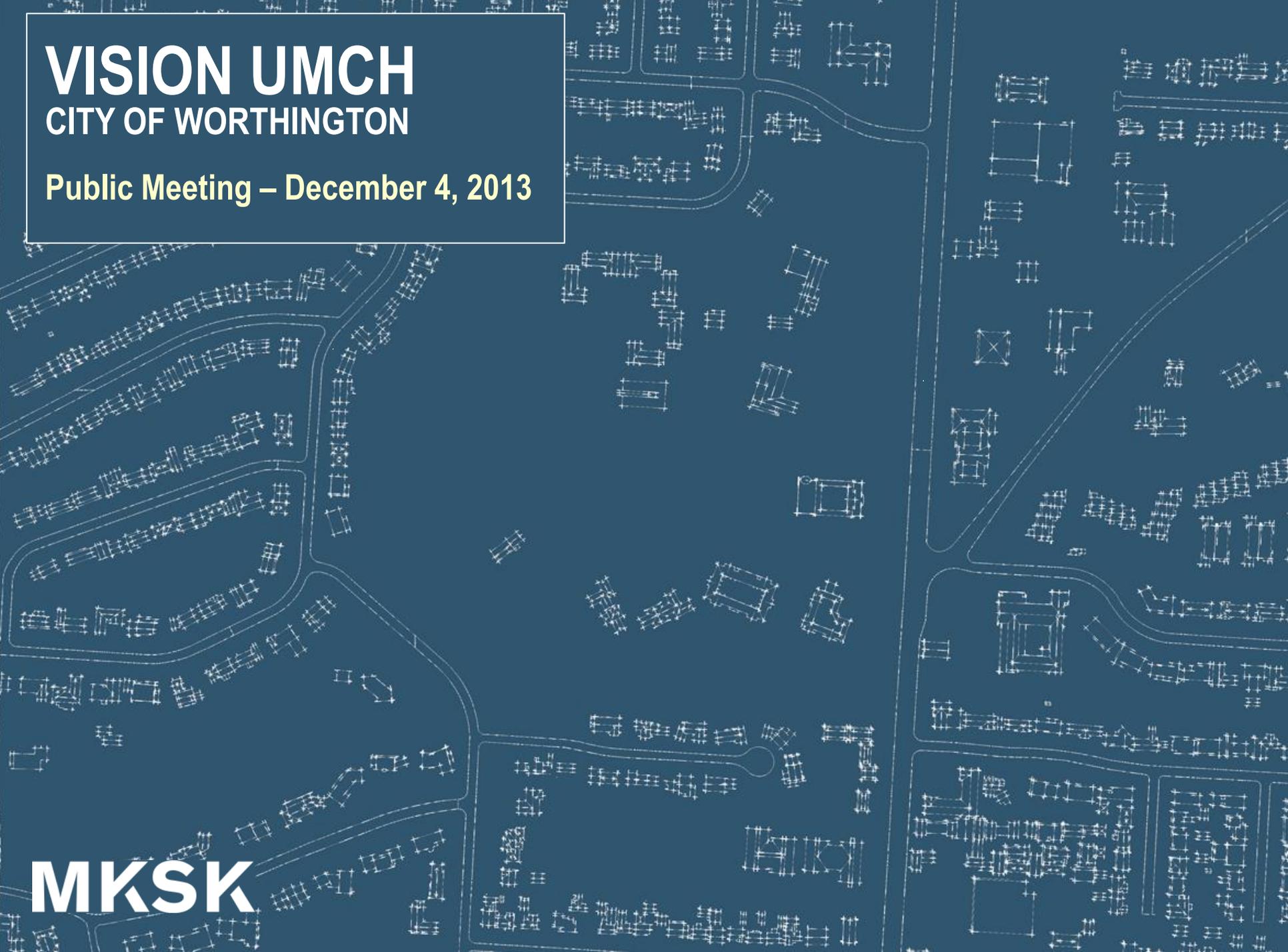


# VISION UMCH

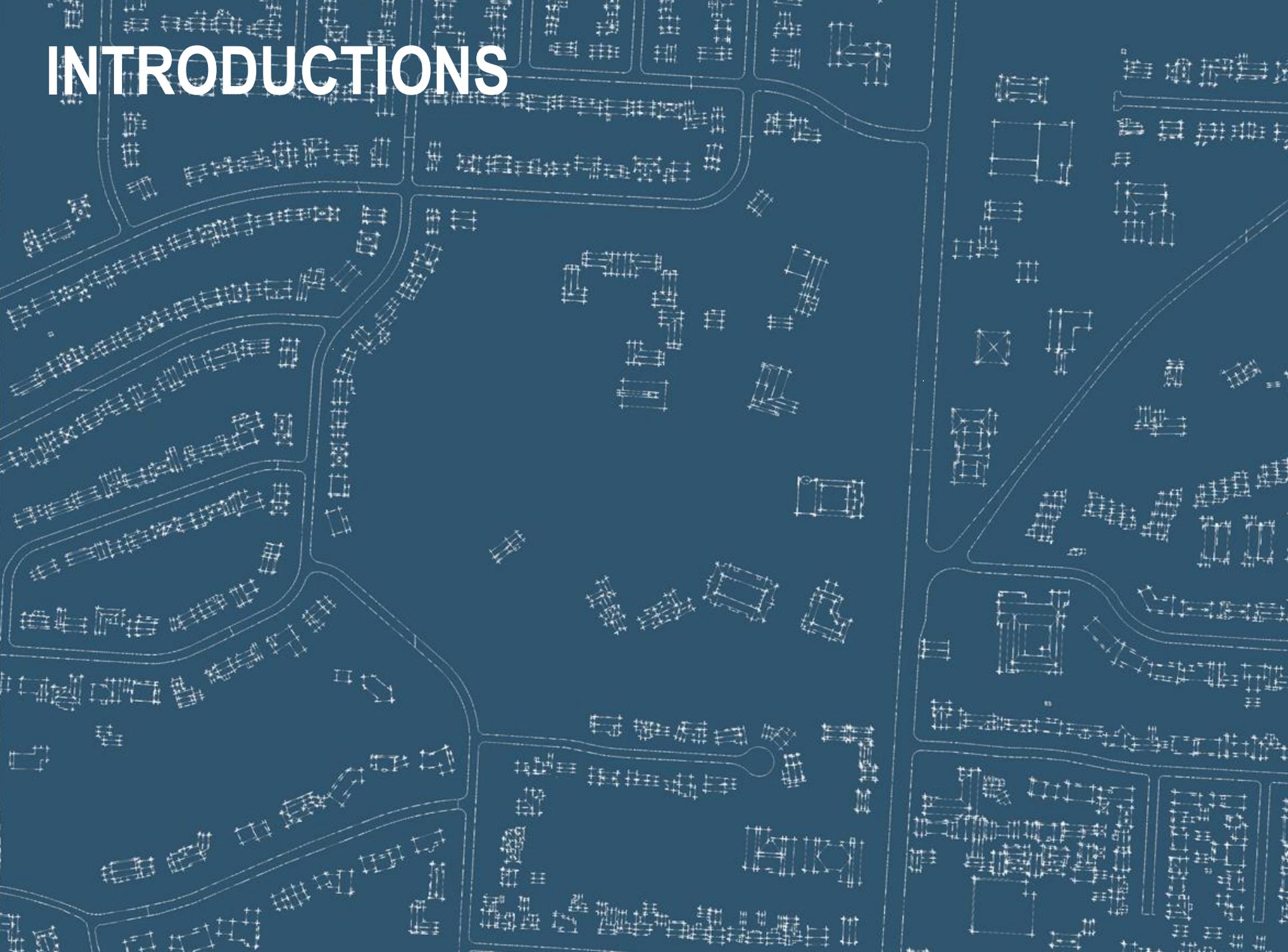
CITY OF WORTHINGTON

Public Meeting – December 4, 2013

**MKSK**



# INTRODUCTIONS



# AGENDA

1. Project Purpose & Schedule
2. Development Considerations
3. Development Capacity Studies
4. Mixed Use Scenarios
5. Next Steps
6. Break Out Tables



# PURPOSE



# PROJECT PURPOSE

- Update the Strategic Analysis chapter of the *City of Worthington Comprehensive Plan* adopted in 2005.



CITY OF WORTHINGTON, OHIO  
**COMPREHENSIVE PLAN UPDATE**  
& 2005 STRATEGIC PLAN FOR WORTHINGTON

Prepared by:  
Myers Schmalenberger / MSI

Design Team:  
Myers Schmalenberger/MSI  
Schooley Caldwell Associates  
Benjamin D. Rickey & Co.

[www.worthington.org](http://www.worthington.org)

# PROJECT GOALS

- Educate and involve the community on the potential use and development of the site.
- Envision a range of future redevelopment scenarios that are aspirational yet feasible.
- Develop an update to the Comprehensive Plan that responds to the input of the community, stakeholders, and property owners.
- Provide direction for the possible redevelopment of the property by the owner and private entities.



Figure 45 · Children's Home Potential Redevelopment Concept A  
Professional office and small commercial development along High Street  
with civic green opposite city hall, and single-family residential development buffer.



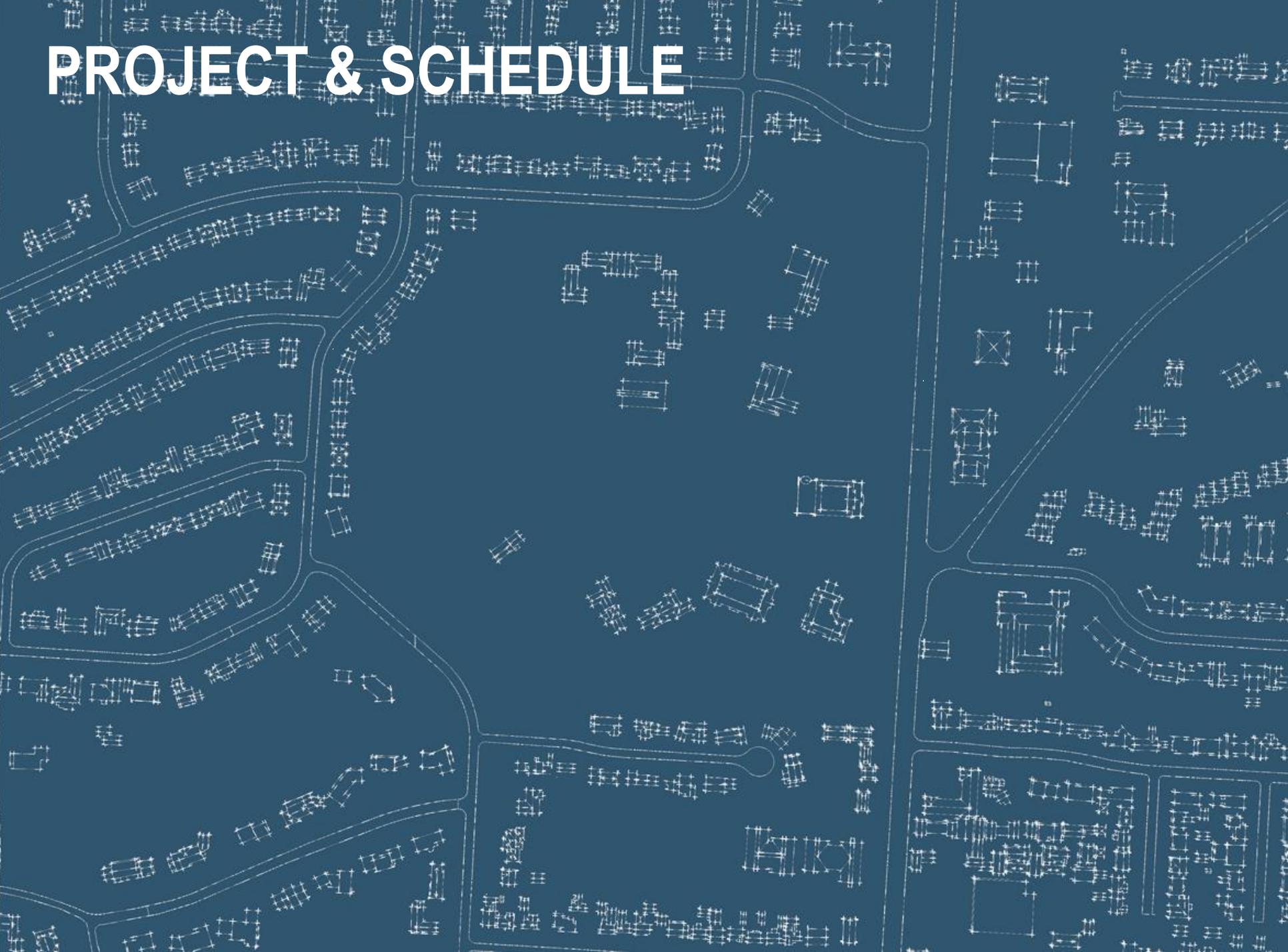
Figure 46 · Children's Home Potential Redevelopment Concept B  
Medical center and office development with multi-family and single-family residential development transition.



# WHY IS THIS IMPORTANT?

- **Be Proactive**
- **Recognize Worthington is land-locked**
- **Respond to once-in-generation opportunity**
- **Build Consensus**
- **Facilitate Development Approval Process**
  - Rezoning requires:
    - Planning Commission review & recommendation
    - City Council review & approval
    - Following the recommendations of the Comprehensive Plan
  - Development requires:
    - Architectural Review Board approval
    - City review and permitting

# PROJECT & SCHEDULE



# PROCESS

- Task I: Opportunity Analysis  
(Sept. – Oct. 2013)
- Task II: Conceptual Site Plan Analysis  
(Oct. – Dec. 2013)
- Task III: Preferred Redevelopment Plan  
Generation  
(Dec. – Jan. 2014)
- Task IV: Comprehensive Plan Update for  
UMCH Site  
(Feb. – March 2014)



# SCHEDULE

TASK	2013					2014		
	August	September	October	November	December	January	February	March
<b>Task I: Opportunity Analysis</b>	→							
Stakeholder Focus Groups		⋯						
Walking Tour			●					
<b>Task II: Conceptual Site Alternatives</b>			→					
Design Charrette			●					
Stakeholder Focus Groups				⋯				
Public Open House					●			
<b>Task III: Preferred Redevelopment Plan Generation</b>					→			
Stakeholder Focus Groups						⋯		
Development Tour						●		
<b>Task IV: Comprehensive Plan Update for UMCH Site</b>						→		
Worthington Planning Commission Meeting								●
Worthington City Council Meeting								●



# FOCUS GROUPS & INPUT TO DATE

## 1. Stakeholder Focus Groups

- i. UMCH
- ii. WARD
- iii. Business/Community Organizations
- iv. Old Worthington Association

## 2. Community Walking Tour

## 3. Design Charrette

## 4. Web Site / Letters

ity - connect to news, events and information you care about. [View more information...](#)



Community Services Departments Bu

[Home](#) > [Departments](#) > [Planning & Building](#) > [Planning](#) > [Projects](#) > Visioning UMCH

### Visioning UMCH

The City of Worthington has launched a process to update the community's vision for the United Methodist Children's Home property at 1033 High Street. The process is expected to result in an update to the City's Comprehensive Plan. The Comprehensive Plan serves as a land use policy document for the city. Its primary role is to create a vision for the city and provide recommendations to guide public policy, particularly in terms of land use-related issues.



