906) |
| \$15,000-19,999 | (57) | (408) | (63) | (102) | 49 | (108) | 78 | (611) |
| \$20,000-24,999 | (74) | (365) | (155) | (191) | 65 | (115) | 20 | (815) |
| \$25,000-29,999 | (14) | (186) | (547) | 133 | 92 | (62) | 33 | (551) |
| \$30,000-34,999 | 49 | (158) | (145) | (152) | 186 | (135) | 42 | (313) |
| \$35,000-39,999 | 50 | 0 | (134) | 77 | (44) | 99 | 226 | 274 |
| \$40,000-44,999 | (4) | (337) | (356) | 33 | 72 | (160) | 10 | (742) |
| \$45,555-49,999 | 92 | 110 | 6 | 147 | 79 | (25) | 43 | 452 |
| \$50,000-59,999 | 118 | (22) | (223) | (93) | 270 | 143 | 56 | 249 |
| \$60,000-74,999 | 47 | 139 | (177) | 58 | 136 | (16) | 66 | 253 |
| \$75,000-99,999 | 48 | 250 | 351 | 407 | 312 | 101 | 133 | 1,602 |
| \$100,000-124,999 | 15 | 118 | 92 | 343 | 235 | 47 | 84 | 934 |
| \$125,000-149,999 | 17 | 51 | 196 | 345 | 201 | 73 | (11) | 872 |
| \$150,000+ | 11 | 79 | 72 | 238 | 291 | 49 | 91 | 831 |
| Total | 89 | (1,190) | (1,695) | 1,190 | 2,096 | (619) | 625 | 496 |

New Household Formations - 2007-2012

| Income Range | Age 15-24 | Age 25-34 | Age 35-44 | Age 45-54 | Age 55-64 | Age 65-74 | Age 75+ | Total |
|--------------------|-------------|--------------|--------------|--------------|--------------|------------|------------|--------------|
| Less than \$10,000 | (82) | (129) | (119) | (156) | 88 | (35) | (104) | (537) |
| \$10,000-14,999 | (69) | (85) | (120) | (33) | 68 | (73) | (102) | (414) |
| \$15,000-19,999 | (52) | (150) | (90) | (102) | 48 | (5) | (35) | (386) |
| \$20,000-24,999 | (40) | (170) | (56) | (132) | 53 | (2) | (15) | (362) |
| \$25,000-29,999 | (28) | (162) | (143) | (144) | 73 | (30) | 46 | (388) |
| \$30,000-34,999 | (35) | (80) | (252) | (23) | 83 | (6) | 44 | (269) |
| \$35,000-39,999 | 34 | (52) | (52) | (197) | 135 | (62) | 34 | (160) |
| \$40,000-44,999 | 17 | 13 | (53) | (7) | (38) | 135 | 136 | 203 |
| \$45,555-49,999 | (1) | (159) | (160) | (51) | 59 | (64) | (18) | (394) |
| \$50,000-59,999 | 75 | 24 | (40) | (31) | 128 | 20 | 47 | 223 |
| \$60,000-74,999 | 63 | 46 | (92) | (184) | 189 | 123 | 29 | 174 |
| \$75,000-99,999 | 48 | 163 | 65 | (50) | 209 | 71 | 71 | 577 |
| \$100,000-124,999 | 11 | 124 | 146 | 97 | 186 | 91 | 44 | 699 |
| \$125,000-149,999 | 6 | 50 | 72 | 130 | 127 | 50 | 49 | 484 |
| \$150,000+ | 29 | 85 | 144 | 228 | 304 | 77 | 34 | 901 |
| Total | (24) | (482) | (750) | (655) | 1,712 | 290 | 260 | 351 |

Sources: Claritas and Ackerman/JJG (August 2007)

Ackerman & Co.

II. Retail Market

RETAIL MARKET OVERVIEW

COLUMBUS-MUSCOGEE COUNTY

MAJOR SHOPPING CENTERS

| <u>No.</u> | <u>Project/Location</u> | <u>Year Built</u> | <u>Leasable Area (SF)</u> | <u>Major Tenants</u> |
|------------|---|-------------------|---------------------------|---|
| 1 | Columbus Park Crossing JR Allen Parkway | 2001-2010 | 1,000,000 | AC Moore, Barnes & Noble, Bed Bath & Beyond Carmike Cinema, Circuit City, Marshalls, Old Navy, Ross, Sears, Staples, Toys R Us, Sam's Club, Wal-Mart Supercenter |
| 2 | Peachtree Mall Manchester Expressway | 1975 | 819,836 | Dillard's, JC Penney, Macy's, Carmike Cinema |

1,819,836

Other Significant New Retail Development:

| | | | | |
|---|-------------------------|----------|---------|--|
| 1 | The Landings (Woodruff) | Existing | N/A | Redevelopment of three existing shopping centers |
| 2 | Gateway Road | U/C | 200,000 | Wal-Mart Supercenter |
| 3 | Airport Thruway | U/C | 150,000 | Wal-Mart Supercenter |

DEMOGRAPHIC PROFILE

| | <u>Columbus-Muscogee County</u> | <u>Columbus MSA</u> |
|-----------------------------|---------------------------------|---------------------|
| Population | | |
| 2007 (Estimate) | 185,725 | 278,404 |
| 2012 (Projection) | 185,933 | 281,506 |
| Annual % Change | | |
| 1990-2007 | 0.4% | 0.7% |
| 2007-2012 | 0.1% | 0.4% |
| 2007 Characteristics | | |
| % Minority | 53.0% | 47.5% |
| % Under 18 | 27.1% | 26.1% |
| % 65+ | 11.7% | 11.7% |
| Median Age | 33.3 | 33.8 |
| Households | 70,283 | 104,243 |
| Avg. Household Size | 2.51 | 2.52 |
| % Owner-Occ. Housing | 57.7% | 60.8% |
| Median House Value | \$117,041 | \$114,780 |
| Median Household Inc. | \$40,457 | \$40,339 |
| Avg. Household Income | \$54,663 | \$53,507 |

RETAIL OPPORTUNITY GAP/SURPLUS*

| Category | <u>Muscogee Co.</u> | <u>Columbus MSA</u> |
|----------------------------|---------------------|---------------------|
| Motor Vehicles & Parts | (\$265.1) | (\$70.2) |
| Furniture | (\$15.3) | (\$7.7) |
| Electronics | (\$14.6) | \$4.8 |
| Building Materials | (\$69.8) | (\$55.1) |
| Food & Beverages | \$3.1 | \$63.9 |
| Health & Personal Care | (\$33.9) | (\$23.6) |
| Gasoline Stations | (\$216.6) | (\$275.6) |
| Clothing & Accessories | (\$22.3) | \$10.9 |
| Sporting Goods, Etc. | (\$22.8) | (\$3.4) |
| General Merchandise | (\$132.4) | (\$148.3) |
| Miscellaneous Items | (\$63.9) | (\$54.5) |
| Non-store retailers | \$78.2 | \$150.2 |
| Restaurants & Bars | (\$310.7) | (\$290.6) |
| Total (In Millions) | (\$1,086.3) | (\$699) |

* This analysis compares retail sales generated by current retail supply with retail sales supported by the population. It does not take into account daytime workers, visitors, and others from outside the community.

