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.
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.
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
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

<table>
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<tr>
<th>TASK</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
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- **Tasks in Progress:**
  - Task I: Opportunity Analysis
  - Task II: Conceptual Site Alternatives
  - Task III: Preferred Redevelopment Plan Generation
  - Task IV: Comprehensive Plan Update for UMCH Site

- **Meetings:**
  - UMCH Plan Process
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
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
**DESIGN CHARRETTE**

**October 17, 2013**

**Comments and Themes:**

- Mix of uses
- Commercial uses toward High Street frontage
- Different housing type that does not already exist in the City
- Preserve Tucker Creek
- Develop portion as park/organizing green space
- Be sensitive to existing neighborhood
- Do not create direct cut through from High Street to neighborhood
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

COMMUNITY

MARKET

CITY FINANCES
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.
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 Major Revenue Sources 2012

- Income Tax: 69.7%
- Property Tax: 9.6%
- Local Government: 12.9%
- Inheritance Tax: 0.0%
- Interest Income: 0.7%
- Fines & Forfeitures: 0.2%
- Personal Property: 4.6%
- Other Revenues: 0.0%
INCOME TAX = CITY LIFEBLOOD
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.
Property Tax Distribution within City of Worthington 2012

- City of Worthington: 75.6%
- Sharon Township: 3.9%
- Worthington Schools: 16.2%
- Worthington Library: 3.8%
- Franklin County: (General Fund, FCCS, ADAMH, DD, SR OP, Columbus Zoo, Metro Parks): 0.4%
PROPERTY TAX = SCHOOL DISTRICT
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)

- Retail: $(2,621)
- Office: $(772)
- Industrial: $(244)
- Multi-Family 12+ DU: $(1,412)
- Multi-Family 8-12 DU: $(345)
- Multi-Family 4-8 DU: $(344)
- Single Family: $(860)

source: Tischler & Assoc.
COMMUNITY

COMMUNITY

MARKET

CITY FINANCES
DEMOGRAPHICS – City Population

POPULATION AND HOUSEHOLD GROWTH - WORTHINGTON

2012-2017 ANNUAL RATE

0.67 % 0.99 % 0.14 %

WORTHINGTON REGION OHIO

15,500 15,000 14,949 14,099 13,757 14,123

DEMOGRAPHICS – Age Group Representation

POPULATION BY AGE - 2010

WORTHINGTON
REGION
OHIO

MEDIAN AGE

44.9
33.1
38.7

What is the y axis? % of total? Label
DEMOGRAPHICS – Median Household Income

MEDIAN HOUSEHOLD INCOME - 2010

- WORTHINGTON
- REGION
- OHIO

GROWTH 2010 - 2017

- 07 % $76,474
- 13 % $51,630
- 17 % $44,508

What is the y axis? % of total? Label
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%
## HOUSING – Residential Structures

**Worthington Total 2010:**
5,715 Residential Units
- 87% Single Family (4,998 units)
- 13% Multi-Family (717 units)

### RESIDENTIAL STRUCTURES

<table>
<thead>
<tr>
<th>Units in Structures</th>
<th>Worthington Estimate</th>
<th>Worthington Percentage</th>
<th>Regional Percentage</th>
<th>Ohio Percentage</th>
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</thead>
<tbody>
<tr>
<td>1 Unit, Detached</td>
<td>4,551</td>
<td>79.6%</td>
<td>54.3%</td>
<td>68.5%</td>
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<td>1 Unit, Attached</td>
<td>447</td>
<td>7.8%</td>
<td>10.1%</td>
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<td>2 Units</td>
<td>154</td>
<td>2.7%</td>
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<td>3 - 4 Units</td>
<td>291</td>
<td>5.1%</td>
<td>8.2%</td>
<td>4.5%</td>
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<td>5 - 9 Units</td>
<td>90</td>
<td>1.6%</td>
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<td>10 - 19 Units</td>
<td>96</td>
<td>1.7%</td>
<td>6.6%</td>
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<td>20+ Units</td>
<td>86</td>
<td>1.5%</td>
<td>7.6%</td>
<td>5.2%</td>
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DEVELOPMENT CAPACITY STUDIES
EXISTING SITE – INSTITUTIONAL USE

United Methodist Children’s Home

42+/- acres
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

UMCH SITE

OPEN SPACE

RESIDENTIAL

INSTITUTIONAL

OFFICE

RETAIL
### Table: Worthington & comparable Ohio retail market demographics

<table>
<thead>
<tr>
<th>Radius</th>
<th>Worthington</th>
<th>Easton Town Center Columbus</th>
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<th>Rockwood Cincinnati</th>
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<tr>
<td>1 mile</td>
<td>7,487</td>
<td>5,875</td>
<td>4,820</td>
<td>3,799</td>
<td>8,770</td>
<td>5,604</td>
<td>11,649</td>
<td>19,635</td>
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<tr>
<td>3 miles</td>
<td>85,167</td>
<td>96,564</td>
<td>61,594</td>
<td>55,201</td>
<td>91,669</td>
<td>51,141</td>
<td>66,322</td>
<td>122,331</td>
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<td>5 miles</td>
<td>240,782</td>
<td>242,201</td>
<td>167,875</td>
<td>165,702</td>
<td>228,352</td>
<td>131,018</td>
<td>171,180</td>
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### Population Density