### New Development Comparison Exhibits

The UMCH site is 42 acres in size. It can be difficult to perceive how much of any type of land use or development can be accommodated on a site this size. The attached exhibits help to convey the size of this area relative to development you may be familiar with in other places within Central Ohio. These exhibits are intended to provide context and help inform the discussion. They are not recommendations for any particular type of use for the UMCH site.

[More information and link to exhibits](#)

# PUBLIC WALKING TOUR

October 5, 2013

**Over 60 people attended**

## **Comments:**

- Include mix of uses on the site
- Include/consider a variety of residential housing types
- Protect the stream and wooded area along the ravine
- Public spaces incorporated into the development
- Consider event space
- Carefully consider any retail
- Office and retail should be towards eastern portion of site
- Opportunity to have Class A commercial space



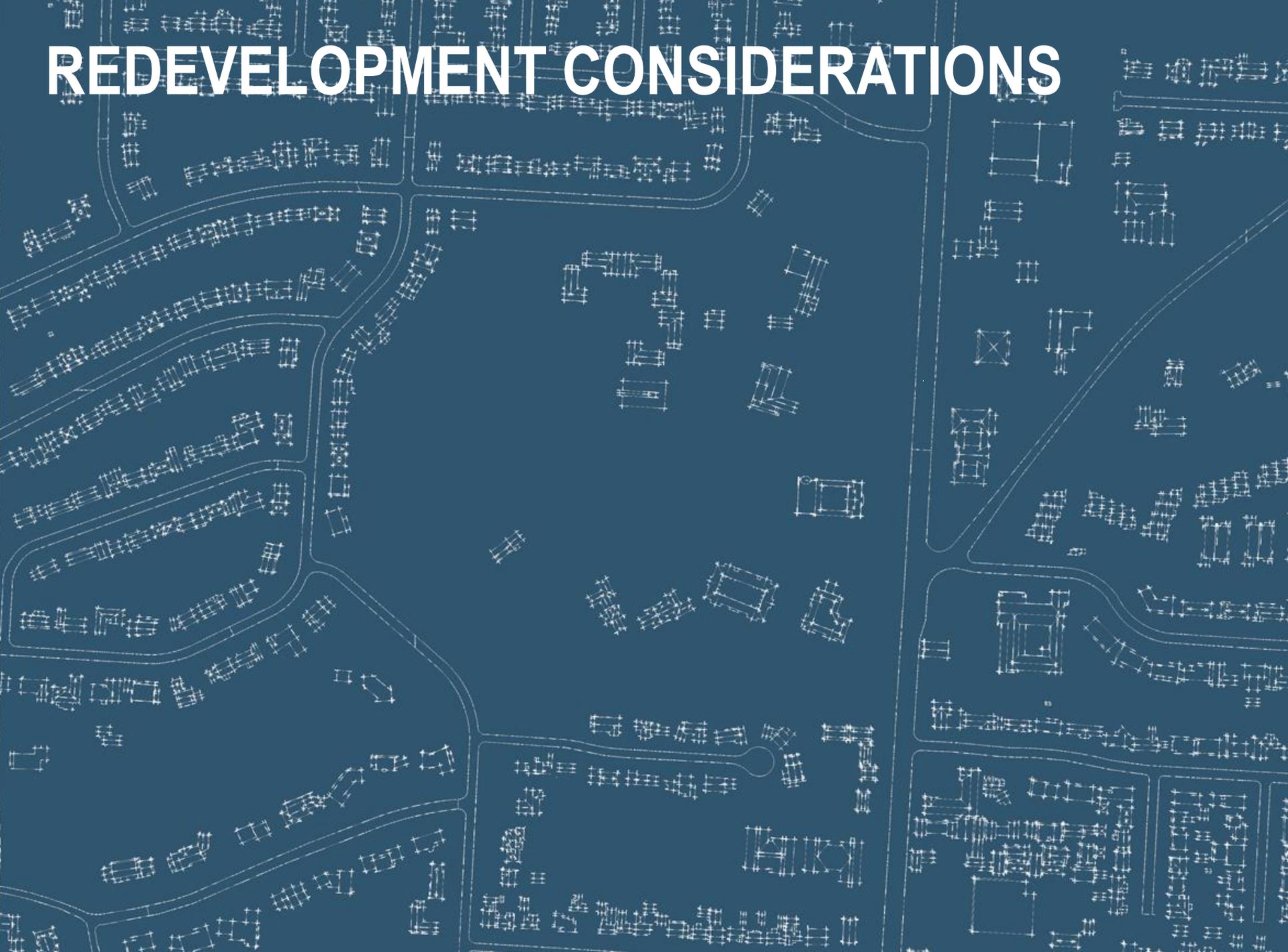


# CONSOLIDATED GOALS

## To Consider for Today

- a) Create redevelopment scenarios that recognize the critical resource and opportunity that a 41-acre site represents within the city.
- b) Preserve and integrate existing natural features that are found on the site.
- c) Provide a mix of desirable uses and green space that is compatible with surrounding neighborhoods and is currently underserved in Worthington.
- d) Recognize the financial goals of UMCH to enable it to continue its mission in the region.
- e) Expand the City of Worthington's current tax base by incorporating uses that allow for new or enhanced sources of revenue.
- f) Address housing needs for current and future residents by providing new housing options that are underrepresented in the market and complement Worthington's current offerings.
- g) Plan a vibrant, walkable place including development that is integrated into a complete street system.

# REDEVELOPMENT CONSIDERATIONS



# BALANCE OF NEEDS



# MARKET – NATIONAL TRENDS



# SHIFTING SOCIETAL TRENDS

## A COMMUNITY'S APPEAL DRIVES ECONOMIC PROSPERITY

- What attracts people to a place and keeps them there? Community distinctiveness.
- Community distinctiveness occurs at the individual scale and involves providing a unique and satisfying experience within the built environment; such as streetscapes/architecture, historic character, socially active/community gathering spaces, restaurants, parks, and special events.



# SHIFTING SOCIETAL TRENDS

## DESIRE FOR AUTHENTIC, WALKABLE TOWN CENTERS

- Demand for new and existing homes will be high in areas well-served with amenities and activities that are within walking distance and that have a sense of community.



# SHIFTING SOCIETAL TRENDS

## DESIRE FOR MORE DIVERSE HOUSING OPTIONS

- There is a growing interest in neighborhoods with a strong urban fabric -- mixed-use properties, higher population densities, entertainment options, and access to public transportation
- Desire to “Age in Place”: America's aging population prefers pedestrian-oriented neighborhoods with high levels of services and amenities. There is a similar desire among Young Professionals.



# SHIFTING SOCIETAL TRENDS

## RETAIL IS DYNAMIC & EVOLVING

- Retail that is integrated into a mix of uses with vibrant public and civic space will remain competitive...it has to be an experience.
- Market for a corner store (3,000 square feet) requires 1,000 dwellings within a 5 minute walk.



# SHIFTING SOCIETAL TRENDS

## DESIRE FOR TRANSPORTATION OPTIONS

- 26% of 16-34 year olds don't have a driver's license.
- In 2009, 16 to 34-year-olds took 24% more bike trips than they took in 2001.
- A significant portion of the population does not drive: under 16, disabled, elderly, etc.



# CITY FINANCES



# FISCAL CONSIDERATIONS OF LAND USE

## Fiscal Impact by Land Use

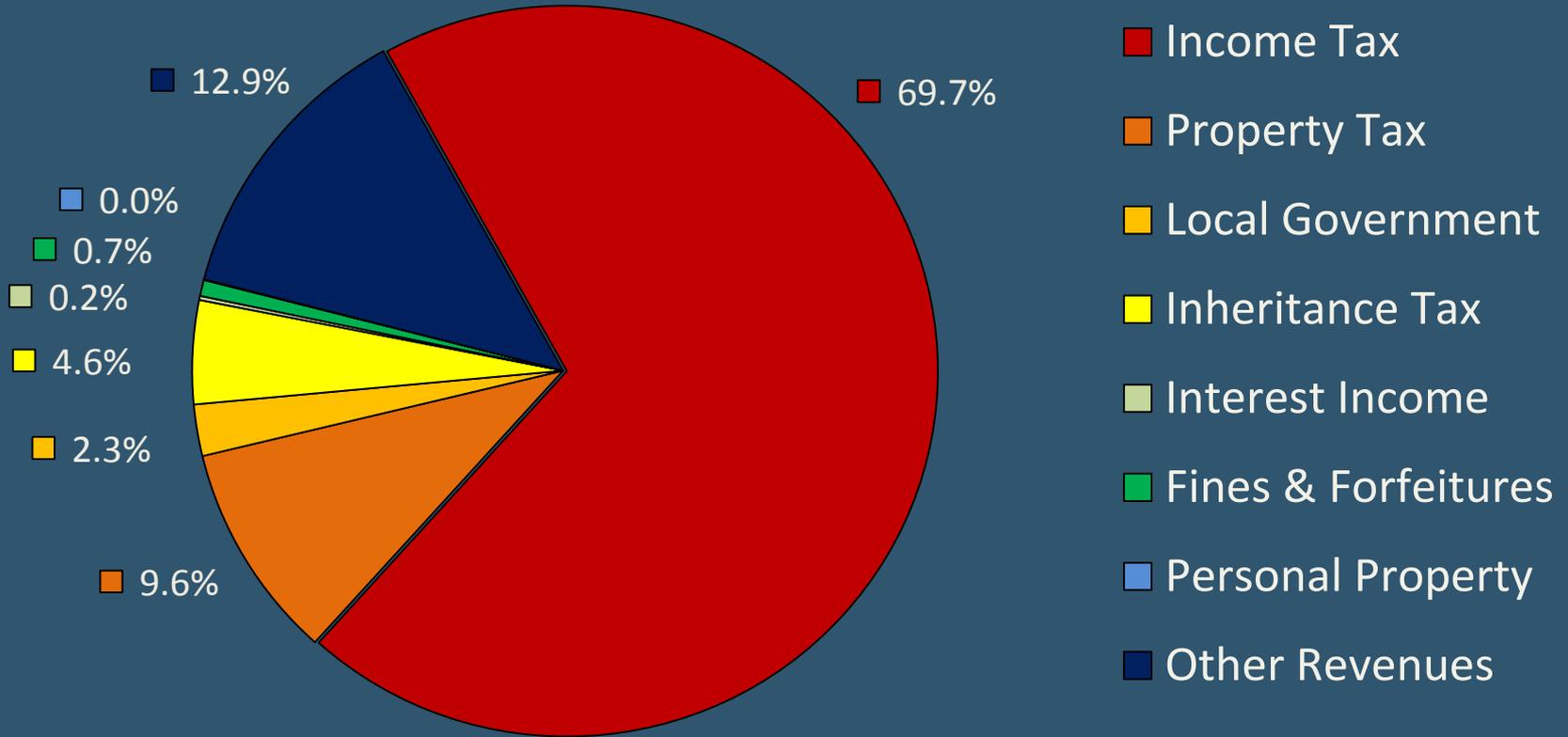
- Various land use types require varying degrees of community services
  - These services include: parks, streets, water, sewer, police, fire department, infrastructure maintenance, administration, garbage collection, snow plowing, leaf pickup, etc. by cities; and schools by the school districts.
- Various land uses generate varying amounts of revenue to the community
  - Income tax affected by employees, property tax affected by values, sales tax affected by merchandise to sell, etc.
- The result of this balance in generation of revenue vs. demand on services (cost) by land use is the Cost of Community Service Ratio

## What does this mean?

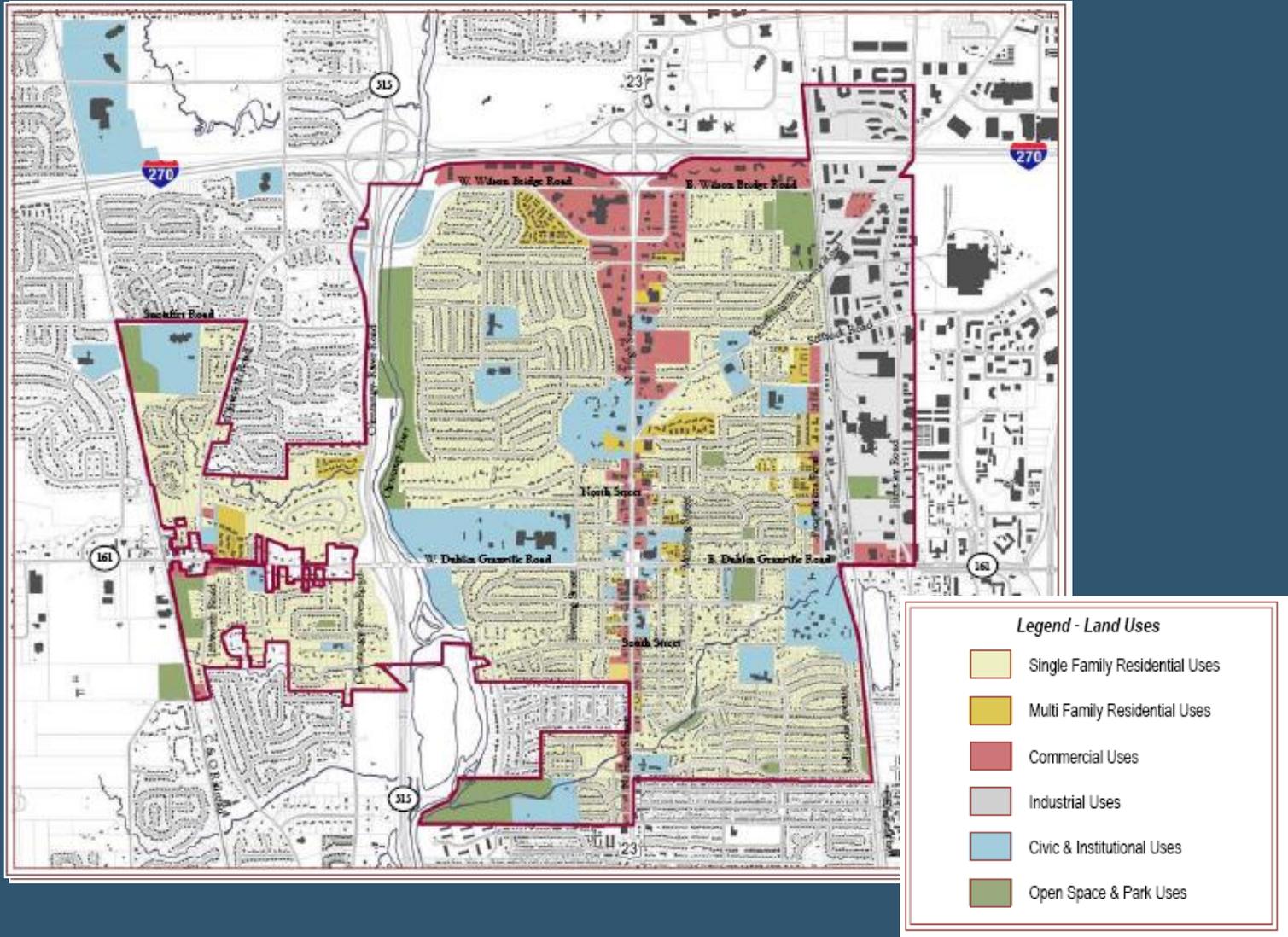
- A community should understand the fiscal implications of various land uses and carefully consider, plan for, and zone land with this knowledge.