MAJOR RETAIL TENANTS

COLUMBUS-MUSCOGEE COUNTY

| | <u>Bradley Park</u> | <u>Columbus Park Crossing Area</u> | <u>Peachtree Mall Area</u> | <u>Other Nodes/Areas</u> |
|--------------------------------|----------------------------------|---|--|---|
| Dept. Store/ Anchor | Target | Sam's Club Sears Wal-Mart | Dillard's JC Penney Macy's | K Mart (2) Wal-Mart (3) |
| Grocery | Publix | Wal-Mart SuperCenter Winn Dixie | Piggly Wiggly | IGA Piggly Wiggly (6) Publix (2) Wal-Mart SuperCenter (2) Winn Dixie (4) |
| Drug Stores | CVS/pharmacy | CVS/pharmacy | CVS/pharmacy | CVS/pharmacy (4) Eckerd (4) Walgreen's (4) Good Neighbor (3) |
| Dollar Store | | Dollar General | | Dollar General (8) Family Dollar Fred's (2) |
| Apparel | Goody's Stein Mart Talbots | Kohl's Lane Bryant Marshall's Maurice's Men's Warehouse Old Navy Ross TJ Maxx | Abercrombie & Fitch Aeropostale Ann Taylor Loft American Eagle Eddie Bower Express Gap | Cato |
| Home Improvement | --- | Lowes | Home Depot | --- |
| Home/Furniture | --- | Ashley Furniture Kirkland Home La-Z-Boy Lifeway Pier One | Bombay Company Kirkland's | Badcock Farmer's Kinder's Rent A Center Rooms to Go Outlet |
| Specialty | Hibbett Sports PetsMart | AC Moore Babies R Us Barnes & Noble Bed Bath & Beyond Circuit City Dick's Sporting Goods Party City Petco Rack Room Shoes Staples Toys R Us | Best Buy Hobby Lobby Hibbett Sports | Big Lots Books A Million Hancock Fabrics Office Max Petland West Point Stevens |
| Entertainment | AMF Peach Lanes | Carmike | Carmike | Carmike (2) |

RETAIL TRADE POTENTIAL (2006)

COLUMBUS-MUSCOGEE COUNTY

RETAIL STORES

| <u>Category</u> | <u>Demand/ Consumer Expenditures</u> | <u>Supply/ Retail Sales</u> | <u>Retail Opportunity Gap/Surplus</u> |
|---|--|-------------------------------------|---|
| Motor vehicles, parts & dealers | \$552,510,243 | \$817,648,009 | (\$265,137,766) |
| Furniture & home furnishings | \$61,184,415 | \$76,510,978 | (\$15,326,563) |
| Electronics & appliances | \$56,977,377 | \$71,594,015 | (\$14,616,638) |
| Building material & garden equipment | \$252,858,114 | \$322,661,986 | (\$69,803,872) |
| Food & beverages | \$292,977,702 | \$289,885,022 | \$3,092,680 |
| Health & personal care | \$136,275,343 | \$170,196,992 | (\$33,921,649) |
| Gasoline stations | \$256,163,024 | \$472,798,012 | (\$216,634,988) |
| Clothing & clothing accessories | \$115,429,283 | \$137,740,990 | (\$22,311,707) |
| Sporting goods, hobbies, books, & music | \$47,003,501 | \$69,847,010 | (\$22,843,509) |
| General merchandise/department stores | \$307,268,763 | \$439,660,992 | (\$132,392,229) |
| Miscellaneous items | \$59,658,982 | \$123,566,968 | (\$63,907,986) |
| Non-store retailers (e-shopping, vending) | \$145,259,702 | \$67,030,998 | \$78,228,704 |
| Food service & drinking places | \$187,573,172 | \$498,302,016 | (\$310,728,844) |
| Total | \$2,471,139,621 | \$3,557,443,988 | (\$1,086,304,367) |

BUSINESS SERVICES

| | <u>No. of Establishments</u> | <u>Total Employees</u> | <u>Sales</u> |
|---------------------------------|----------------------------------|----------------------------|------------------------|
| Hotels & Other Lodging Services | 46 | 943 | \$39,600,000 |
| Personal Services | 571 | 2,493 | \$103,900,000 |
| Business Services | 348 | 5,393 | \$533,000,000 |
| Auto Repair Services & Parking | 298 | 1,319 | \$101,400,000 |
| Motion Pictures | 35 | 447 | \$26,500,000 |
| Amusement & Recreation Services | 142 | 2,291 | \$288,600,000 |
| | 1,440 | 12,886 | \$1,093,000,000 |

Sources: Claritas and Ackerman/JJG (August 2007)

Ackerman & Co.

CONSUMER SPENDING PATTERNS - MUSCOGEE COUNTY

| | 2007 | | | | 2012 | | | | Annual % Change | |
|---|---|--|---------------|---------------------------|---|--|---------------|---------------------------|---|--|
| | Annual Aggregate Spending (000s) | Average Annual Household Spending | % of Total | Market Index to USA | Annual Aggregate Spending (000s) | Average Annual Household Spending | % of Total | Market Index to USA | Annual Aggregate Spending (000s) | Average Annual Household Spending |
| Population | 185,725 | | | | 185,933 | | | | 0.0% | |
| Households | 70,283 | | | | 70,634 | | | | 0.1% | |
| Average Household Income | \$54,663 | | | | \$59,851 | | | | 1.8% | |
| Average Effective Buying Income | \$41,713 | | | | \$52,356 | | | | 4.6% | |
| % of Average Household Income | 76.3% | | | | 87.5% | | | | | |
| Grocery/Other Misc. Expenses | | | | | | | | | | |
| Food at Home (Groceries) | \$360,268 | \$5,126 | 12.3% | 85 | \$414,843 | \$5,873 | 11.2% | 89 | 2.9% | 2.8% |
| Food Away from Home | \$257,283 | \$3,661 | 8.8% | 72 | \$324,059 | \$4,588 | 8.8% | 75 | 4.7% | 4.6% |
| Alcoholic Beverages at Home | \$44,930 | \$639 | 1.5% | 70 | \$59,609 | \$844 | 1.6% | 74 | 5.8% | 5.7% |
| Alcoholic Beverages away from Home | \$15,856 | \$226 | 0.5% | 53 | \$18,869 | \$267 | 0.5% | 55 | 3.5% | 3.4% |
| Housekeeping Supplies | \$22,904 | \$326 | 0.8% | 9 | \$28,117 | \$398 | 0.8% | 94 | 4.2% | 4.1% |
| Misc. Personal Items | | | | | | | | | | |
| Personal Care Products & Services | \$65,226 | \$928 | 2.2% | 89 | \$79,940 | \$1,132 | 2.2% | 93 | 4.2% | 4.1% |
| Personal Expenses & Services | \$91,075 | \$1,296 | 3.1% | 80 | \$114,439 | \$1,620 | 3.1% | 83 | 4.7% | 4.6% |
| Smoking Products/Supplies | \$50,945 | \$725 | 1.7% | 89 | \$56,875 | \$805 | 1.5% | 92 | 2.2% | 2.1% |
| Household Equipment | | | | | | | | | | |
| Household Textiles | \$34,018 | \$484 | 1.2% | 80 | \$43,014 | \$609 | 1.2% | 84 | 4.8% | 4.7% |
| Household Furniture | \$48,673 | \$693 | 1.7% | 84 | \$62,094 | \$879 | 1.7% | 88 | 5.0% | 4.9% |
| Other appliances, equipment | \$84,404 | \$1,201 | 2.9% | 79 | \$102,758 | \$1,455 | 2.8% | 81 | 4.0% | 3.9% |
| Apparel | \$267,385 | \$1,440 | 3.5% | 83 | \$318,309 | \$1,712 | 3.3% | 86 | 3.5% | 3.5% |
| Entertainment | | | | | | | | | | |
| Sports & Recreation | \$91,167 | \$1,297 | 3.1% | 87 | \$116,494 | \$1,649 | 3.1% | 90 | 5.0% | 4.9% |
| TV, Radio & Sound Equipment | \$124,280 | \$1,768 | 4.2% | 89 | \$166,728 | \$2,360 | 4.5% | 94 | 6.1% | 5.9% |
| Reading Materials | \$25,918 | \$369 | 0.9% | 69 | \$29,274 | \$414 | 0.8% | 72 | 2.5% | 2.3% |
| Travel | \$77,345 | \$1,100 | 2.6% | 70 | \$95,873 | \$1,357 | 2.6% | 72 | 4.4% | 4.3% |
| Photographic Equipment | \$6,627 | \$94 | 0.2% | 80 | \$7,066 | \$100 | 0.2% | 83 | 1.3% | 1.2% |
| Shelter and Related Expenses* | \$84,575 | \$1,203 | 2.9% | 97 | \$102,669 | \$1,545 | 3.0% | 102 | 4.0% | 5.1% |
| Fuels, Utilities & Telephone Service | \$84,575 | \$1,204 | 2.9% | 81 | \$102,669 | \$1,453 | 2.8% | 85 | 4.0% | 3.8% |
| Transportation Expenses | \$472,268 | \$6,720 | 16.1% | 89 | \$615,929 | \$8,720 | 16.7% | 93 | 5.5% | 5.3% |
| Health Care | | | | | | | | | | |
| Medical Services | \$113,808 | \$1,619 | 3.9% | 90 | \$143,489 | \$2,031 | 3.9% | 94 | 4.7% | 4.6% |
| Prescription Drugs | \$166,204 | \$2,365 | 5.7% | 108 | \$269,388 | \$3,814 | 7.3% | 113 | 10.1% | 10.0% |
| Medical Supplies | \$8,633 | \$123 | 0.3% | 81 | \$10,868 | \$154 | 0.3% | 84 | 4.7% | 4.6% |
| Education | \$73,680 | \$1,048 | 2.5% | 68 | \$99,170 | \$1,404 | 2.7% | 71 | 6.1% | 6.0% |
| Other Items (pets, day care, etc.) | \$151,389 | \$2,154 | 5.2% | 83 | \$180,037 | \$2,549 | 4.9% | 87 | 3.5% | 3.4% |
| Total | \$2,931,690 | \$41,713 | 100.0% | 83 | \$3,698,125 | \$52,356 | 100.0% | 87 | 4.8% | 4.6% |