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<td>1 mile</td>
<td>$101,375</td>
<td>$69,852</td>
<td>$94,689</td>
<td>$135,300</td>
<td>$93,710</td>
<td>$110,884</td>
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<td>83,264</td>
<td>62,009</td>
<td>93,904</td>
<td>96,224</td>
<td>89,167</td>
<td>109,992</td>
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<td>79,636</td>
<td>63,543</td>
<td>97,135</td>
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<td>79,832</td>
<td>93,453</td>
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### Avg. Household Income

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<td>1 mile</td>
<td>$86,931</td>
<td>$59,388</td>
<td>$76,575</td>
<td>$76,825</td>
<td>$70,795</td>
<td>$82,076</td>
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<td>3 miles</td>
<td>68,755</td>
<td>50,693</td>
<td>78,286</td>
<td>78,306</td>
<td>68,391</td>
<td>85,701</td>
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<td>51,517</td>
<td>78,927</td>
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<td>60,659</td>
<td>74,712</td>
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### Median Household Income

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<td>1 mile</td>
<td>1,604</td>
<td>767</td>
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<td>864</td>
<td>1,972</td>
<td>1,416</td>
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<tr>
<td>3 miles</td>
<td>14,557</td>
<td>9,992</td>
<td>12,531</td>
<td>10,567</td>
<td>15,984</td>
<td>11,186</td>
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<td>38,657</td>
<td>26,403</td>
<td>33,022</td>
<td>30,449</td>
<td>34,673</td>
<td>25,049</td>
<td>23,620</td>
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### Income $75K+

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<tr>
<td>1 mile</td>
<td>1,168</td>
<td>417</td>
<td>721</td>
<td>591</td>
<td>1,450</td>
<td>997</td>
<td>1,119</td>
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<td>5,377</td>
<td>8,264</td>
<td>7,033</td>
<td>10,474</td>
<td>7,825</td>
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<td>24,694</td>
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<td>22,557</td>
<td>20,732</td>
<td>22,898</td>
<td>16,448</td>
<td>15,363</td>
<td>18,479</td>
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### Income $100K+

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<tr>
<td>1 mile</td>
<td>3,382</td>
<td>1,110</td>
<td>2,069</td>
<td>1,558</td>
<td>3,230</td>
<td>2,275</td>
<td>3,407</td>
<td>7,128</td>
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<td>3 miles</td>
<td>29,038</td>
<td>19,419</td>
<td>22,760</td>
<td>19,419</td>
<td>29,446</td>
<td>17,193</td>
<td>18,807</td>
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<td>5 miles</td>
<td>79,597</td>
<td>50,198</td>
<td>61,245</td>
<td>54,245</td>
<td>66,464</td>
<td>36,796</td>
<td>44,776</td>
<td>62,272</td>
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### Bachelor Degree +

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<tr>
<td>1 mile</td>
<td>14,221</td>
<td>14,024</td>
<td>20,788</td>
<td>18,344</td>
<td>12,497</td>
<td>9,037</td>
<td>18,459</td>
<td>15,579</td>
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<td>3 miles</td>
<td>91,737</td>
<td>68,276</td>
<td>75,772</td>
<td>72,792</td>
<td>83,267</td>
<td>46,085</td>
<td>67,403</td>
<td>103,328</td>
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<td>5 miles</td>
<td>249,637</td>
<td>207,593</td>
<td>143,681</td>
<td>166,338</td>
<td>199,771</td>
<td>103,980</td>
<td>196,503</td>
<td>372,710</td>
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Source: Tom Carter, Real Estate Development Advisors (www.redevelopmentadvisors.com), 2012
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
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)
**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.
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.
COMMERCIAL BUILDING CLASS INVENTORY* & AVERAGE RENT RATES (NNN, OFFICE)
CENTRAL OHIO - COMPARABLE MARKETS 2013

<table>
<thead>
<tr>
<th>POLITICAL JURISDICTION</th>
<th>CLASS A</th>
<th>CLASS B</th>
<th>CLASS C</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUBLIN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GAHANNA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRANDVIEW HEIGHTS</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>HILLIARD</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEWIS CENTER</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEW ALBANY</td>
<td></td>
<td></td>
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<tr>
<td>POWELL</td>
<td></td>
<td></td>
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<tr>
<td>UPPER ARLINGTON</td>
<td></td>
<td></td>
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<tr>
<td>WESTERVILLE</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>WORTHINGTON</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

*AMONG THOSE BUILDINGS FOR WHICH CLASS HAS BEEN ASSIGNED
OFFICE – Office Lease Rates

OFFICE LEASE RATES (NNN, ALL CLASSES)
2013

- Dublin: $10.50
- Gahanna: $12.23
- Grandview Heights: $16.45
- Hilliard: $12.55
- Lewis Center: $8.50
- New Albany: $14.31
- Powell: $11.80
- Upper Arlington: $14.19
- Westerville: $11.29
- Worthington: $9.51