# CITY OF WORTHINGTON REVENUE

## City of Worthington Major Revenue Sources 2012



# INCOME TAX = CITY LIFEblood



# FISCAL CONSIDERATIONS: INCOME TAX

## Income (Payroll) Taxes

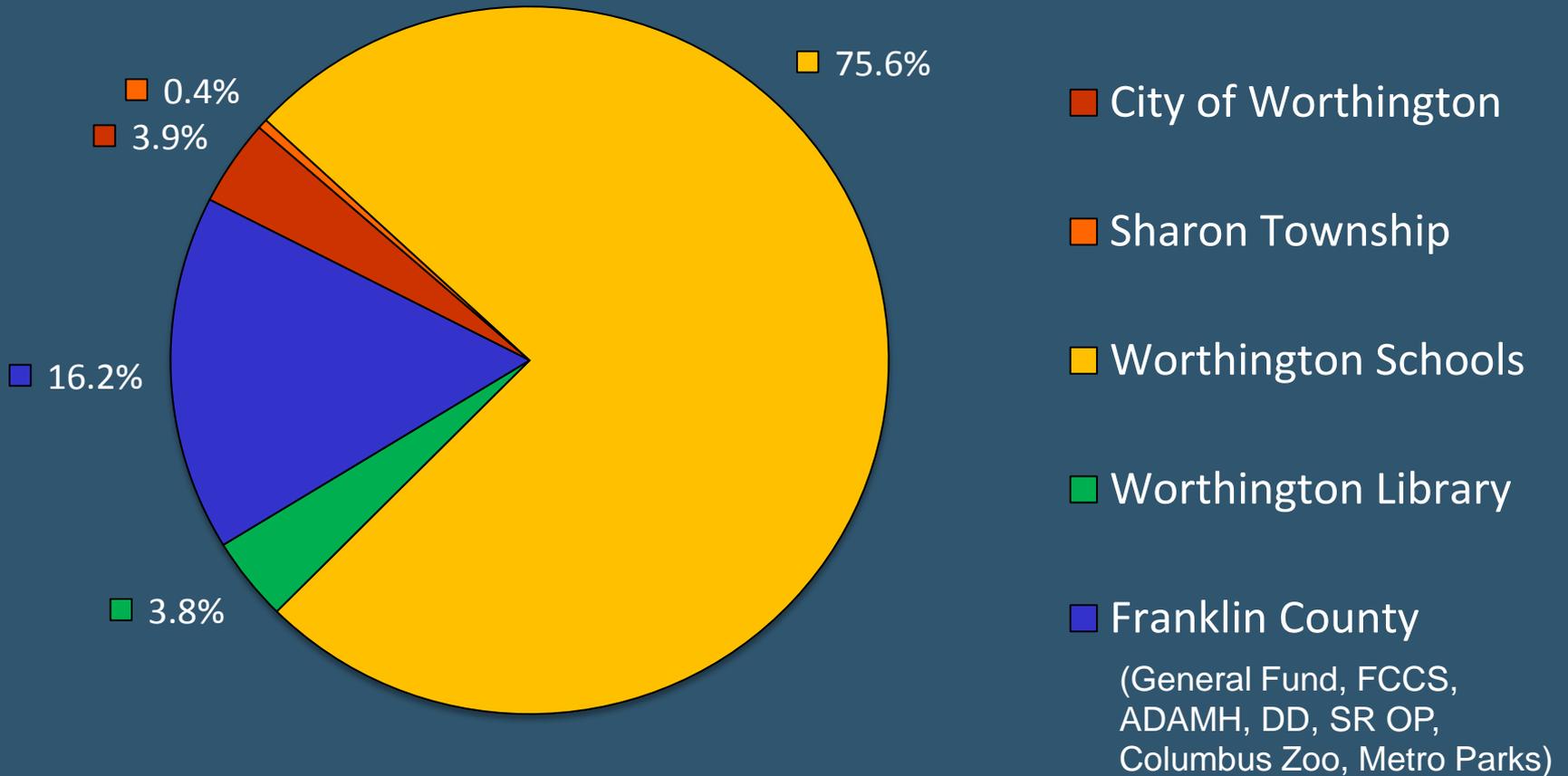
- Primary revenue source of cities (municipalities) in Ohio
- Typically a majority of city revenues come from income taxes: 70% in Worthington
- 2.5% income tax rate in Worthington (2.5% is typical in Central Ohio cities)

## What does this mean?

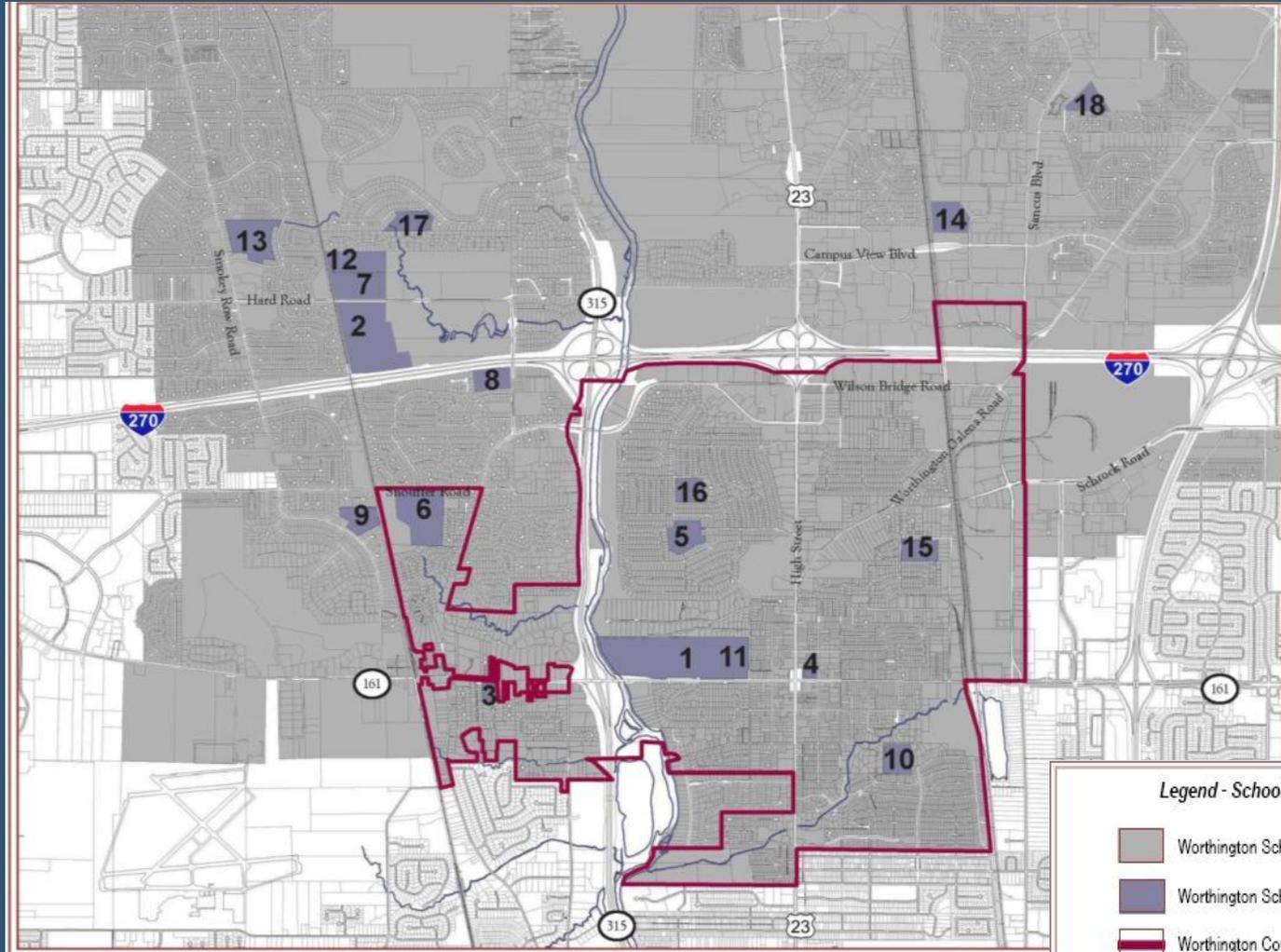
- Employment-based land uses help the city
- The more employees and the higher the salaries, the better for the city budget (and thus services provided)
- Office uses help greatly (including schools, etc.), industrial uses help a lot if employee-intensive, warehouse uses don't help as much (few employees), retail uses help some (lower salaries), and construction helps temporarily.

# WORTHINGTON PROPERTY TAX

## Property Tax Distribution within City of Worthington 2012



# PROPERTY TAX = SCHOOL DISTRICT



**Legend - School District**

- Worthington School District
- Worthington School Locations
- Worthington Corporate Boundary

# FISCAL CONSIDERATIONS: PROPERTY TAX

## Property Taxes

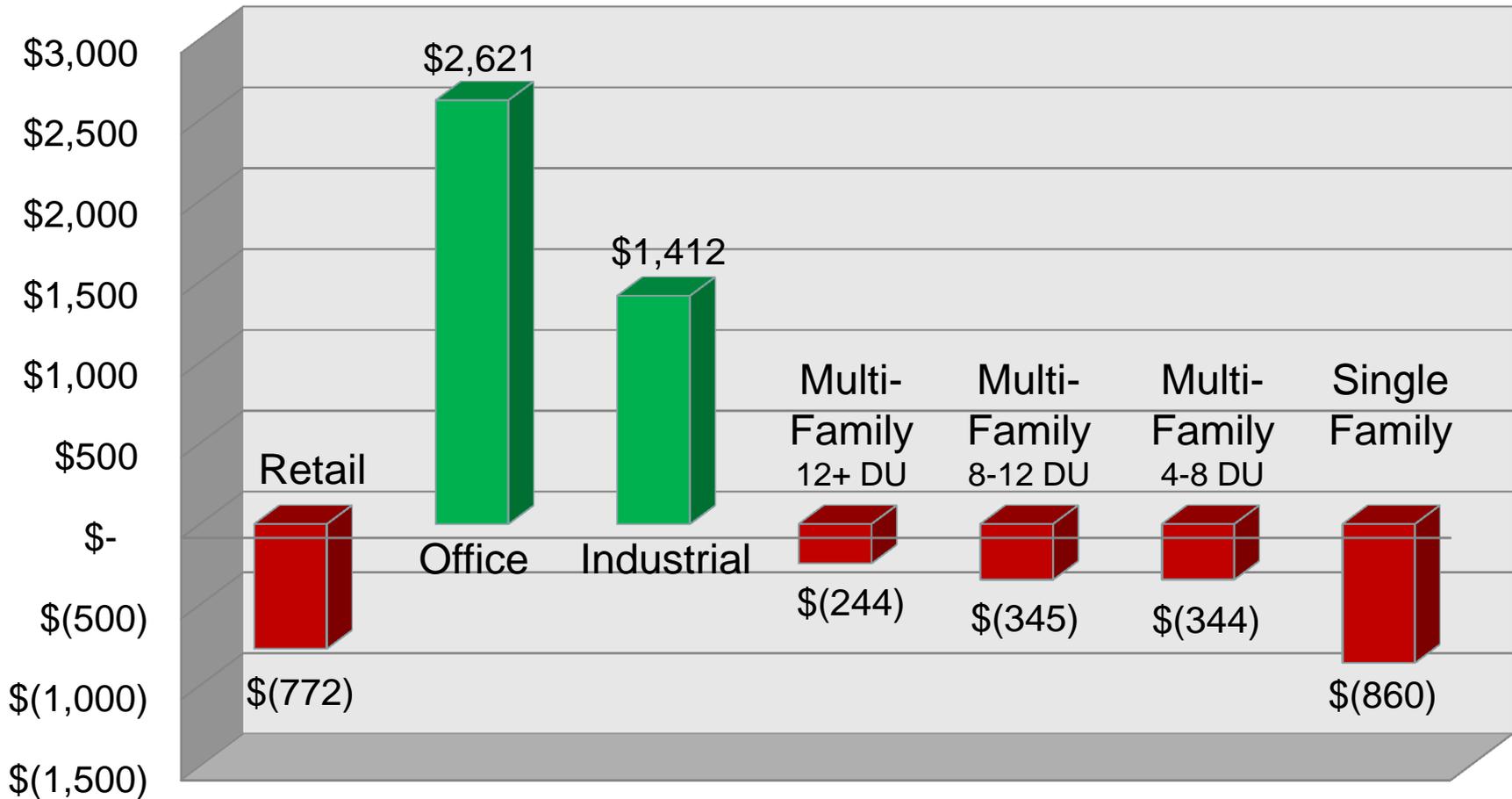
- Primary revenue source of schools in Ohio
- Typically majority of property taxes go to school district.  
In Worthington, 75% goes to the Schools and less than 4% goes to city
- Property taxes also fund many community agencies like the Library, Metro Parks, Columbus Zoo & Aquarium, etc.