* Shelter figures exclude rent and/or mortgage expenses.

Note: The information on this report is derived from the US Department of Labor, Consumer Expenditure Survey.

Sources: Claritas and Ackerman/JJG (August 2007)

Ackerman & Co.

III. Hospitality Market

HOSPITALITY INDUSTRY PROFILE - COLUMBUS-MUSCOGEE

LODGING/TOURISM TRENDS - COLUMBIA COUNTY

| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | Annual % Change |
|------------------------------------|-----------|-----------|-------------|-------------|-------------|-------|-----------------|
| Hotels | | | | | | | |
| No. of Hotels | 30 | 30 | 31 | 32 | 32 | 33 | 1.9% |
| Hotel Rooms | 2,939 | 2,939 | 3,096 | 3,216 | 3,216 | 3,366 | 2.8% |
| Hotel/Motel Bed Tax Revenue | \$872,712 | \$890,233 | \$1,040,643 | \$1,124,309 | \$1,125,746 | N/A | 6.6% |

ATTRACTIONS

The Columbus CVB promotes 46 attractions in the area.

Local Attractions

Civil War Naval Center
 Coca-Cola Space Science Center
 Columbus Museum
 Fort Benning/Infantry Museum
 Golf Courses (Bull Creek, Oxbow Creek)
 Heritage Corner
 Riverwalk
 State Theater of Georgia (Springer)

Nearby Attractions

Callaway Gardens
 Little White House/Warm Springs
 Wild Animal Safari

VISITOR SPENDING

| | |
|----------------------------|---------------|
| Total Expenditures (FY 04) | \$276,840,000 |
| Average Daily Spending | |
| Winter 2005 | \$408.83 |
| Spring 2006 | \$352.61 |

COMPETITIVE HOTELS

| <u>Hotel</u> | <u>Type of Facility</u> | <u>Year Open</u> | <u>No. of Rooms</u> |
|------------------------|-------------------------|------------------|---------------------|
| Best Western | Mid w/ F&B | 1989 | 82 |
| Comfort Inn | Mid w/ F&B | 2001 | 73 |
| Comfort Suites | Mid w/o F&B | 1997 | 57 |
| Country Inn & Suites | Mid w/o F&B | 2007 | 62 |
| Courtyard by Marriott | Upscale | 1984 | 139 |
| Fairfield Inn & Suites | Mid w/o F&B | 2003 | 79 |
| Four Points Airport | Upscale | 1988 | 177 |
| Hampton Inn | Mid w/o F&B | 2001 | 87 |
| Hampton Inn Airport | Mid w/o F&B | 1986 | 118 |
| Hilton Garden Inn | Upscale | 2004 | 120 |
| Holiday Inn | Mid w/ F&B | 1969 | 224 |
| Holiday Inn Express | Mid w/o F&B | 2007 | 88 |
| LaQuinta Inn CSU | Mid w/o F&B | 1985 | 98 |
| LaQuinta Inn Midtown | Mid w/o F&B | 1980 | 122 |
| Marriott Columbus | Upscale | 1982 | 177 |
| Quality Inn | Mid w/ F&B | 1962 | 153 |
| Residence Inn | Upscale | 2003 | 78 |
| Sleep Inn | Mid w/o F&B | 2001 | 62 |
| Staybridge Suites | Upscale | 2007 | 83 |
| Wyngate by Wyndham | Mid w/o F&B | 2000 | 84 |
| | | | 2,163 |

CONVENTION FACILITIES

| <u>Facility/Location</u> | <u>Exhibition Space SF</u> | <u>Meeting Room SF</u> | <u>Largest Seating Capacity</u> | <u>Comments</u> |
|--------------------------------------|----------------------------|------------------------|---------------------------------|---|
| Civic Center | N/A | 5,000 | 10,000 | Versatile facility with full-service kitchen |
| Convention & Trade Center | 55,000 | 127,000 | N/A | A \$25 million renovation was recently completed for this 182,000 square-foot facility. |
| River Center | N/A | N/A | 2,000 | This performing arts center is home to the Columbus Symphony Orchestra. |

HOTEL MARKET TRENDS COLUMBUS-MUSCOGEE COUNTY

| <u>Year</u> | <u>Occupancy</u> | <u>Average Daily Rate</u> | <u>Revenue/ Available Room (RevPAR)</u> | <u>Supply (Room Nights)</u> | <u>Demand (Room Nights)</u> | <u>Revenue</u> |
|----------------------|------------------|---------------------------|---|-----------------------------|-----------------------------|----------------|
| Annual Trends | | | | | | |
| 2001 | 64.1% | \$57.60 | \$36.91 | 826,104 | 529,386 | \$30,492,393 |
| 2002 | 67.1% | \$58.69 | \$39.38 | 873,323 | 586,051 | \$34,393,890 |
| 2003 | 67.9% | \$60.91 | \$41.38 | 901,820 | 612,636 | \$37,318,466 |
| 2004 | 69.2% | \$64.80 | \$44.82 | 966,700 | 668,740 | \$43,332,221 |
| 2005 | 68.4% | \$70.02 | \$47.92 | 988,420 | 676,409 | \$47,361,770 |
| 2006 | 67.7% | \$75.49 | \$51.14 | 988,420 | 669,560 | \$50,546,112 |
| Average | 67.5% | \$65.04 | \$35.36 | 924,131 | 623,797 | \$40,574,142 |
| Annual % Chg. | --- | 5.6% | 6.7% | 3.7% | 4.8% | 10.6% |

June YTD Trends

| | | | | | | |
|---------------|-------|---------|---------|---------|---------|--------------|
| 2001 | 66.7% | \$57.98 | \$38.64 | 397,660 | 266,045 | \$15,366,884 |
| 2002 | 67.3% | \$57.91 | \$39.00 | 428,065 | 288,267 | \$16,693,044 |
| 2003 | 70.1% | \$60.85 | \$42.68 | 440,011 | 308,630 | \$18,780,266 |
| 2004 | 67.0% | \$63.40 | \$42.49 | 468,428 | 313,927 | \$19,902,205 |
| 2005 | 68.0% | \$68.82 | \$46.80 | 490,148 | 333,287 | \$22,938,378 |
| 2006 | 66.7% | \$75.26 | \$50.17 | 490,148 | 326,774 | \$24,593,088 |
| 2007 | 67.5% | \$81.05 | \$54.72 | 505,838 | 341,555 | \$27,681,727 |
| Average | 67.6% | \$67.03 | \$45.32 | 460,043 | 311,069 | \$20,850,799 |
| Annual % Chg. | --- | 5.8% | 5.8% | 2.8% | 2.9% | 8.8% |