LEASE RATE / SQUARE FOOT
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.
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

UMCH SITE

RESIDENTIAL

OPEN SPACE

RETAIL

INSTITUTIONAL

OFFICE
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

OPEN SPACE

UMCH SITE

RESIDENTIAL

INSTITUTIONAL

RETAIL

OFFICE
PARK / OPEN SPACE - Comparisons

DEVELOPED PARK ACREAGE PER 1,000 POPULATION

2012

<table>
<thead>
<tr>
<th>City</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of Los Alamos, NM</td>
<td>52.1</td>
</tr>
<tr>
<td>City of Harrisonville, MO</td>
<td>36.9</td>
</tr>
<tr>
<td>City of Dublin, OH</td>
<td>27.2</td>
</tr>
<tr>
<td>City of Twin Falls, ID</td>
<td>25.7</td>
</tr>
<tr>
<td>City of Midland, MI</td>
<td>25.7</td>
</tr>
<tr>
<td>City of Piqua, OH</td>
<td>21.5</td>
</tr>
<tr>
<td>Village of New Lenox, IL</td>
<td>21.3</td>
</tr>
<tr>
<td>City of Germantown, TN</td>
<td>14.2</td>
</tr>
<tr>
<td>City of Westerville, OH</td>
<td>13.7</td>
</tr>
<tr>
<td>City of Richland, WA</td>
<td>13.7</td>
</tr>
<tr>
<td>City of Fairfield, OH</td>
<td>13.6</td>
</tr>
<tr>
<td><strong>City of Worthington, OH</strong></td>
<td>12.4</td>
</tr>
<tr>
<td>City of Cartersville, GA</td>
<td>10.6</td>
</tr>
<tr>
<td>City of Durango, CO</td>
<td>10.3</td>
</tr>
<tr>
<td>Village of Shorewood, IL</td>
<td>10.3</td>
</tr>
<tr>
<td>City of West Carrollton, OH</td>
<td>10.2</td>
</tr>
<tr>
<td>City of Farmers Branch, TX</td>
<td>10.1</td>
</tr>
<tr>
<td>City of Starkville, MS</td>
<td>9.6</td>
</tr>
<tr>
<td>City of Grandview, MO</td>
<td>8.8</td>
</tr>
<tr>
<td>City of La Vista, NE</td>
<td>8.6</td>
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<tr>
<td>City of Pickerington, OH</td>
<td>8.2</td>
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<tr>
<td>City of Suwanee, GA</td>
<td>7.8</td>
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<tr>
<td>Town of Brownsburg, IN</td>
<td>7.2</td>
</tr>
<tr>
<td>City of Galax, OH</td>
<td>6.9</td>
</tr>
<tr>
<td>City of Burleson, TX</td>
<td>6.7</td>
</tr>
<tr>
<td>City of Monterey, CA</td>
<td>6.5</td>
</tr>
<tr>
<td>City of Park City, UT</td>
<td>6.5</td>
</tr>
<tr>
<td>Town of Bedford, MA</td>
<td>6.1</td>
</tr>
<tr>
<td>City of Kirkwood, MO</td>
<td>6.1</td>
</tr>
<tr>
<td>City of Decatur, GA</td>
<td>4.6</td>
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<td>City of Clayton, MO</td>
<td>4.8</td>
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<tr>
<td>Town of Sahuarita, AZ</td>
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<tr>
<td>City of University Park, TX</td>
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<tr>
<td>Town of Ashland, WA</td>
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<tr>
<td>City of Richmond Heights, MO</td>
<td>0.5</td>
</tr>
<tr>
<td>City of Mankato, MN</td>
<td>0.2</td>
</tr>
</tbody>
</table>

WORTHINGTON: 12.4
HIGH: 52.1
AVERAGE: 11.2
## PARK / OPEN SPACE - Comparisons

<table>
<thead>
<tr>
<th>Category</th>
<th>Worthington</th>
<th>High</th>
<th>Median</th>
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<tbody>
<tr>
<td><strong>Number of Playground Play Structures</strong></td>
<td>1.4</td>
<td>3.3</td>
<td>0.4</td>
</tr>
<tr>
<td><strong>Population 2012</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Miles of Bike, Walking and Hiking Trails</strong></td>
<td>0.52</td>
<td>5.74</td>
<td>0.25</td>
</tr>
<tr>
<td><strong>Population 2012</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Square Feet of Recreation / Community Centers</strong></td>
<td>6.7</td>
<td>8.0</td>
<td>0.8</td>
</tr>
<tr>
<td><strong>Per Resident 2012</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Number of Athletic Fields</strong></td>
<td>1.3</td>
<td>2.1</td>
<td>0.6</td>
</tr>
<tr>
<td><strong>Population 2012</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXISTING CONTEXT ANALYSIS

PARKS, TRAILS, SCHOOLS & FIELDS
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

Show a sweet playground or large splash pad in place of bottom right.
MIXED USE SCENARIOS
BALANCE OF NEEDS
EXISTING SITE
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
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

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)
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