## What does this mean?

- High-value properties add value to school district
- Higher densities development adds more value per acre
- Tax abatements and TIFs affect property taxes, but can be beneficial in attracting development and income taxes, and increase collected property taxes upon expiration

# FISCAL CONSIDERATIONS OF LAND USE

## Annual Net Fiscal Impacts Dublin Prototype Analysis (per DU or 1,000 SF)



# COMMUNITY



# DEMOGRAPHICS – City Population

## POPULATION AND HOUSEHOLD GROWTH - WORTHINGTON

2012-2017 ANNUAL RATE

0.67 %

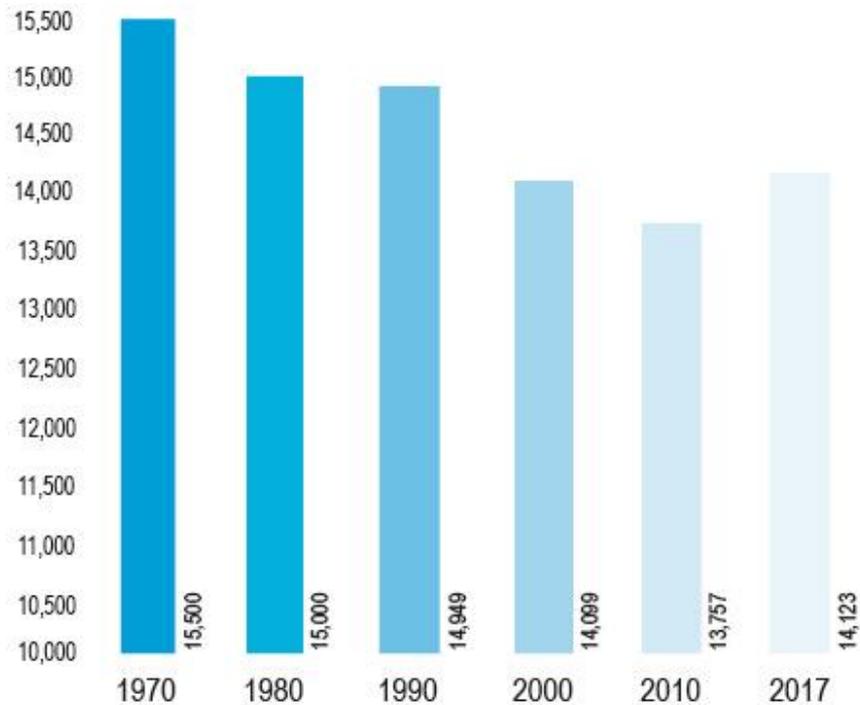
WORTHINGTON

0.99 %

REGION

0.14 %

OHIO



# DEMOGRAPHICS – Age Group Representation

POPULATION BY AGE - 2010

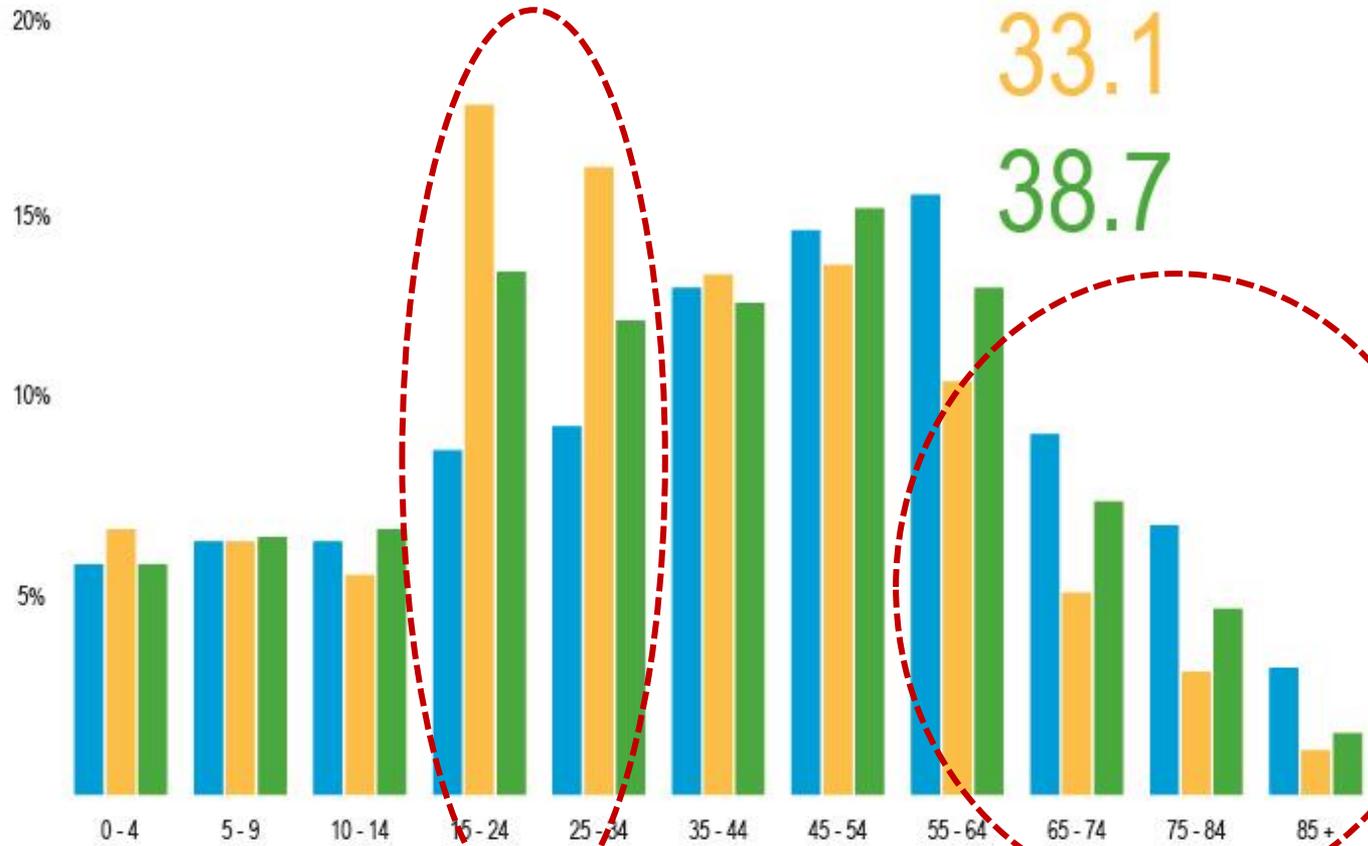
WORTHINGTON REGION OHIO

MEDIAN AGE

44.9

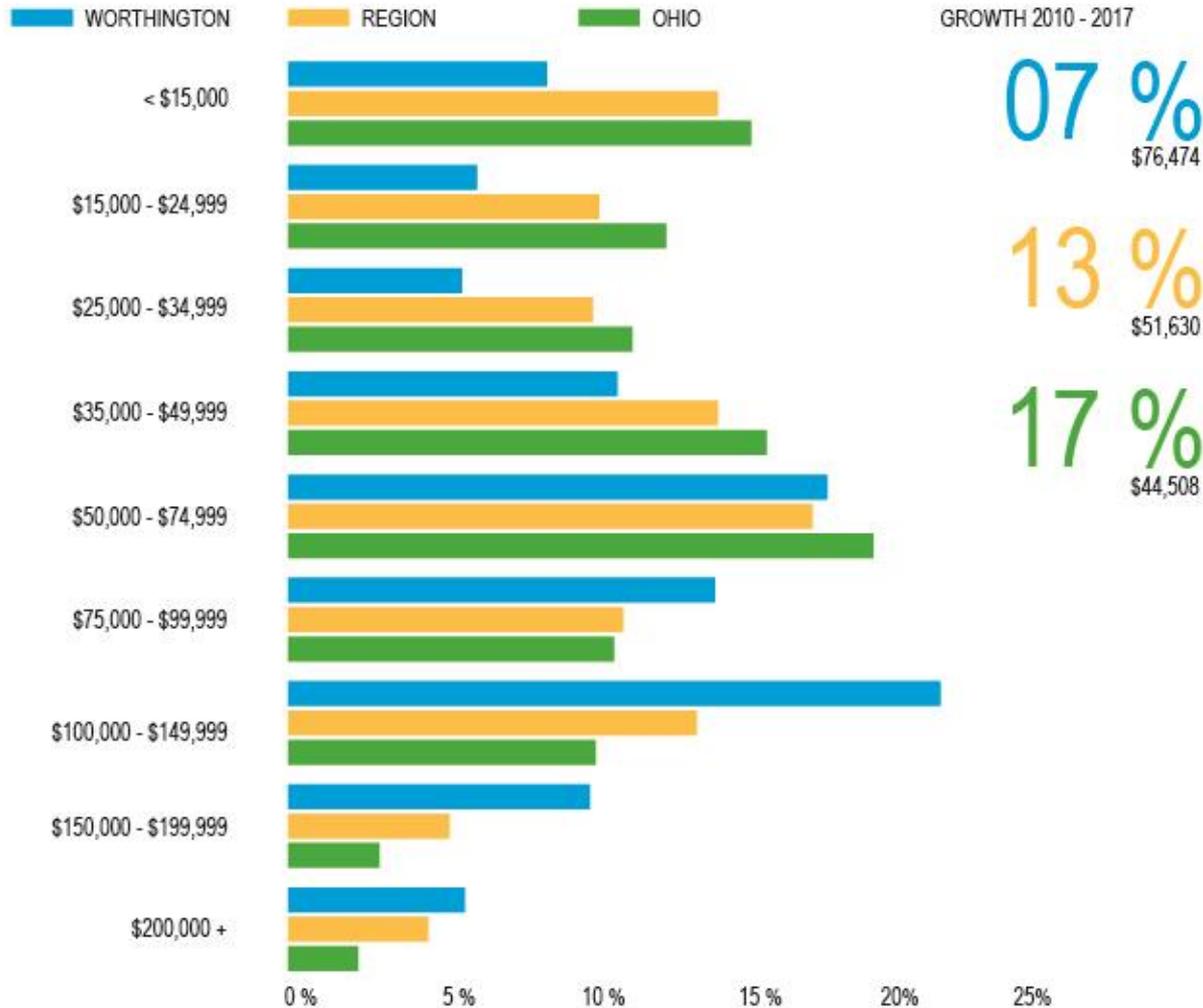
33.1

38.7



# DEMOGRAPHICS – Median Household Income

MEDIAN HOUSEHOLD INCOME - 2010



# HOUSING – Housing Type

## POPULATION AND HOUSEHOLD GROWTH

### WORTHINGTON

OWN 78.8 %  
RENT 17.0 %  
VACANT 04.2 %

### 0 - 15 MINUTES

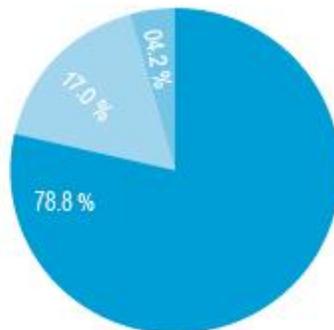
OWN 50.2 %  
RENT 41.2 %  
VACANT 08.6 %

### OHIO

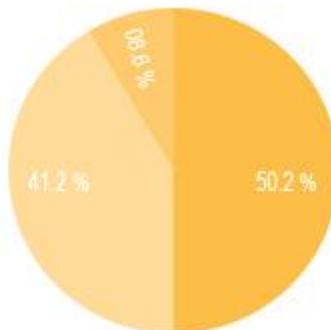
RENT 60.7 %  
OWN 29.1 %  
VACANT 10.2 %



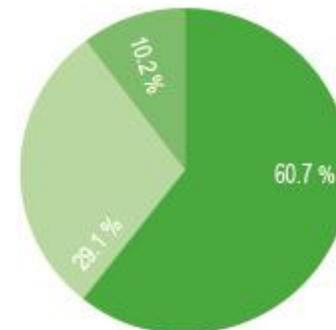
### WORTHINGTON



### 0 - 15 MINUTES



### OHIO



# HOUSING – Residential Structures

## RESIDENTIAL STRUCTURES

■ WORTHINGTON   
 ■ REGION   
 ■ OHIO

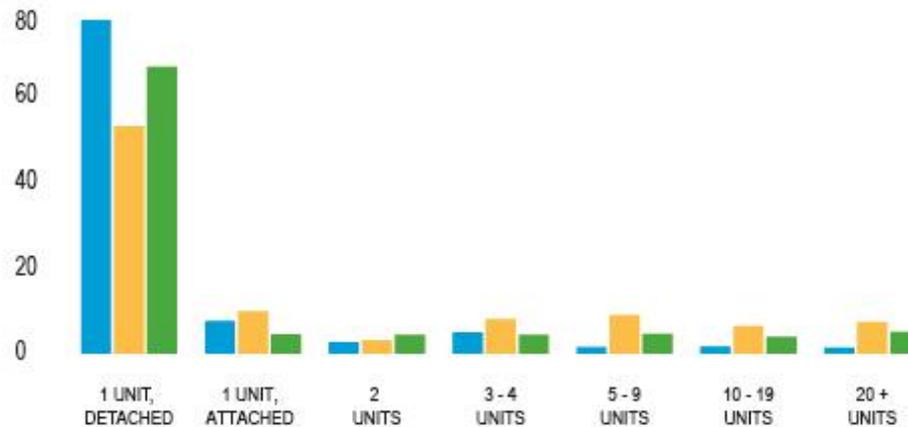
TOTAL STRUCTURES 5,715

UNITS IN STRUCTURES	WORTHINGTON ESTIMATE	WORTHINGTON PERCENTAGE	REGIONAL PERCENTAGE	OHIO PERCENTAGE
1 UNIT, DETACHED	4,551	79.6 %	54.3 %	68.5 %
1 UNIT, ATTACHED	447	7.8 %	10.1 %	4.6 %
2 UNITS	154	2.7 %	3.2 %	4.5 %
3 - 4 UNITS	291	5.1 %	8.2 %	4.5 %
5 - 9 UNITS	90	1.6 %	9.2 %	4.7 %
10 - 19 UNITS	96	1.7 %	6.6 %	4.0 %
20+ UNITS	86	1.5 %	7.6 %	5.2 %

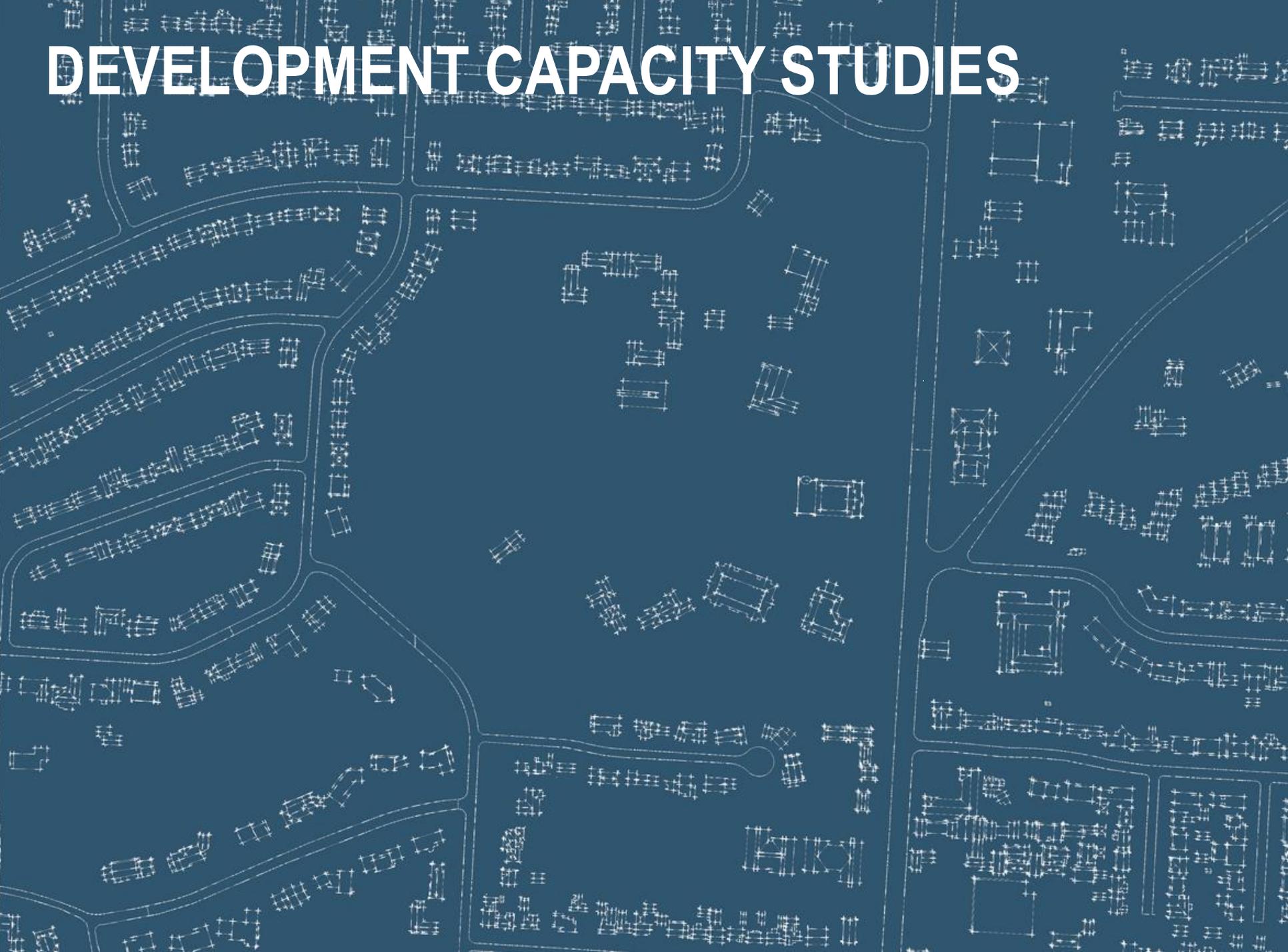
### Worthington Total 2010:

### 5,715 Residential Units

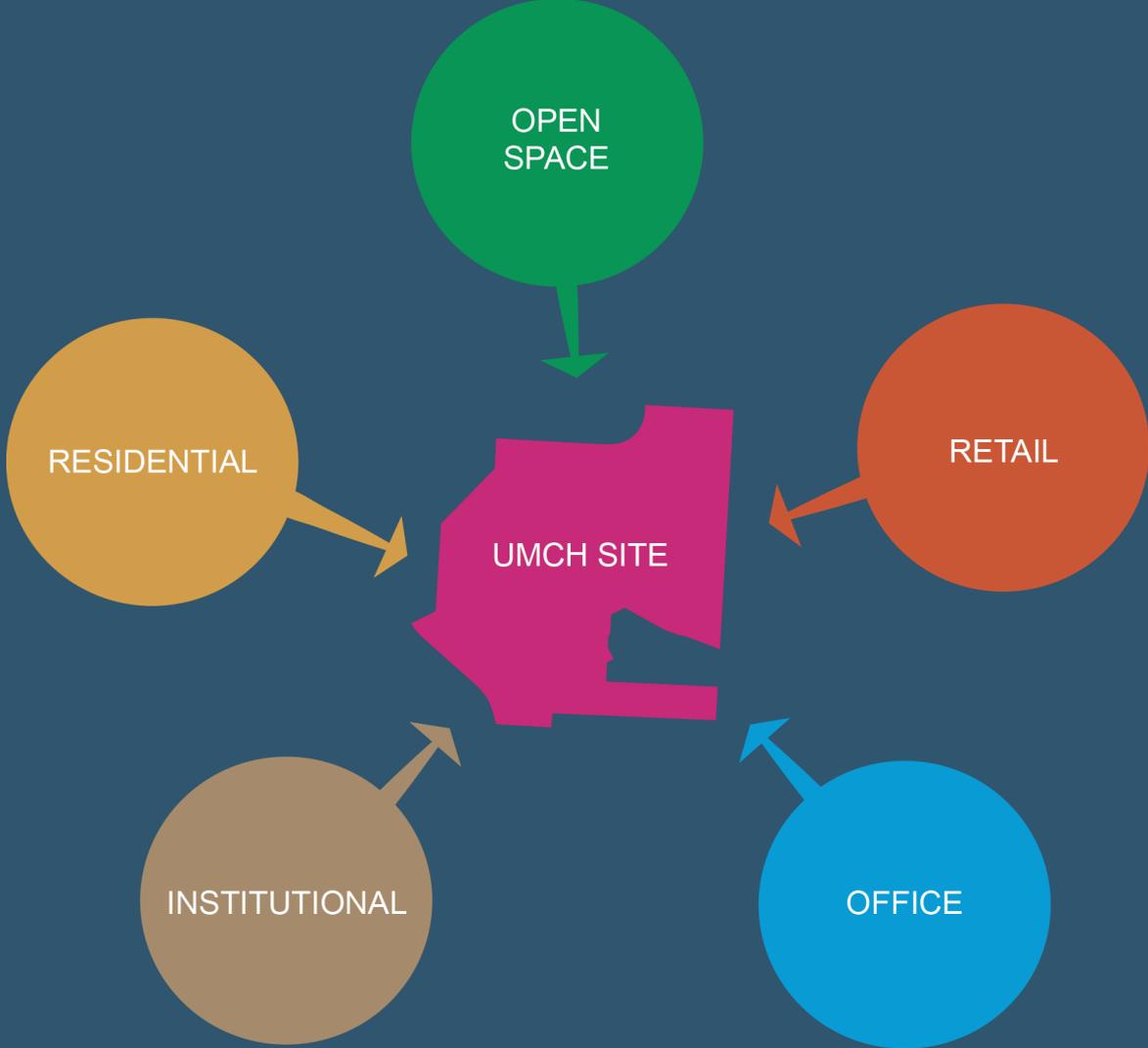
- 87% Single Family (4,998 units)
- 13% Multi-Family (717 units)



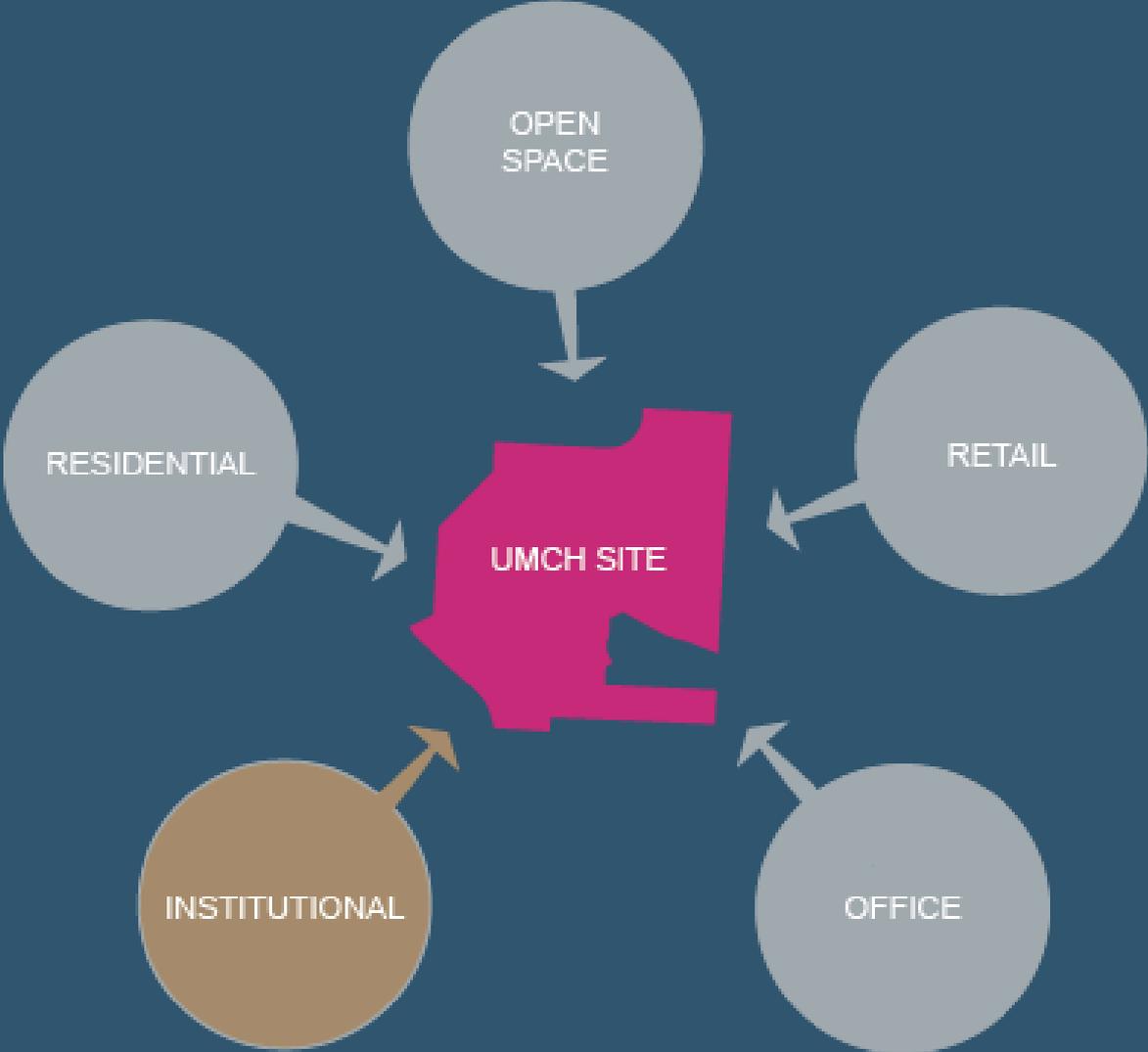
# DEVELOPMENT CAPACITY STUDIES



# CONSIDERATION OF USES



# INSTITUTIONAL USE



# EXISTING SITE – INSTITUTIONAL USE



United Methodist  
Children's Home

42+/- acres

UM CONFERENCE  
CENTER

SUNRISE  
SENIOR LIVING

CITY HALL

FIRE STATION

WORTHINGTON GREENWOOD

GLEN DRIVE

CRANDALL DRIVE

WILSON DRIVE

TUCKER CREEK

GREENBRIAR COURT

TUCKER DRIVE

HIGHGATE AVENUE

LARRIMER AVENUE

LONGFELLOW AVENUE

EVENING STREET

HIGH STREET

HINGWAY  
E SCHOOL

# CURRENT ZONING

- S-1: Special – Institutional
- C-2: Community Commercial
- C-3: Office
- S-C: Senior Citizen



# DEVELOPMENT UNDER CURRENT ZONING

Under existing zoning for this site, this is one example of what could be developed:

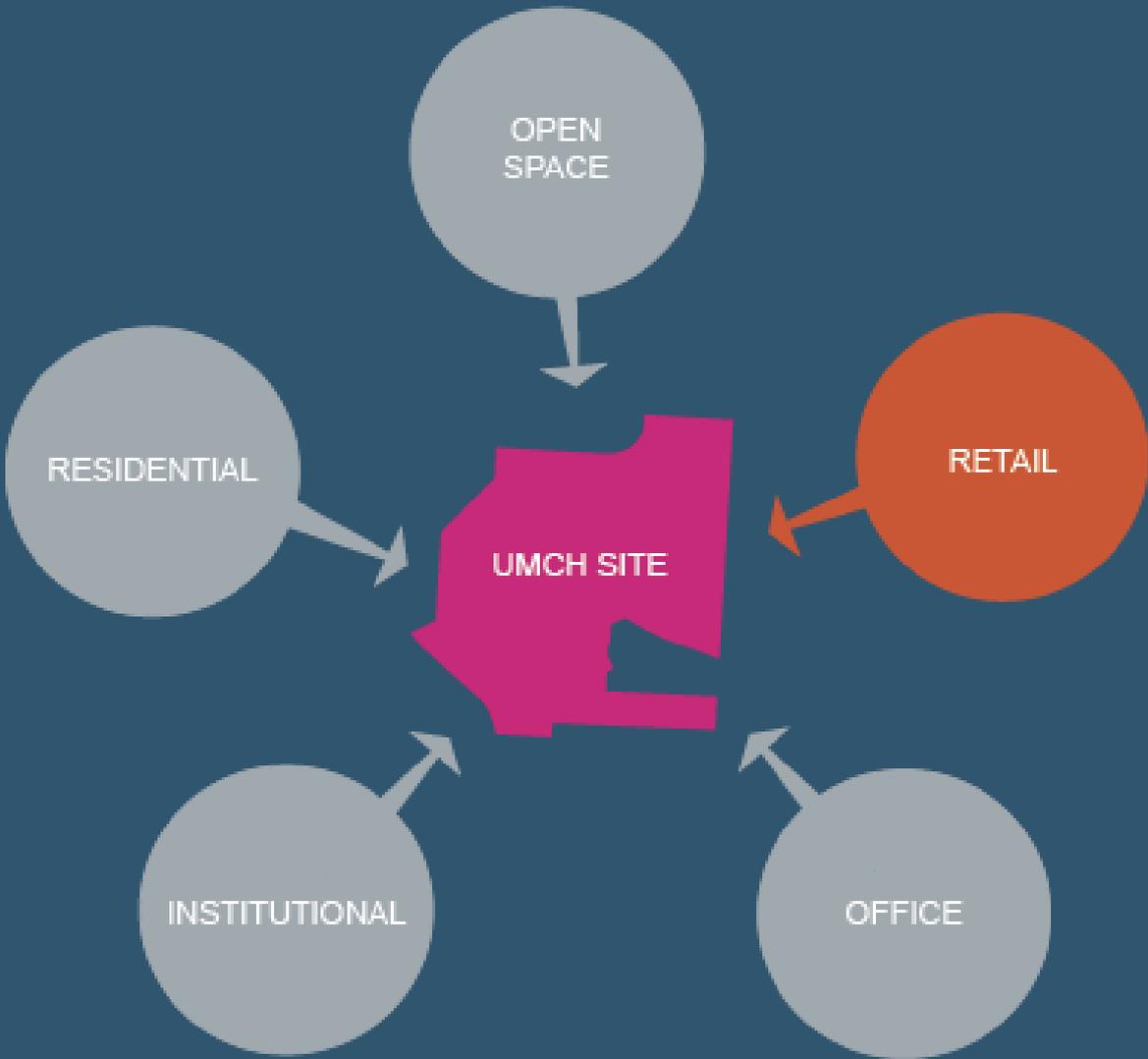
- Commercial: 132,000 SF
  - Institutional: 350,000 SF
- 
- Total: 482,000 SF
  - Parking: 1,700+ spaces
  - Green Space: 11 acres, including Tucker Creek reserve