Day of the Week Trend (July 2006 - June 2007)

| | | | |
|-----------|-------|---------|---------|
| Sunday | 44.4% | \$73.96 | \$32.81 |
| Monday | 59.2% | \$79.66 | \$47.18 |
| Tuesday | 68.6% | \$80.80 | \$55.41 |
| Wednesday | 78.0% | \$80.12 | \$62.52 |
| Thursday | 77.0% | \$78.37 | \$60.33 |
| Friday | 75.2% | \$77.01 | \$57.91 |
| Saturday | 74.6% | \$77.32 | \$57.65 |

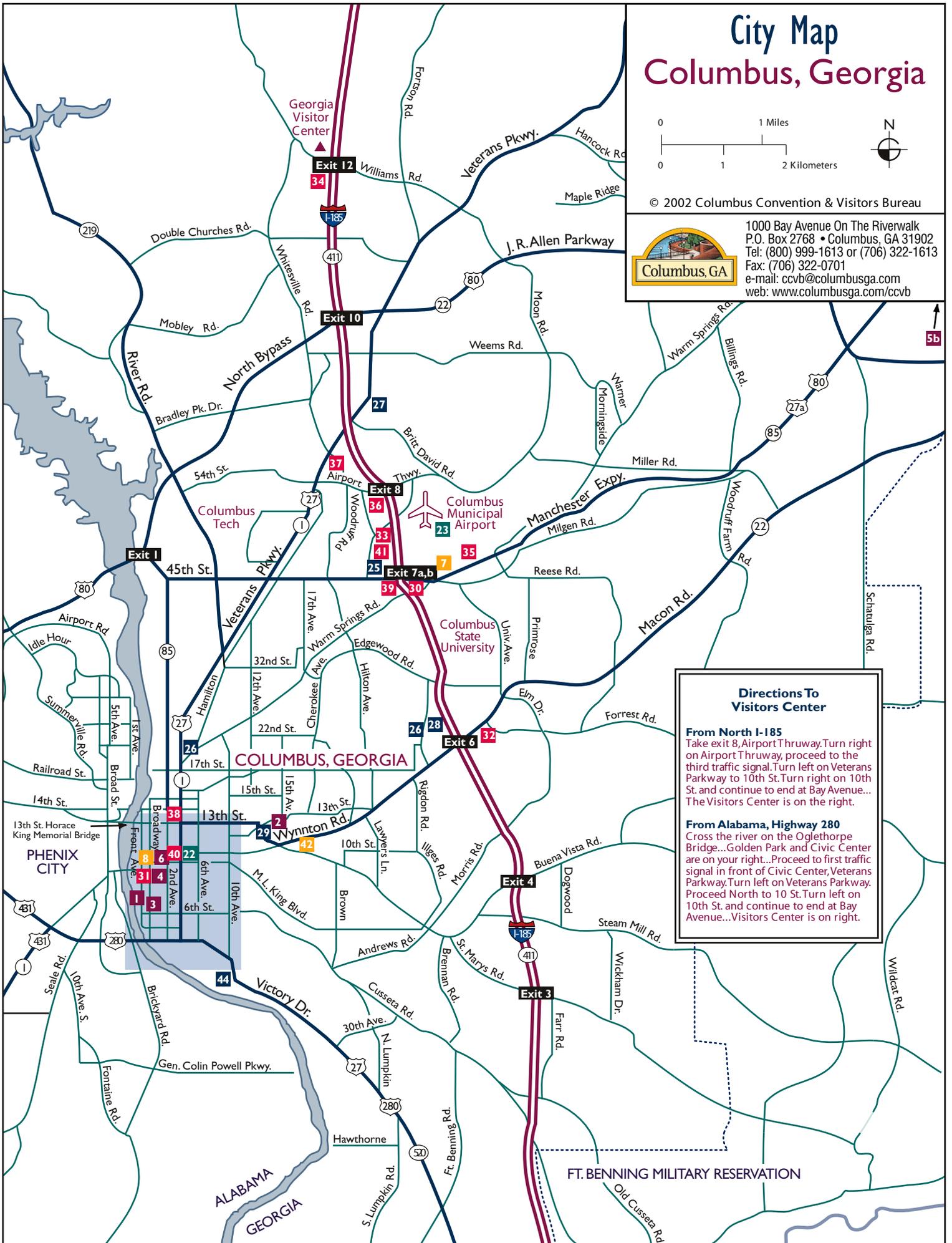
City Map Columbus, Georgia



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1000 Bay Avenue On The Riverwalk
P.O. Box 2768 • Columbus, GA 31902
Tel: (800) 999-1613 or (706) 322-1613
Fax: (706) 322-0701
e-mail: ccvb@columbusga.com
web: www.columbusga.com/ccvb



Directions To Visitors Center

From North I-185

Take exit 8, Airport Thruway. Turn right on Airport Thruway, proceed to the third traffic signal. Turn left on Veterans Parkway to 10th St. Turn right on 10th St. and continue to end at Bay Avenue... The Visitors Center is on the right.

From Alabama, Highway 280

Cross the river on the Oglethorpe Bridge... Golden Park and Civic Center are on your right... Proceed to first traffic signal in front of Civic Center, Veterans Parkway. Turn left on Veterans Parkway. Proceed North to 10 St. Turn left on 10th St. and continue to end at Bay Avenue... Visitors Center is on right.

Location Legend

Attractions

- 1** Coca-Cola Science Museum
- 2** Columbus Museum and Columbus Museum Uptown
- 3** Dr. Pemberton's House (inventor of Coca-Cola)
- 4** Joeseoph House Gallery
- 5** Oxbow Creek Golf Course
- 5b** Bull Run Creek Golf Course
- 6** Springer Opera House

Shopping

- 7** Peachtree Mall
- 8** Thomas Kinkade
- 42** 1617 Wynnton Antiques

Recreation

- 9** Columbus RedStixx
- 10** CottonMouths
- 11** RiverDragons
- 12** War Dogs
- 13** Providence Canyon State Park
- 14** George T. Bagby State Park
- 15** Florence Marina State Park
- 16** Little White House State Historic Park
- 17** F.D. Roosevelt State Park

Day Trips

- 43** LaGrange-Troup Co. Chamber of Commerce
- 18** Americus-Sumter Tourism Council
- 19** Pine Mountain Wild Animal Park
- 44** Port Columbus National Civil War Naval Museum
- 20** SAM Shortline Excursion Train
- 21** Westville

Services

- 22** Columbus Bank & Trust
- 23** Columbus Metro Airport
- 24** Rankin Gardens & Atrium & Arts Center

Restaurants

- 25** Buckhead Grille
- 26** Country's Barbecue
- 27** Garlic Clove
- 28** Longhorn Steakhouse
- 29** Miriam's Cafe & Gallery

Accommodations

- 30** Baymont Inn & Suites
- 31** Columbus Hilton
- 32** Comfort Inn
- 33** Comfort Suites
- 34** Country Inn & Suites
- 35** Courtyard by Marriott
- 36** Columbus Sheraton
- 37** Hampton Inn Airport
- 38** Heritage Inn's of America
- 39** Holiday Inn North
- 40** Howard Johnson Express Inn
- 41** Sleep Inn Suites



CONVENTION & VISITORS BUREAU
What progress has preserved.

1000 Bay Avenue On The Riverwalk
P.O. Box 2768 • Columbus, GA 31902
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web: www.columbusga.com/ccvb

IV. Office - Industrial Market

INDUSTRIAL-OFFICE MARKET OVERVIEW

COLUMBUS-MUSCOGEE COUNTY

BUSINESS/INDUSTRIAL PARKS

| <u>Project</u> | <u>Year Started</u> | <u>Total Acres</u> | <u>Available Acres</u> |
|-----------------------------|---------------------|--------------------|------------------------|
| Business Parks | | | |
| Brookstone Business Park | 1990s | 35 | 0 |
| Brookstone Centre Office Pk | 1980s | 148 | 0 |
| | | 183 | 0 |
| Industrial Parks | | | |
| Blanchard Industrial Park | 1930s | 200 | 0 |
| Bradley Industrial Park | 1960s | 100 | 0 |
| Columbus East Ind. Park | 1970s | 250 | 0 |
| Corporate Ridge Ind. Park | 1980s | 550 | 0 |
| Fall Line Business Center | 2007 | 245 | 245 |
| Muscogee Technology Park | 2007 | 1,152 | 1,069 |
| | | 2,497 | 1,314 |

SELECTED OFFICE BUILDINGS FOR LEASE

| <u>Project</u> | <u>Rentable Sq. Ft.</u> | <u>Vacancy Rate</u> | <u>Rent/ Sq. Ft.</u> |
|----------------------------------|-------------------------|---------------------|----------------------|
| Arsenal Place | 88,710 | 0% | \$17.95 |
| Brookstone Centre - 100 | 12,600 | 0% | \$14.95 |
| Brookstone Centre-260 | 10,080 | 0% | N/A |
| Brookstone Centre-400 | 15,000 | 21% | \$13.00 |
| Brookstone Centre-700 | 15,000 | 35% | \$17.50 |
| Corporate Center | 128,000 | 14% | \$12.50 |
| Deena Office Park | 29,000 | 28% | \$12.00 |
| Flowers/Johnson, Inc. | 4,300 | 67% | \$14.50 |
| Landmark II | 29,500 | 4% | \$12.50 |
| Main Street Village | 105,000 | 30% | \$11.50 |
| Manchester Building | 27,500 | 90% | \$13.00 |
| Northlake Centre-7210 | 15,000 | 26% | \$15.00 |
| Northlake Centre-7263 | 21,340 | 100% | \$15.50 |
| Northlake Centre-7290 | 20,000 | 9% | \$17.50 |
| Riverfront Building | 72,000 | 32% | \$16.00 |
| SouthTrust | 13,360 | 100% | \$9.00 |
| St. Francis Medical Office Bldg. | 66,000 | 0% | \$14.00 |
| Synovus Center | 132,940 | 9% | \$22.00 |
| Warm Springs Road - 2724 | 12,250 | 100% | \$17.63 |
| | 817,580 | 25% | \$14.00 |

MAJOR DEVELOPERS

Development Authority of Columbus
 Jordan Hart
 WC Bradley
 Woodruff Corporation

MAJOR USERS

| <u>Company</u> | <u>Jobs</u> |
|-----------------------------------|-------------|
| Office | |
| Aflac | 3,441 |
| Bell South (AT&T) | 500 |
| Blue Cross/Blue Shield | 1,650 |
| Carmike Cinemas | 560 |
| Columbus Bank & Trust | 460 |
| Columbus Consolidated Gov't | 2,718 |
| Synovus | 776 |
| TSYS | 2,479 |
| Industrial | |
| Cagle's | 900 |
| Columbus Foundry | 750 |
| Concrete Company | 500 |
| Goody Products | 550 |
| Interstate Brands (Dolly Madison) | 1,000 |
| Swift Denim | 2,190 |
| Tom's Foods | 800 |
| Tyson Foods | 650 |

AVAILABLE INDUSTRIAL BUILDINGS

| | |
|---------------------------------|------------------|
| AIM Building 1 | 75,000 |
| AIM Building 2 | 26,000 |
| Belfast Avenue Building | 79,592 |
| Brown Avenue Building | 50,951 |
| Burnham Road Building | 95,750 |
| Char-Broil Building | 169,366 |
| Chattsworth Road Building | 150,000 |
| Cusseta Road Building | 37,000 |
| Jamestown Road Building | 174,262 |
| Manchester Building | 25,588 |
| Muscogee Tech Park - Spec Bldg. | 170,000 |
| Veterans Parkway Building | 71,000 |
| Webster Avenue Building | 14,490 |
| | 1,138,999 |

Sources: Columbus Chamber of Commerce, The Valley Partnership,
 Jordan Hart, and Ackerman/JJG (August 2007)

Ackerman & Co.

MAJOR BUSINESS/INDUSTRIAL PARKS - COLUMBUS-MUSCOGEE COUNTY

| <u>No.</u> | <u>Project/Developer/Location</u> | <u>Year Started</u> | <u>Total Acres</u> | <u>Sold/Dev. Acres</u> | <u>Available Acres</u> | <u>Largest Available Site</u> | <u>Land Price/Acre</u> | <u>Rail Service</u> | <u>Utilities</u> | <u>Comments</u> |
|--------------|--|---------------------|--------------------|------------------------|------------------------|-------------------------------|-------------------------|----------------------|------------------|---|
| 1 | Blanchard Industrial Park Development Authority of Columbus Highway 27 & Jackson Avenue | 1930s | 200.00 | 200.00 | 0.00 | 0.00 | N/A | Georgia Southwest | All | Major users are: Dolly Madison, Waggoner's Trucking, Dynaweld |
| 2 | Brookstone Business Park WC Bradley Whitesville Road | Early 1990s | 35.00 | 35.00 | 0.00 | 0.00 | N/A | None | All | Office park w/ 25 (est.) buildings; Built out; Major users are: Waddell Realty, Dialysis Clinic |
| 3 | Brookstone Centre Office Park WC Bradley Highway 80 & Bradley Park Drive | Late 1980s | 148.00 | 118.00 | 30.00 | 5.50 | \$150,000- \$200,000 | None | All | 1,000,000 SF office park; Nearly built out; Major users are: GreenPoint Mortgage, Flournoy Development, Flowers & Mansfield, Blue Cross/Blue Shield, Internet, Morgan Keegan |
| 4 | Bradley Industrial Park WC Bradley Highway 80 & Bradley Park Drive | 1960s | 100.00 | 100.00 | 0.00 | 0.00 | N/A | None | All | Major users are: Columbus Foundry, UPS |
| 5 | Columbus East Industrial Park Development Authority of Columbus Schatulga Road | 1970s | 250.00 | 250.00 | 0.00 | 0.00 | N/A | Norfolk Southern | All | Major users are: Cessna Bayer, Brown Trucking, Weyerhaeuser |
| 6 | Corporate Ridge Industrial Park Development Authority of Columbus Schatulga Road | 1980s | 550.00 | 550.00 | 0.00 | 0.00 | N/A | Norfolk Southern | All | Major users are: AFLAC, Kodak, Kysor Warren, TSYS, Panasonic |
| 7 | Fall Line Business Center Development Authority of Columbus Macon Road | 2007 | 245.00 | 0.00 | 245.00 | 245.00 | \$35,000 | None | All | New park geared to office users |
| 8 | Muscogee Technology Park Development Authority of Columbus Schatulga Road | 2007 | 1,151.95 | 82.97 | 1,068.98 | 249.50 | \$30,000 | Norfolk Southern | All | Foreign Trade Zone New park; Primary users are: LithoKrome |
| TOTAL | | | 2,679.95 | 1,335.97 | 1,343.98 | | | | | |

Sources: Valley Partnership and Ackerman/JJG (August 2007)

Ackerman & Co.