# INSTITUTIONAL/OFFICE USES



# RETAIL USE



# MARKET - RETAIL



Last Updated: 04.19.2012  
 Author: Jeffrey Harris

Table: Worthington & comparable Ohio retail market demographics

	Radius	Worthington	Easton Town Center	Mall at Tuttle Crossing	Polaris Fashion Place	Beachwood & Legacy Village	Crocker Park	Kenwood Mall	Rockwood
			Columbus	Columbus	Columbus	Cleveland	Westlake	Cincinnati	Cincinnati
Population Density	1 mile	7,487	5,875	4,820	3,799	8,770	6,041	11,649	19,635
	3 miles	85,167	96,564	61,594	55,201	91,669	51,141	66,322	122,331
	5 miles	240,782	242,201	167,875	165,702	228,352	131,018	171,180	285,217
Avg. Household Income	1 mile	\$ 101,375	\$ 69,852	\$ 94,689	\$ 135,300	\$ 93,710	\$ 110,884	\$ 78,610	\$ 77,780
	3 miles	83,264	62,009	93,904	96,224	89,167	109,992	90,239	66,789
	5 miles	79,636	63,543	97,135	94,176	79,832	93,453	82,150	62,803
Median Household Income	1 mile	\$ 86,931	\$ 59,388	\$ 76,575	\$ 76,825	\$ 70,795	\$ 82,076	\$ 62,071	\$ 56,948
	3 miles	68,755	50,693	78,286	78,306	68,391	85,701	65,898	45,467
	5 miles	64,506	51,617	78,927	77,867	60,658	74,712	59,083	42,978
Income \$75K+	1 mile	1,604	767	1,079	864	1,972	1,416	1,777	3,301
	3 miles	14,557	9,992	12,531	10,567	15,984	11,186	10,205	13,444
	5 miles	38,667	26,403	33,022	30,449	34,673	25,049	23,620	28,959
Income \$100K+	1 mile	1,168	417	721	591	1,450	997	1,119	2,151
	3 miles	9,459	5,377	8,264	7,033	10,474	7,825	6,732	8,718
	5 miles	24,694	15,292	22,557	20,732	22,898	16,448	15,363	18,479
Bachelor Degree +	1 mile	3,382	1,110	2,069	1,558	3,230	2,275	3,407	7,128
	3 miles	29,038	19,419	22,760	19,419	29,446	17,193	18,807	28,097
	5 miles	79,597	50,198	61,245	54,245	66,464	36,796	44,776	62,272
Daytime Population	1 mile	14,221	14,024	20,788	18,344	12,497	9,037	18,459	15,579
	3 miles	91,737	68,276	75,772	72,792	83,267	46,085	67,403	103,328
	5 miles	249,637	207,593	143,681	166,338	199,771	103,980	196,503	372,710

Source: Tom Carter, Real Estate Development Advisors (www.redevelopmentadvisors.com), 2012

# RETAIL USE

This is one example of what could be developed in an all-retail scenario:

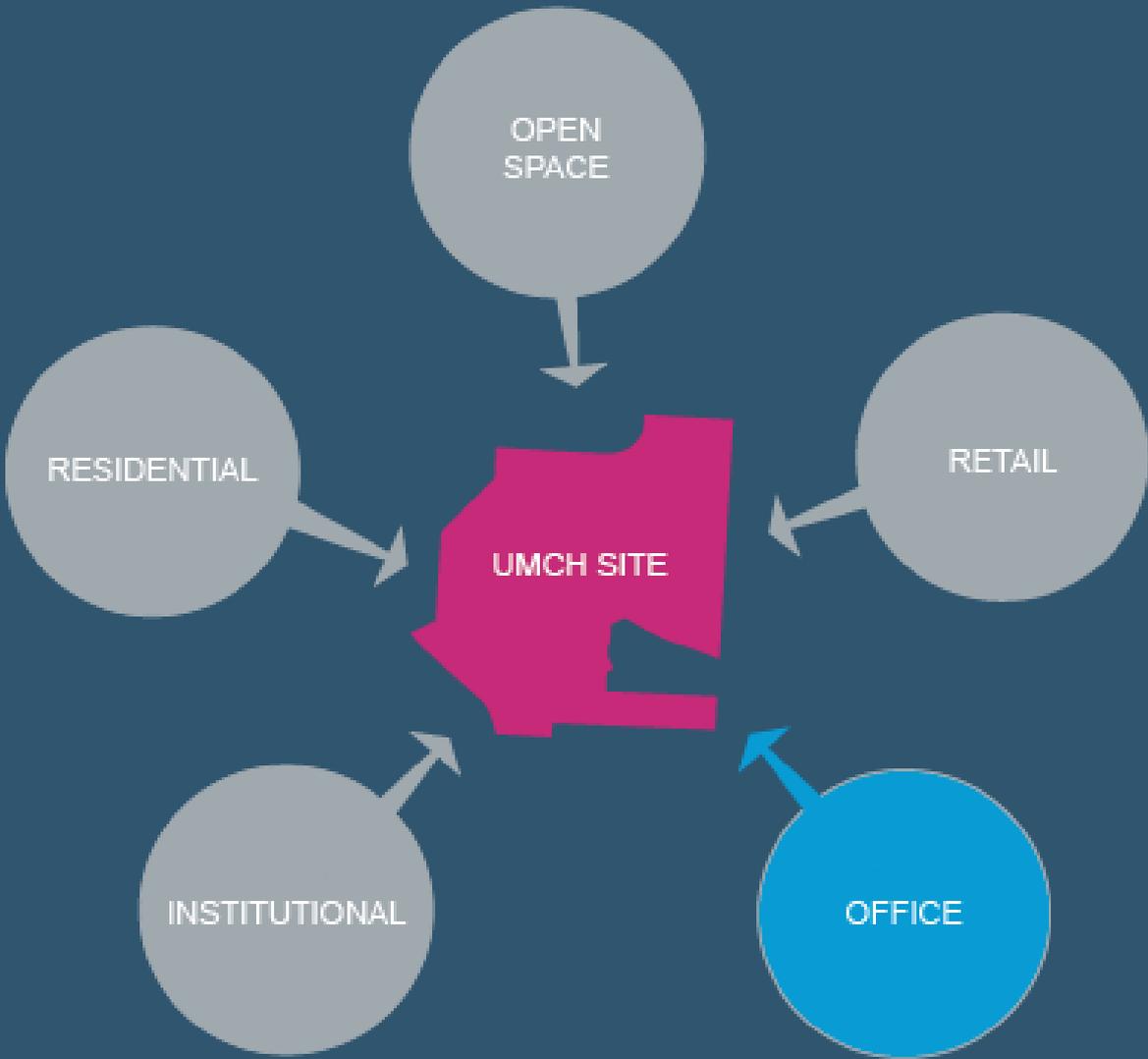
- Big Box Retail: 90,000 SF
  - Linear Retail: 124,000 SF
  - Outlot Retail: 40,000 SF
- 
- Total Retail: 254,000 SF (600+ employees)
  - Parking: 1,600+ spaces
  - Green Space: 1 acre + buffer, Tucker Creek reserve: 9 acres



# RETAIL CONSIDERATIONS



# OFFICE



# OFFICE – Class A example

Safe Auto Insurance Building, 4 Easton Oval



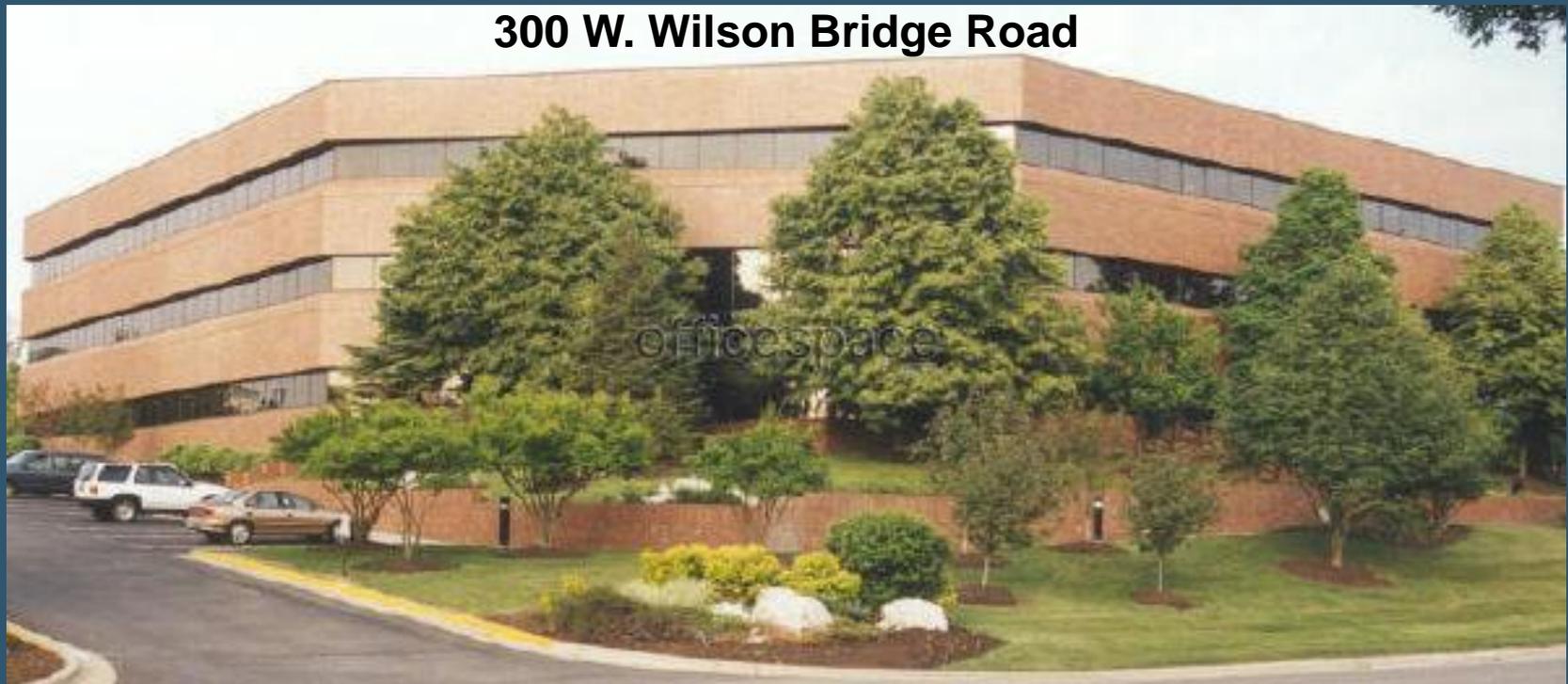
**Class A Office Buildings:** are the most prestigious buildings in their market competing for premier office users. Class A facilities have high quality standard finishes, state of the art building infrastructure/ systems, high profile locations, exceptional accessibility and a definite market presence. As a result of this, they attract the highest quality tenants and also command the highest rents.

# OFFICE – Class A (mixed use) example



**Worthington Place, 160 W. Wilson Bridge Road (under construction)**

# OFFICE – Class B example



**Class B Office Buildings:** are those that compete for a wide range of users with rents in the average range for the market area. Class B buildings are generally a little older and have adequate systems and finishes that are fair to good for the area. They are still well-maintained and not functionally obsolete. Well-located Class B buildings can sometimes be returned to Class A through renovation such as facade and common area improvements.

# OFFICE – Class C example

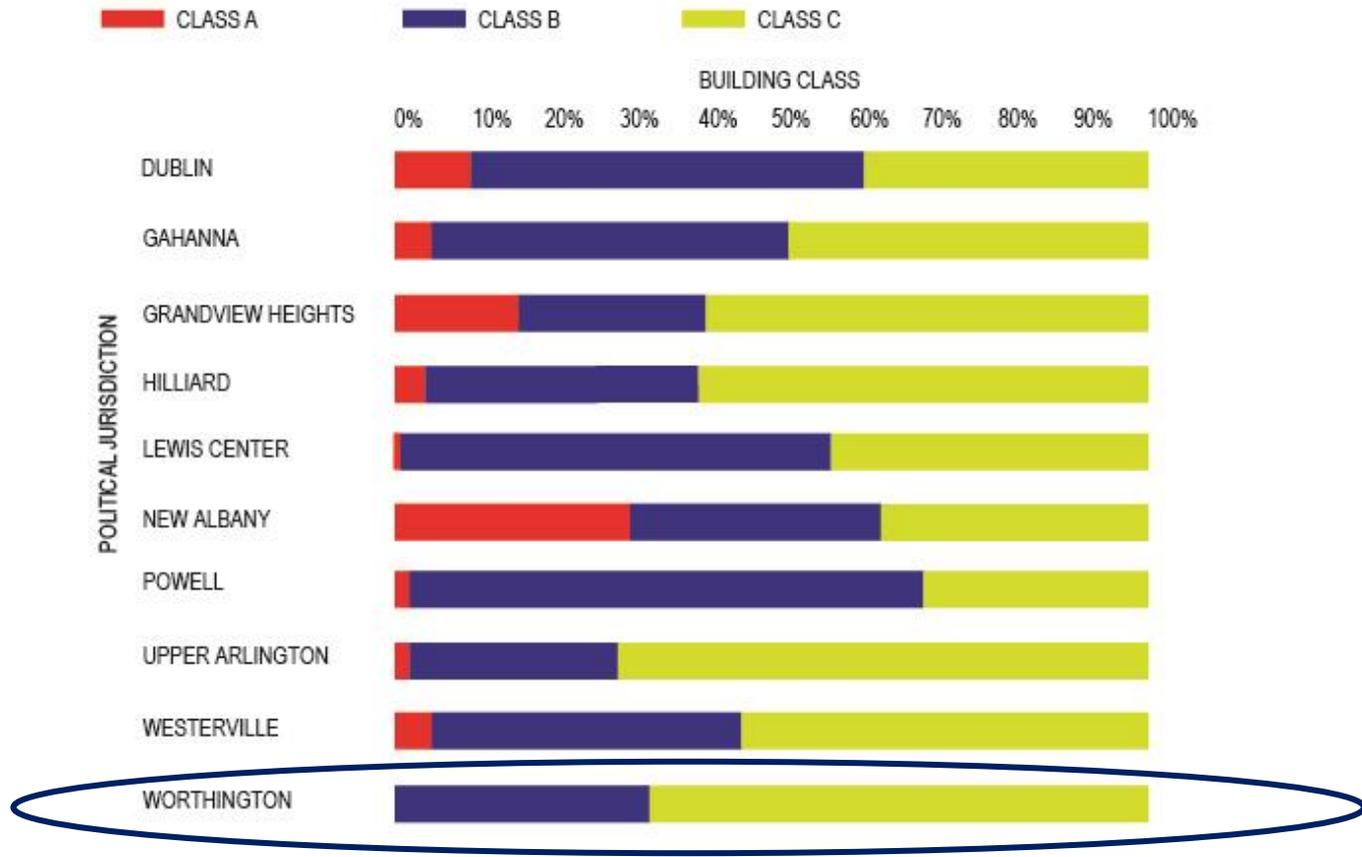
515-533 Schrock Road



**Class C Office Buildings:** are the lowest classification of office building. Class C space is aimed towards tenants requiring functional space at rents below the average for the market area. These are older buildings (usually more than 20), located in less desirable areas and are in need of extensive renovation. Architecturally, they are the least desirable, and building infrastructure/ technology is outdated. As a result, Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as re-development opportunities.