MAJOR MANUFACTURERS (100+ JOBS) COLUMBUS-MUSCOGEE AREA

| <u>No.</u> | <u>Company</u> | <u>Location</u> | <u>Product</u> | <u>Year Open</u> | <u>No. of Jobs</u> |
|------------|-------------------------------------|-------------------------------|-----------------------------------|------------------|--------------------|
| 1 | Baby's Dream Furniture | Industrial Blvd.-Buena Vista | Wood furniture | 1992 | 200 |
| 2 | Bradley Co., WC | Front Ave.-Columbus (HQ) | Diversified | 1885 | 200 |
| 3 | Buffalo Rock Co. | Allied Dr.-Columbus | Distributors of Pepsi products | 1924 | 178 |
| 4 | Cagle's | Hwy. 116-Pine Mountain | Poultry processing | 1945 | 900 |
| 5 | Cessna Aircraft | Cargo Dr.-Columbus | Aircraft parts & auxiliary equip. | 1987 | 350 |
| 6 | Char-Broil | Belfast Ave.-Columbus | Cooking appliances | 1885 | 600 |
| 7 | Columbus Foundry | Northside Ind. Blvd.-Columbus | Iron & steel | 1970 | 750 |
| 8 | Columbus Ledger-Enquirer | W. 12th St.-Columbus | Commercial printing | 1927 | 300 |
| 9 | Communicorp | Lockwood Ave.-Columbus | Commercial printing | 1982 | 180 |
| 10 | Concrete Company | Schatulga Road-Columbus | Concrete | 1951 | 500 |
| 11 | Cosmyl USA Labs, Inc. | Mutee Dr.-Columbus | Toilet preparations | --- | 250 |
| 12 | Denim North America | Marubeni Drive-Columbus | Apparel | 1998 | 350 |
| 13 | Exide Technology | Joy Road-Columbus | Storage batteries | 1961 | 140 |
| 14 | GNB Technologies | Joy Road-Columbus | Secondary smelting & refining | 1968 | 100 |
| 15 | Georgia-Pacific Corp. | Chiplew Hwy.-Warm Springs | Softwood veneer & plywood | 1975 | 300 |
| 16 | Golden's Foundry & Machine Co. | 12th St.-Columbus | Machine shops | 1882 | 250 |
| 17 | Goodwill Industries | Northside Ind. Blvd.-Columbus | Mattresses | 1962 | 285 |
| 18 | Goody Products | W. Main St.-Manchester | Toilet preparations | 1964 | 550 |
| 19 | Horizon Metal Products | Horizon Way-Manchester | Surgical appliance & supplies | 1990 | 100 |
| 20 | Interface Flooring | Skinner Dr.-West Point | Carpet & rug mills | 1983 | 300 |
| 21 | Intermet Columbus Machining | Jamesson Road-Midland | Iron foundries | 1976 | 130 |
| 22 | Interstate brands (Dolly Madison) | Victory Dr.-Columbus | Commercial bakery | --- | 1,000 |
| 23 | Kellogg Company | Victory Dr.-Columbus | Commercial bakery | 1902 | 330 |
| 24 | Kodak Polychrome Graphics | Corporate Ridge Ind. Park | Comm. lithograph printing | 1998 | 300 |
| 25 | Kysor/Warren | Transport Blvd.-Columbus | HVAC equipment | --- | 240 |
| 26 | Kysor/Warren | Mutee Dr.-Columbus | HVAC equipment | 1996 | 200 |
| 27 | Litho-Crome | Old Brim Rd.-Midland | Commercial printing | --- | 130 |
| 28 | Ludlow Coated Products | 8th Avenue-Columbus | Plastics products | 1995 | 114 |
| 29 | Matsushita Battery Industrial Corp. | Panasonic Dr.-Columbus | Batteries | --- | 115 |
| 30 | Matsushita Ultra-Tech Battery Corp. | Mutee Dr.-Columbus | Batteries | 1988 | 398 |
| 31 | Milliken & Co. | Hamilton Road-Pine Mountain | Concrete products | 1970 | 150 |
| 32 | New Braunfels Smoker Co. | Jamesson Road-Midland | Kitchen utensils, pots & pans | 1991 | 170 |
| 33 | Pratt & Whitney | Macon Road-Columbus | Aircraft engines & parts | 1996 | 198 |
| 34 | Swift Denim | Flat Rock Road-Midland | Broad woven fabric finishing | --- | 900 |
| 35 | Swift Denim | 6th Ave.-Columbus | Broad woven fabric finishing | 1882 | 650 |
| 36 | Swift Denim | 4th Ave.-Columbus | Broad woven fabric finishing | 1906 | 640 |
| 37 | Tom's Foods | 8th Street-Columbus | Snack foods | 1925 | 800 |
| 38 | TSYS | 1st Ave.-Columbus | Account processing | 1983 | 2,600 |
| 39 | Tyson Foods | Tyson Road-Buena Vista | Poultry processing | --- | 650 |
| 40 | West Point Foundry & Machine | W. 10th Street-West Point | Textile machinery | 1866 | 250 |
| 41 | Westpoint Stevens | W. 10th Street-West Point | Textiles | 1990 | 200 |
| 42 | Weyerhaeuser Co. | Cargo Dr.-Columbus | Corrugated & solid fiber boxes | 1977 | 120 |

17,068

MAJOR OFFICE EMPLOYERS (100+ JOBS) COLUMBUS-MUSCOGEE AREA

| <u>No.</u> | <u>Company</u> | <u>Location</u> | <u>Columbus Based?</u> | <u>Product/Service</u> | <u>No. of Jobs</u> |
|----------------------------------|--|-----------------------|----------------------------|---------------------------|------------------------|
| Corporate Users | | | | | |
| 1 | AFLAC | Wynnton Road | Yes | Health insurance | 3,441 |
| 2 | BellSouth Telecommunications (AT&T) | Veteran's Parkway | No | Telecommunications | 500 |
| 3 | Blue Cross Blue Shield | Warm Springs Road | No | Health insurance | 1,650 |
| 4 | Carmike Cinemas | 1st Avenue | Yes | Movie theaters | 560 |
| 5 | Citizens Trust Bank | 11th Street | No | Banking services | 151 |
| 6 | Columbus Bank & Trust | Broadway | Yes | Banking services | 460 |
| 7 | Columbus Consolidated Government | Various - Downtown | Yes | Government offices | 2,718 |
| 8 | Columbus Ledger Enquirer | 12th Street | Yes | Newspaper | 265 |
| 9 | Columbus Water Works | Veteran's Parkway | Yes | Public utility - water | 205 |
| 10 | Flournoy Development Company | Brookstone Centre | Yes | Real estate development | 104 |
| 11 | George C. Woodruff Company | Warm Springs Road | Yes | Real estate development | 145 |
| 12 | Georgia Power Company | Veteran's Parkway | No | Public utility - power | 219 |
| 13 | GreenPoint Mortgage Funding | Brookstone Centre | Yes | Mortgages | 286 |
| 14 | Knology of Columbus | Knology Way | Yes | Cable, Internet | 127 |
| 15 | Society for Human Resources Mgmt. | 15th Avenue | Yes | Professional organization | 150 |
| 16 | SunTrust Bank | 1st Avenue | No | Banking services | 234 |
| 17 | Synovus Financial Corp. | Various - Downtown | Yes | Financial services | 218 |
| 18 | Synovus Financial Corp. | Various - Downtown | Yes | Data processing services | 371 |
| 19 | Synovus Trust Company | Various - Downtown | Yes | Investments | 187 |
| 20 | TSYS | 2nd Avenue | Yes | Data processing services | 2,479 |
| | | | | | 14,470 |
| Medical Users | | | | | |
| 1 | Columbus Clinic | 19th Street | Yes | Health care services | 140 |
| 2 | Columbus Doctor's Hospital | 19th Street | Yes | Hospital | 633 |
| 3 | Columbus Regional Healthcare Systems | Center Street | Yes | Hospital | 2,830 |
| 4 | Horizons Diagnostics | 13th Avenue | Yes | Medical clinic | 100 |
| 5 | Hughston Clinic | Veteran's Parkway | Yes | Medical clinic | 430 |
| 6 | Hughston Orthopedic Hospital | First Court | Yes | Hospital | 270 |
| 7 | Medical Center (The) | Center Street | Yes | Hospital | 1,450 |
| 8 | St. Francis Hospital | Manchester Expressway | Yes | Hospital | 1,445 |
| 9 | West Central Georgia Regional Hospital | Schatulga Road | Yes | Hospital | 500 |
| | | | | | 7,798 |
| Other Office Users | | | | | |
| 1 | Columbus State University | University Avenue | Yes | University | 762 |
| 2 | Columbus Technical College | Manchester Expressway | Yes | Technical College | 385 |
| | | | | | 1,147 |
| TOTAL- Major Office Users | | | | | 23,415 |

NEW-EXPANDED BUSINESS ANNOUNCEMENTS

COLUMBUS-MUSCOGEE COUNTY (25+ Jobs, Since 2000)

| <u>No.</u> | <u>Company</u> | <u>New Jobs</u> | <u>Capital Investment</u> | <u>Type</u> | <u>Year</u> |
|--------------|----------------------------------|---------------------|-------------------------------|-------------|-------------|
| 1 | Aflac | 1,000 | \$35,000,000 | Expansion | 2000 |
| 2 | Aflac | 178 | N/A | Expansion | 2004 |
| 3 | Aflac | 300 | N/A | Expansion | 2005 |
| 4 | Aflac | 2,000 | \$100,000,000 | Expansion | 2005 |
| 5 | AIM, Inc. | 30 | \$3,000,000 | New | 2002 |
| 6 | America Consumer Products | 250 | \$7,500,000 | New | 2005 |
| 7 | Anterpak | 30 | \$1,500,000 | New | 2004 |
| 8 | BellSouth | 160 | \$5,900,000 | Expansion | 2003 |
| 9 | BellSouth | 330 | N/A | Expansion | 2004 |
| 10 | Brown Trucking | 30 | \$5,000,000 | Expansion | 2001 |
| 11 | Cessna | 100 | \$3,600,000 | Expansion | 2000 |
| 12 | Cessna | 300 | \$5,800,000 | Expansion | 2001 |
| 13 | Cessna | 100 | N/A | Expansion | 2005 |
| 14 | Columbus Gourmet | 50 | \$5,000,000 | New | 2004 |
| 15 | Cott Beverages | 100 | \$4,500,000 | Expansion | 2001 |
| 16 | Covan | 60 | \$3,500,000 | New | 2006 |
| 17 | Daisaka | 40 | \$500,000 | New | 2002 |
| 18 | Denim North America | 300 | \$10,000,000 | New | 2002 |
| 19 | Dynaweld Trailers | 50 | \$500,000 | New | 2006 |
| 20 | Exide | 25 | \$1,000,000 | Expansion | 2003 |
| 21 | FedEx Ground | 50 | \$5,000,000 | New | 2007 |
| 22 | Heckler & Koch | 200 | \$25,000,000 | New | 2003 |
| 23 | ICForm | 100 | \$16,000,000 | New | 2005 |
| 24 | Jerzees | 100 | \$2,500,000 | Expansion | 2001 |
| 25 | Keebler | 50 | \$5,000,000 | Expansion | 2002 |
| 26 | Keebler | 40 | \$9,500,000 | Expansion | 2004 |
| 27 | Kellogg | 32 | \$5,000,000 | Expansion | 2005 |
| 28 | Lightening Distributors | 50 | \$4,000,000 | New | 2005 |
| 29 | Lynx Chemical Group | 35 | \$2,500,000 | New | 2003 |
| 30 | McCauley Propeller Systems | 100 | \$7,200,000 | New | 2002 |
| 31 | Omega | 80 | \$1,500,000 | Expansion | 2004 |
| 32 | Pratt & Whitney | 100 | \$16,000,000 | Expansion | 2001 |
| 33 | Pratt & Whitney | 100 | \$30,000,000 | Expansion | 2003 |
| 34 | Precision Components (PCI) | 100 | \$4,000,000 | Expansion | 2005 |
| 35 | Precision Components (PCI) | 100 | \$53,000,000 | Expansion | 2007 |
| 36 | PTSI | 50 | \$3,000,000 | New | 2002 |
| 37 | Remitco | 120 | \$2,125,000 | Expansion | 2004 |
| 38 | Rich's | 200 | \$3,000,000 | New | 2001 |
| 39 | Road America | 300 | \$6,500,000 | New | 2005 |
| 40 | RYDC | 125 | N/A | New | 2004 |
| 41 | Swift Denim | 350 | \$17,000,000 | Expansion | 2003 |
| 42 | Techsphere Systems International | 250 | \$20,000,000 | New | 2004 |
| 43 | TSYS | 275 | \$250,000 | Expansion | 2001 |
| 44 | TSYS | 100 | N/A | Expansion | 2003 |
| 45 | Voice Link | 25 | \$1,300,000 | New | 2006 |
| 46 | Waggoner's Trucking | 365 | \$5,000,000 | New | 2004 |
| TOTAL | | 8,830 | \$436,675,000 | | |

Source: The Valley Partnership (August 2007)

Ackerman & Co.

IV. Supportive Data for Economic Development Section

**Dun and Bradstreet Businesses in
COLUMBUS, GA By Zip Code**

| <u>2-Digit SIC Code</u> | <u>SIC Description</u> | <u>31820</u> | <u>31808</u> | <u>31829</u> | <u>31901</u> | <u>31902</u> | <u>31903</u> | <u>31904</u> | <u>31905</u> | <u>31906</u> | <u>31907</u> | <u>31909</u> | <u>31914</u> | <u>31917</u> | <u>31995</u> | <u>31999</u> |
|---------------------------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1 | Agricultural Production - Crops | 1 | 0 | 1 | 0 | 2 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 2 | Agricultural Production - Livestock and Animal Specialties | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 7 | Agricultural Services | 8 | 17 | 1 | 3 | 4 | 6 | 27 | 0 | 13 | 32 | 32 | 2 | 4 | 1 | 0 |
| 8 | Forestry | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 |
| 13 | Oil and Gas Extraction | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | Mining and Quarrying of Nonmetallic Minerals, Except Fuels | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 15 | Building Cnstrctn - General Contractors & Operative Builders | 9 | 16 | 2 | 10 | 5 | 3 | 30 | 0 | 9 | 20 | 32 | 3 | 4 | 0 | 0 |
| 16 | Heavy Cnstrctn, Except Building Construction - Contractors | 1 | 4 | 2 | 2 | 3 | 0 | 3 | 0 | 0 | 3 | 1 | 0 | 1 | 0 | 0 |
| 17 | Construction - Special Trade Contractors | 6 | 26 | 1 | 27 | 10 | 9 | 50 | 1 | 20 | 52 | 63 | 15 | 9 | 0 | 0 |
| 20 | Food and Kindred Products | 0 | 0 | 0 | 1 | 3 | 3 | 1 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 |
| 22 | Textile Mill Products | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | 0 | 2 | 0 | 1 | 1 | 0 | 0 |
| 23 | Apparel, Finished Prdcts from Fabrics & Similar Materials | 1 | 0 | 0 | 1 | 1 | 0 | 2 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 |
| 24 | Lumber and Wood Products, Except Furniture | 1 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 1 | 3 | 2 | 1 | 1 | 0 | 0 |
| 25 | Furniture and Fixtures | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 |
| 26 | Paper and Allied Products | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | Printing, Publishing and Allied Industries | 1 | 0 | 1 | 5 | 6 | 2 | 9 | 0 | 6 | 3 | 2 | 2 | 0 | 0 | 1 |
| 28 | Chemicals and Allied Products | 1 | 0 | 0 | 2 | 0 | 1 | 4 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 |
| 30 | Rubber and Miscellaneous Plastic Products | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | Stone, Clay, Glass, and Concrete Products | 0 | 1 | 0 | 2 | 4 | 0 | 1 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 0 |
| 33 | Primary Metal Industries | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| 34 | Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt | 0 | 3 | 0 | 0 | 1 | 3 | 4 | 0 | 0 | 4 | 1 | 1 | 2 | 0 | 0 |
| 35 | Industrial and Commercial Machinery and Computer Equipment | 0 | 2 | 0 | 1 | 0 | 2 | 3 | 0 | 2 | 9 | 2 | 0 | 1 | 0 | 0 |
| 36 | Electronic, Elctrcl Eqpmnt & Cmpnts, Excpt Computer Eqpmnt | 0 | 0 | 0 | 3 | 4 | 0 | 1 | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 |
| 37 | Transportation Equipment | 1 | 2 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 |
| 38 | Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 |
| 39 | Miscellaneous Manufacturing Industries | 0 | 1 | 0 | 2 | 1 | 0 | 5 | 0 | 2 | 2 | 0 | 2 | 0 | 0 | 0 |
| 40 | Railroad Transportation | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | Local, Suburban Transit & Interurbn Hgwy Passenger Transport | 0 | 0 | 0 | 4 | 3 | 1 | 5 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| 42 | Motor Freight Transportation | 1 | 8 | 0 | 13 | 0 | 7 | 11 | 0 | 16 | 30 | 12 | 0 | 2 | 0 | 0 |
| 43 | United States Postal Service | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | Transportation by Air | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| 47 | Transportation Services | 2 | 2 | 0 | 5 | 1 | 0 | 4 | 1 | 3 | 6 | 3 | 0 | 0 | 0 | 0 |
| 48 | Communications | 0 | 0 | 0 | 12 | 7 | 0 | 2 | 0 | 4 | 7 | 4 | 1 | 1 | 2 | 0 |
| 49 | Electric, Gas and Sanitary Services | 3 | 1 | 1 | 1 | 3 | 1 | 1 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 |
| 50 | Wholesale Trade - Durable Goods | 5 | 10 | 0 | 23 | 20 | 10 | 28 | 0 | 13 | 24 | 22 | 7 | 5 | 0 | 0 |
| 51 | Wholesale Trade - Nondurable Goods | 0 | 5 | 0 | 11 | 14 | 1 | 11 | 0 | 7 | 9 | 12 | 1 | 3 | 0 | 0 |
| 52 | Building Matrials, Hrdwr, Garden Supply & Mobile Home Deals | 0 | 2 | 0 | 4 | 2 | 3 | 13 | 0 | 3 | 8 | 7 | 0 | 0 | 0 | 0 |
| 53 | General Merchandise Stores | 0 | 0 | 0 | 1 | 0 | 6 | 5 | 1 | 6 | 7 | 4 | 0 | 1 | 1 | 0 |
| 54 | Food Stores | 0 | 1 | 1 | 11 | 1 | 14 | 19 | 2 | 13 | 25 | 7 | 0 | 0 | 0 | 0 |
| 55 | Automotive Dealers and Gasoline Service Stations | 0 | 2 | 0 | 17 | 2 | 18 | 53 | 0 | 15 | 20 | 14 | 3 | 2 | 0 | 1 |
| 56 | Apparel and Accessory Stores | 0 | 3 | 0 | 10 | 2 | 5 | 13 | 0 | 12 | 15 | 10 | 0 | 1 | 0 | 0 |
| 57 | Home Furniture, Furnishings and Equipment Stores | 0 | 0 | 0 | 14 | 1 | 8 | 22 | 0 | 12 | 17 | 13 | 2 | 4 | 0 | 0 |