# OFFICE – Commercial Building Class Inventory/Rents

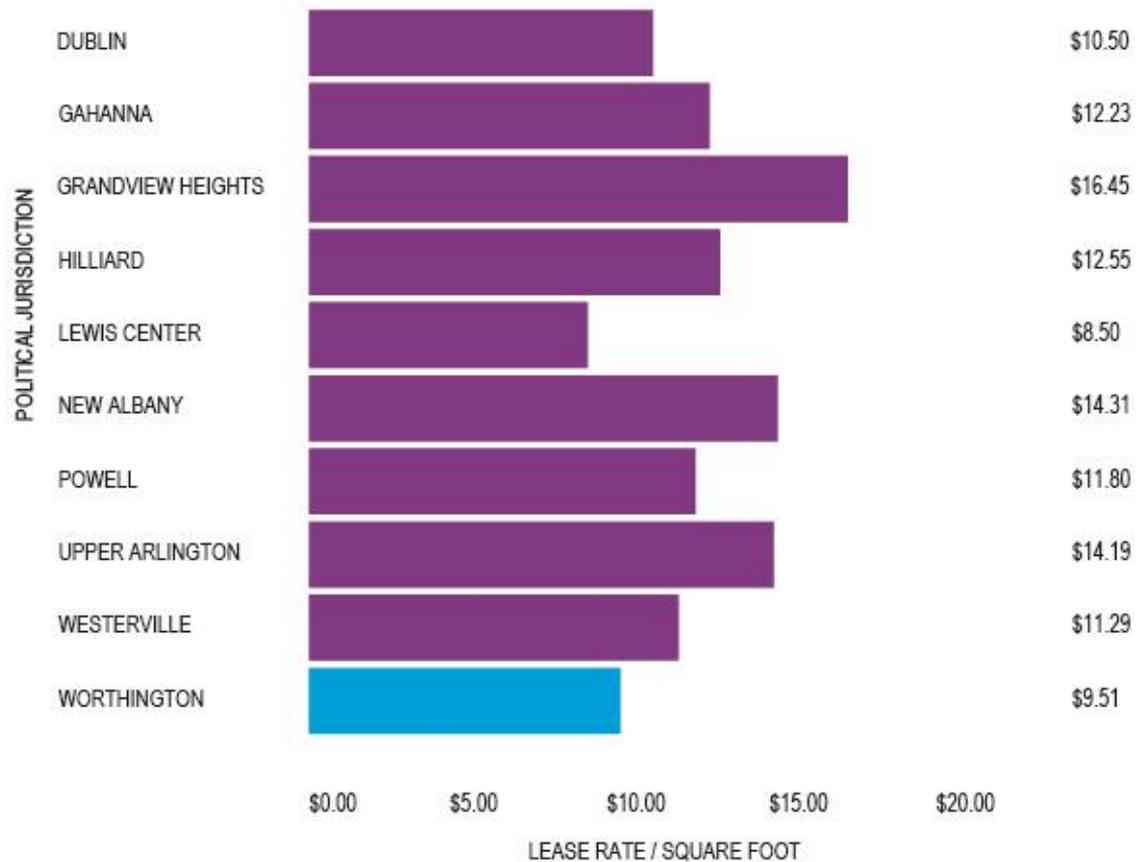
COMMERCIAL BUILDING CLASS INVENTORY\* & AVERAGE RENT RATES (NNN, OFFICE)  
CENTRAL OHIO - COMPARABLE MARKETS 2013



\* AMONG THOSE BUILDINGS FOR WHICH CLASS HAS BEEN ASSIGNED

# OFFICE – Office Lease Rates

OFFICE LEASE RATES (NNN, ALL CLASSES)  
2013



# OFFICE USE

This is one example of what could be developed as an all-office scenario:

- Office: 504,000 SF (2,500+/- employees)
- UM Conference Center preserved
- Parking: 2,400+ spaces
- Green Space: 5 acres  
Tucker Creek Reserve: 6 acres



# OFFICE CONSIDERATIONS

- Class A office tenants are looking for signature, special places to locate, including those with proximate amenities like restaurants and recreation.
- Worthington is seen as a Class B office market.
- Most Class A office is built in close proximity to freeways for access/visibility.
- US 23/I-270 Interchange improvements will help access to the UMCH site.

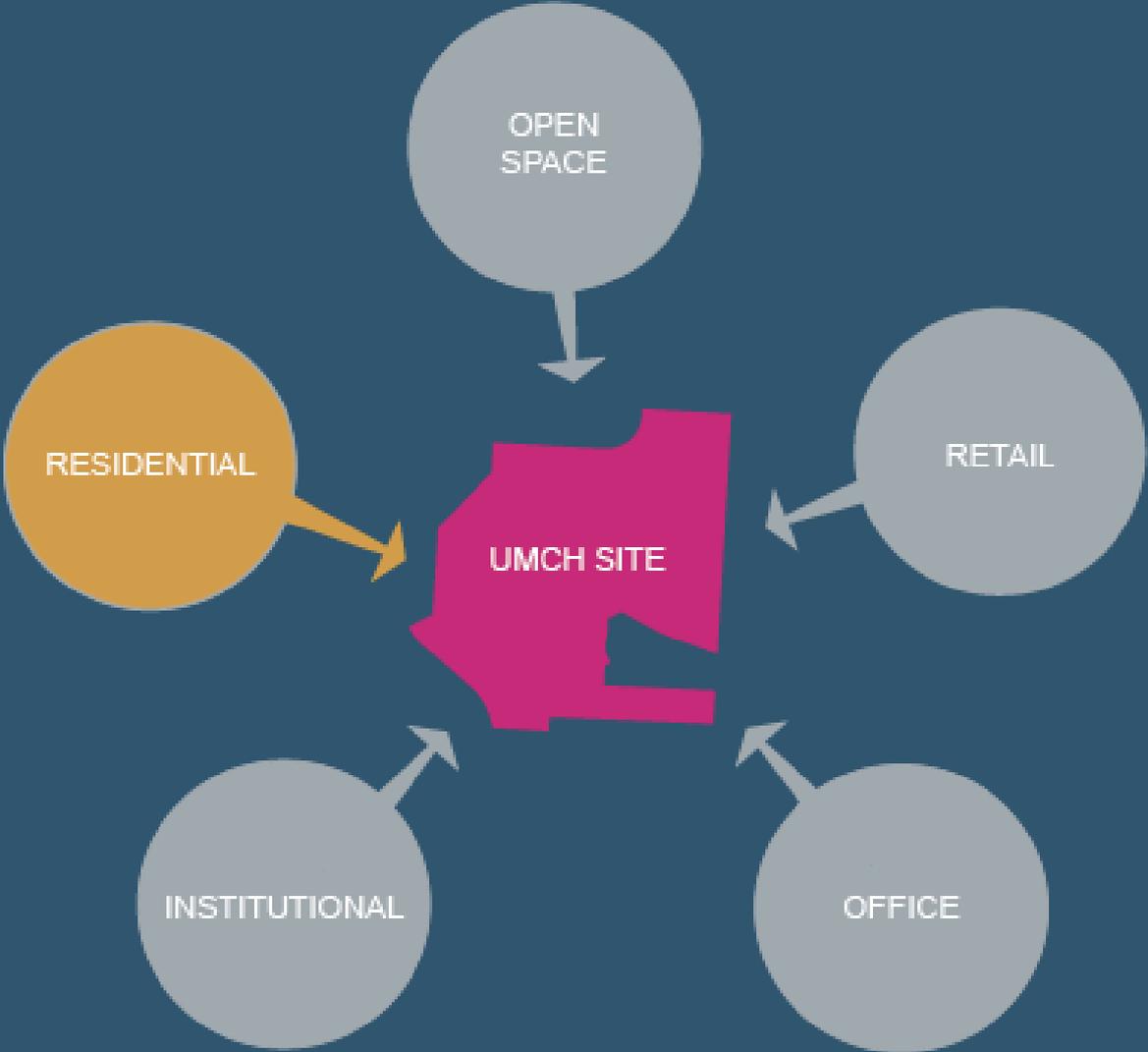


# OFFICE CONSIDERATIONS

- Wilson Bridge Road offices were Class A when built, now Class B.
- Office vacancy is still high, but dropping, in Central Ohio suburbs, including Worthington
- At this time, developers are not building speculative office (i.e. office without known tenant).
- If developed as a dynamic, signature space, it might be possible to attract Class A office to the UMCH site.



# RESIDENTIAL



# RESIDENTIAL USE

This is one example of what could be developed in an all-residential scenario:

- Single Family: 55 Units
  - Townhomes: 22 Units
  - Multi-Family: 264 Units
- 
- Total: 341 Units  
(450+/- residents)
  - Parking: 520+/- spaces
  - Green Space: 2 acres of park;  
Tucker Creek Reserve: 7 acres



# RESIDENTIAL CONSIDERATIONS

- Because of the Worthington Schools, residential development for families is attractive in the city.
- New housing with modern amenities is desired in the city.
- High quality homes with small yards and close proximity to amenities is a strong market.
- The market is strong for apartments in Central Ohio, including in Worthington.

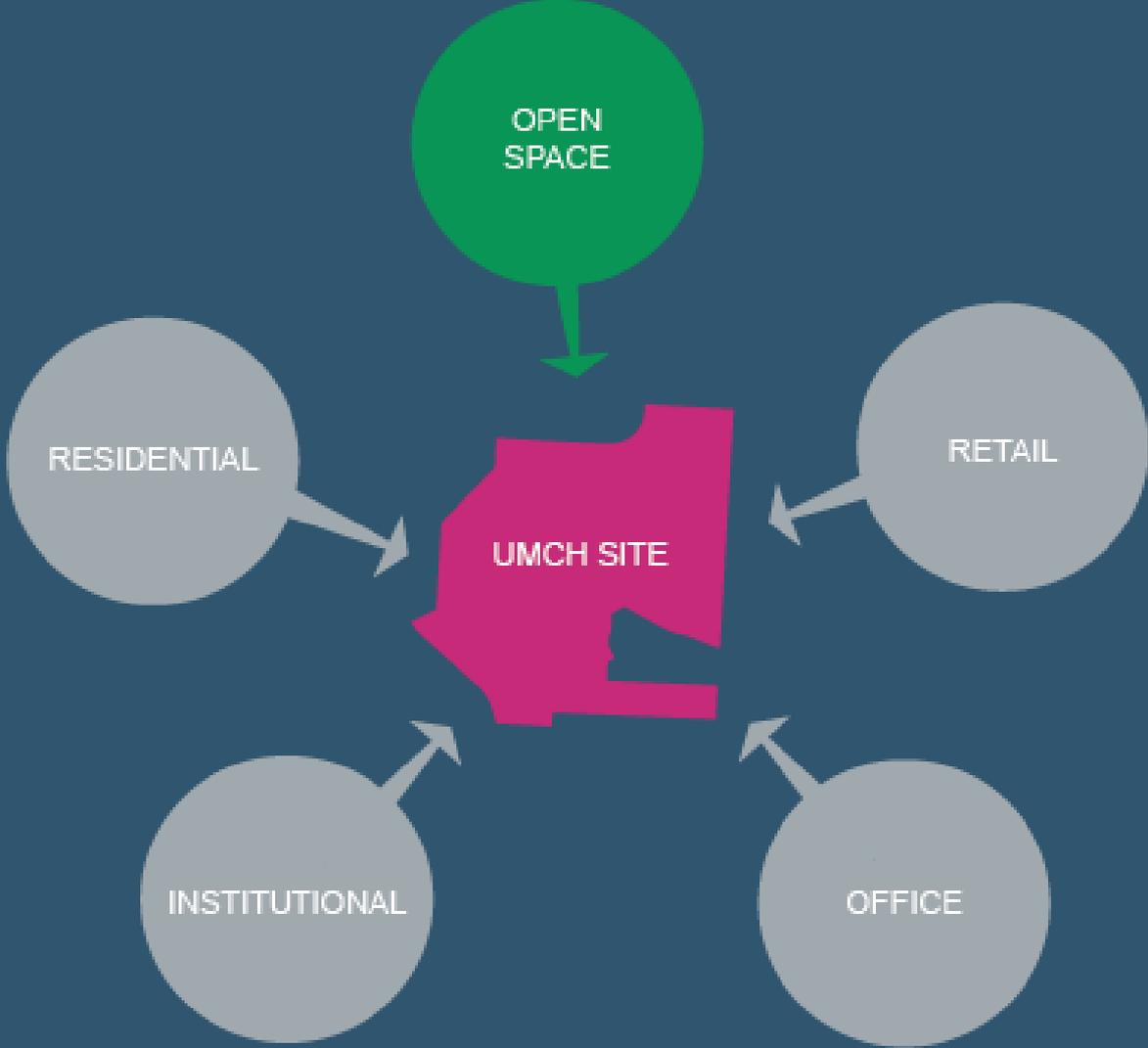


# RESIDENTIAL CONSIDERATIONS

- At this time, financing is available for apartments, not condominiums. But developers are building apartments to condominium standards with plans to convert when the financial market allows.
- There appears to be a market for housing geared toward empty nesters and those looking for single level floor plans.



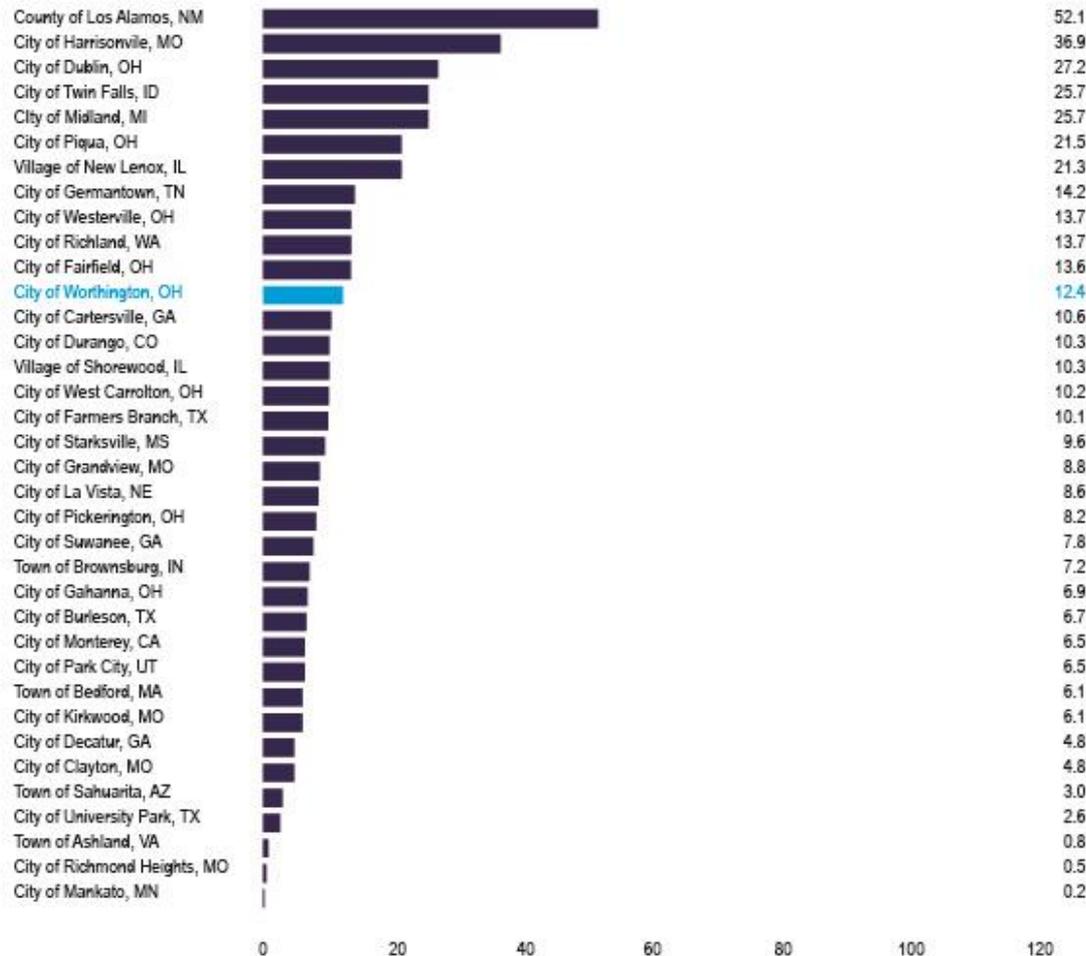
# PARK / OPEN SPACE



# PARK / OPEN SPACE - Comparisons

## DEVELOPED PARK ACREAGE PER 1,000 POPULATION

2012



12.4  
WORTHINGTON

52.1  
HIGH

11.2  
AVERAGE

# PARK / OPEN SPACE - Comparisons

NUMBER OF PLAYGROUND PLAY STRUCTURES PER 1,000  
POPULATION 2012

1.4  
WORTHINGTON

3.3  
HIGH

0.4  
MEDIAN

MILES OF BIKE, WALKING AND HIKING TRAILS PER 1,000  
POPULATION 2012

0.52  
WORTHINGTON

5.74  
HIGH

0.25  
MEDIAN

TOTAL SQUARE FEET OF RECREATION / COMMUNITY CENTERS  
PER RESIDENT 2012

6.7  
WORTHINGTON

8.0  
HIGH

0.8  
MEDIAN

NUMBER OF ATHLETIC FIELDS PER 1,000  
POPULATION 2012

1.3  
WORTHINGTON

2.1  
HIGH

0.6  
MEDIAN

# EXISTING CONTEXT ANALYSIS

## PARKS, TRAILS, SCHOOLS & FIELDS



# PARK / RECREATION USE

This is one example of what could be developed in an all-park scenario:

## Facilities:

- Recreation Center: 46,000 SF
- Shelter: 6,000 SF
- Baseball Fields: 4
- Soccer Fields: 4
- Tennis Courts: 6
- Playground: 1
- Basketball Courts: 4
- Amphitheater: 1
- Parking: 800+/- spaces

## Passive:

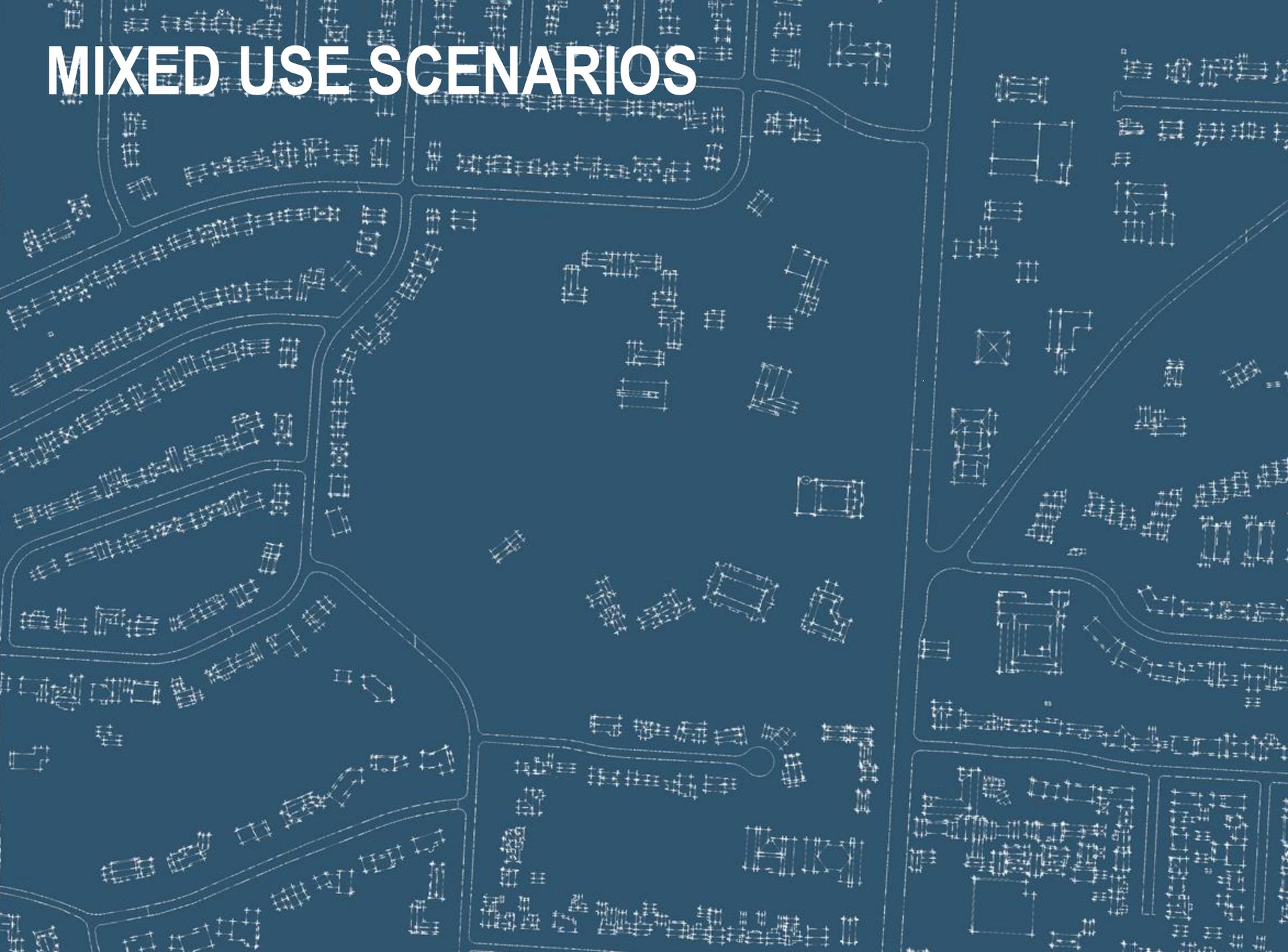
- Tucker Creek reserve: 7 Acres



# PARK / RECREATION USE



# MIXED USE SCENARIOS



# BALANCE OF NEEDS



# EXISTING SITE



# EXISTING SITE ANALYSIS

## EDGE CONSIDERATIONS



UMCH SITE

SENSITIVE TO ADJACENT USES

SENSITIVE TO ADJACENT USES

CONSIDER RELATIONSHIP WITH HIGH STREET CORRIDOR

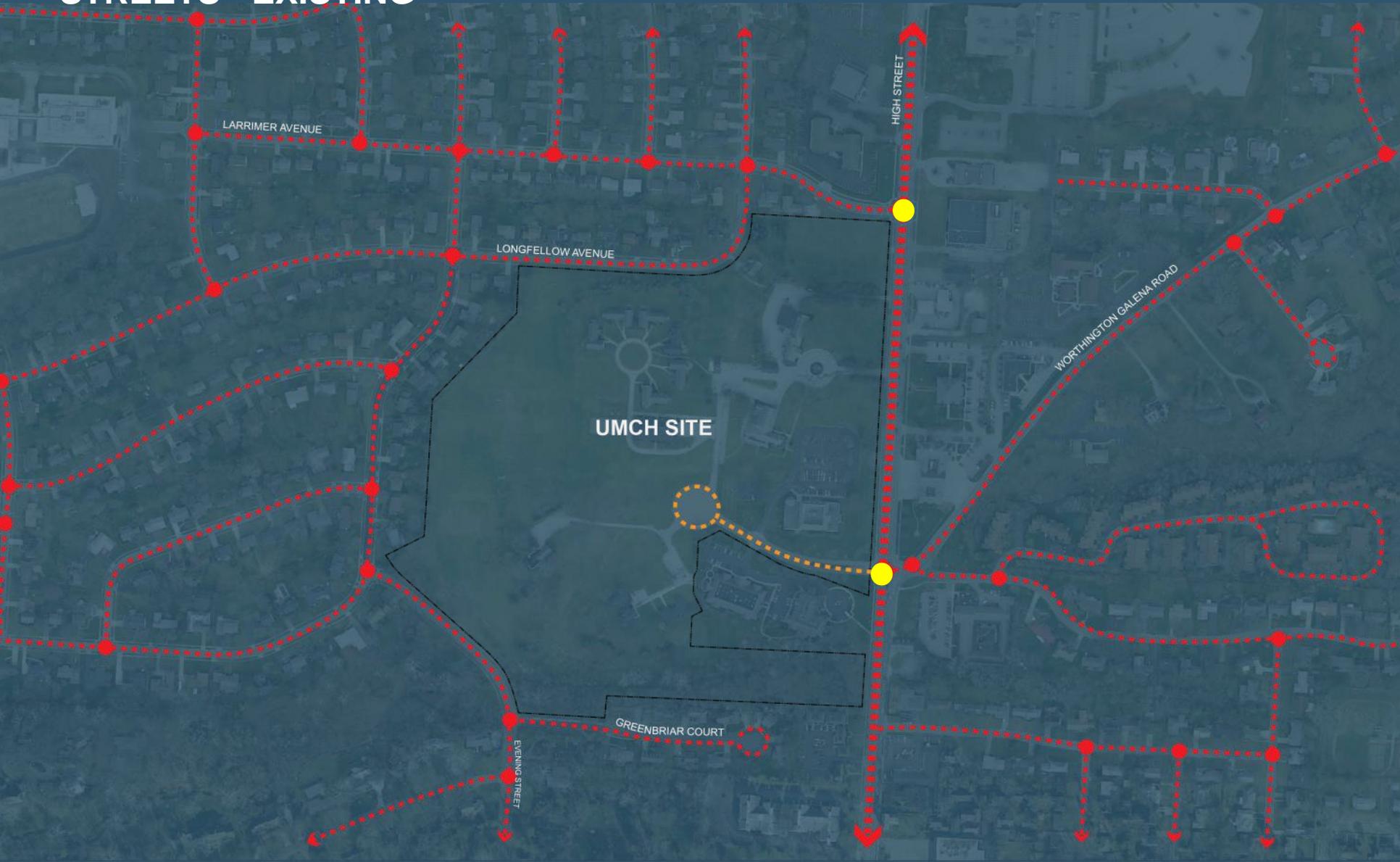
RESPONSIVE TO CITY HALL GREEN

SUNRISE SENIOR LIVING

NATURAL FEATURES AND SENSITIVE AREAS

# EXISTING SITE ANALYSIS

## STREETS - EXISTING



# MIXED USE – SCENARIO 1

This is one example of a potential mixed-use scenario:

Residential: 259 Units

- Single Family, Zero Lot Line: 33 Units
- Single Family: 8 Units
- Townhome: 88 Units
- Flats: 130 Units

Office: 110,000 SF

Retail: 13,000 SF

Parking: 650+/- Spaces &  
On-street Public Parking

Green Space: 3.5 acres of Park;

Tucker Creek Reserve: 7 acres



# MIXED USE – SCENARIO 2

This is one example of another potential mixed-use scenario:

Residential: 253 Units

- Single Family, Zero Lot Line: 42 Units
- Single Family: 7 Units
- Townhome: 118 Units
- Flats: 86 Units

Office: 120,000 SF

Retail: 10,000 SF

Parking: 700+/- Spaces

Green Space: 2 Acres Of Park;

Tucker Creek Reserve: 7 acres



# MIXED USE – SCENARIO 3

This is one example of another potential mixed-use scenario:

Residential: 465 Units

- Single Family, Zero Lot Line: 42 Units
- Single Family: 7 Units
- Townhome: 16 Units
- Flats: 400 Units

Office: 112,000 SF

Retail: 17,500 SF

Parking: 1,400+/- Spaces; including 2 Parking Decks

Green Space: 2 Acres Of Park;

Tucker Creek Reserve: 7 acres + buffer



# MIXED USE - SCENARIO 4

This is one example of another potential mixed-use scenario:

## Residential:

- Single Family, Zero Lot Line: 46 Units
- Single Family: 7 Units
- Townhome: 96 Units

Office: 180,000 SF

Retail: 8,000 SF

Parking: 740+/- Spaces;  
including 2 Parking Decks

Green Space: 1.2 Acres Of Park;

Tucker Creek Reserve: 7 acres + Green Buffer



# NEXT STEPS



# NEXT STEPS

1. Breakout Tables, Discussion, and **Your Input** (tonight)
2. Post Presentation Materials on Web for Further Discussion (Monday)
3. Develop Preferred Scenarios Based Upon Input (December/January)
4. Development Tour Info (January)
5. Additional Public Input (January/February)
6. Create Draft Update (January/February)
7. Planning Commission Review (February)
8. Public Adoption Process (February/March)



# CONTACTS

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# PROJECT ONLINE

Go to the city website for project updates

WWW.WORTHINGTON.ORG/VisioningUMCH

E-mail us your questions or comments

VISIONINGUMCH@CI.WORTHINGTON.OH.US

community - connect to news, events and information you care about. [View more information...](#)



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**Development Comparisons**

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## Visioning UMCH

The City of Worthington has launched a process to update the community's vision for the United Methodist Children's Home property at 1033 High Street. The process is expected to result in an update to the City's Comprehensive Plan. The Comprehensive Plan serves as a land use policy document for the city. Its primary role is to create a vision for the city and provide recommendations to guide public policy, particularly in terms of land use-related issues.



**New Development Comparison Exhibits**

The UMCH site is 42 acres in size. It can be difficult to perceive how much of any type of land use or development can be accommodated on a site this size. The attached exhibits help to convey the size of this area relative to development you may be familiar with in other places within Central Ohio. These exhibits are intended to provide context and help inform the discussion. They are not recommendations for any particular type of use for the UMCH site.

[More information and link to exhibits](#)

**Events & Opportunities for Participation**

**Visioning UMCH Public Meeting –**  
A public meeting was held on December 4, 2013, where community members learned more about possible land use scenarios and provided feedback and input.

The consultant team provided an overview of the visioning process, demographic and market conditions, economic considerations, and a variety of potential land use scenarios for discussion. Attendees then reviewed land use scenarios and shared their thoughts on a vision that complements and contributes to the prosperity and future of the City of Worthington.

Presentation materials will be posted in the coming days.

[Walking Tour](#)

**Quick Links**

- UMCH Property & Event Photos
- Visioning UMCH Documents

[View All](#)