**Dun and Bradstreet Businesses in
COLUMBUS, GA By Zip Code**

| <u>2-Digit SIC Code</u> | <u>SIC Description</u> | <u>31820</u> | <u>31808</u> | <u>31829</u> | <u>31901</u> | <u>31902</u> | <u>31903</u> | <u>31904</u> | <u>31905</u> | <u>31906</u> | <u>31907</u> | <u>31909</u> | <u>31914</u> | <u>31917</u> | <u>31995</u> | <u>31999</u> |
|---------------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 58 | Eating and Drinking Places | 0 | 4 | 1 | 37 | 6 | 39 | 66 | 2 | 34 | 49 | 37 | 3 | 3 | 1 | 0 |
| 59 | Miscellaneous Retail | 0 | 10 | 0 | 51 | 16 | 33 | 78 | 0 | 38 | 58 | 48 | 5 | 2 | 1 | 0 |
| 60 | Depository Institutions | 0 | 0 | 0 | 4 | 49 | 2 | 7 | 0 | 2 | 7 | 3 | 0 | 0 | 1 | 1 |
| 61 | Nondepository Credit Institutions | 0 | 0 | 1 | 15 | 2 | 4 | 17 | 0 | 10 | 5 | 3 | 0 | 3 | 0 | 0 |
| 62 | Security & Commodity Brokers, Dealers, Exchanges & Services | 4 | 1 | 0 | 4 | 4 | 0 | 7 | 0 | 3 | 1 | 2 | 1 | 0 | 0 | 0 |
| 63 | Insurance Carriers | 1 | 0 | 0 | 4 | 1 | 0 | 1 | 0 | 2 | 2 | 0 | 0 | 2 | 1 | 3 |
| 64 | Insurance Agents, Brokers and Service | 2 | 5 | 0 | 6 | 16 | 8 | 18 | 0 | 19 | 14 | 13 | 4 | 5 | 0 | 1 |
| 65 | Real Estate | 2 | 7 | 0 | 15 | 23 | 19 | 41 | 2 | 40 | 38 | 27 | 3 | 16 | 0 | 0 |
| 67 | Holding and Other Investment Offices | 9 | 1 | 0 | 1 | 1 | 1 | 10 | 0 | 5 | 4 | 5 | 1 | 4 | 0 | 0 |
| 70 | Hotels, Rooming Houses, Camps, and Other Lodging Places | 1 | 0 | 0 | 5 | 2 | 10 | 12 | 0 | 1 | 2 | 3 | 0 | 0 | 0 | 0 |
| 72 | Personal Services | 1 | 5 | 0 | 33 | 39 | 41 | 60 | 0 | 81 | 81 | 34 | 1 | 7 | 0 | 0 |
| 73 | Business Services | 2 | 29 | 1 | 57 | 5 | 18 | 65 | 4 | 43 | 65 | 77 | 9 | 10 | 1 | 0 |
| 75 | Automotive Repair, Services and Parking | 14 | 5 | 0 | 40 | 2 | 40 | 60 | 0 | 18 | 31 | 16 | 6 | 3 | 0 | 0 |
| 76 | Miscellaneous Repair Services | 1 | 3 | 0 | 9 | 6 | 9 | 19 | 0 | 10 | 23 | 20 | 4 | 1 | 0 | 0 |
| 78 | Motion Pictures | 2 | 1 | 0 | 2 | 7 | 1 | 6 | 0 | 3 | 7 | 7 | 0 | 0 | 0 | 2 |
| 79 | Amusement and Recreation Services | 4 | 0 | 0 | 16 | 13 | 5 | 12 | 1 | 11 | 11 | 16 | 1 | 1 | 1 | 0 |
| 80 | Health Services | 11 | 1 | 0 | 82 | 58 | 3 | 88 | 0 | 37 | 26 | 38 | 7 | 1 | 0 | 0 |
| 81 | Legal Services | 1 | 1 | 0 | 31 | 4 | 1 | 2 | 0 | 11 | 1 | 0 | 0 | 1 | 0 | 0 |
| 82 | Educational Services | 2 | 3 | 0 | 8 | 23 | 2 | 9 | 7 | 10 | 14 | 10 | 0 | 2 | 1 | 0 |
| 83 | Social Services | 2 | 3 | 0 | 19 | 0 | 10 | 26 | 11 | 21 | 39 | 21 | 5 | 2 | 0 | 0 |
| 84 | Museums, Art Galleries and Botanical and Zoological Gardens | 3 | 0 | 0 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 86 | Membership Organizations | 1 | 10 | 3 | 43 | 30 | 50 | 70 | 0 | 52 | 82 | 38 | 8 | 10 | 3 | 0 |
| 87 | Engineering, Accounting, Research, Management & Related Svcs | 11 | 3 | 0 | 33 | 18 | 4 | 38 | 2 | 17 | 31 | 28 | 7 | 4 | 2 | 0 |
| 89 | Services, Not Elsewhere Classified | 9 | 0 | 1 | 3 | 3 | 1 | 4 | 1 | 2 | 8 | 2 | 0 | 0 | 0 | 0 |
| 91 | Executive, Legislative & General Government, Except Finance | 3 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 92 | Justice, Public Order and Safety | 1 | 1 | 0 | 5 | 9 | 0 | 1 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 |
| 93 | Public Finance, Taxation and Monetary Policy | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| 94 | Administration of Human Resource Programs | 0 | 0 | 0 | 4 | 6 | 0 | 1 | 0 | 2 | 2 | 0 | 0 | 1 | 4 | 0 |
| 95 | Administration of Environmental Quality and Housing Programs | 0 | 0 | 0 | 2 | 7 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 96 | Administration of Economic Programs | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| 97 | National Security and International Affairs | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | | 0 |
| | Total Businesses Count by Zip Code | 129 | 207 | 18 | 728 | 463 | 407 | 1061 | 41 | 644 | 922 | 714 | 109 | 120 | 24 | 9 |