

WARD Presents Proposals for UMCH Site (January 2018)

THE FUTURE OF UMCH - WHY IT MATTERS TO YOU

The Worthington Alliance for Responsible Development (WARD) respectfully presents to our fellow Worthington residents, City Council and the larger community specific proposals for development of the United Methodist Children's Home (UMCH) site.*

Neighborhoods, Family, History, Schools, Walkability: these are the common responses when residents were asked in a 2016 WARD survey about what they like about living in Worthington.

Aren't you proud to live in Worthington? 97% of the 758 residents who responded to a 2013 WARD survey said they were. Does living here create in you a sense of community? That same 97% said it did. We are fortunate that we live in a place with its own distinctive history and character. We have an identity! In key ways Worthington is unlike the high-density developer driven projects that are transforming so much of the rest of central Ohio. That's a big reason why people like living here.

Here's another huge plus for Worthington. We have what people want! Late last year a reprint of an earlier article titled "Baby boomers, millennials will drive housing decisions" by Jim Weiker appeared in the *Columbus Dispatch*. Quoting multiple experts such as the National Association of Realtors, the article reported that very sizable majorities of baby boomers who want to age in place and millennials who want to buy homes will be looking for communities like ours instead of retirement communities and dense urban housing.

We know that development in Worthington will occur, including that which will strengthen our city's financial base. Our job as concerned citizens of Worthington is: how can we guide it so that what makes Worthington attractive – open accessible space, opportunities for community sharing, walkable connections for a large part of our population, pleasing architecture and so much more – can be built into whatever is created?

Fortunately, we are blessed with a singular opportunity to do just that. UMCH is a big, open 44-acre parcel of land along High Street near the heart of our community, of which 37.5 acres are now in play. It can be a beacon! What happens to UMCH in terms of density, greenspace, traffic and the ability of Worthington to keep and attract the residents we need to ensure our future will be felt throughout the city for generations to come. There is also an economic benefit. Businesses are attracted to places where people want to be. We have to get it right! As residents and city leaders do we care? The answer is emphatically **yes; we all have a stake in Worthington.** This is our chance to realize the extraordinary.

* Refer to Appendix A for a detailed timeline of what has happened to date regarding UMCH and WARD's engagement with the process.

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WHAT IS OUR CHALLENGE?

Developing the UMCH site brings particular challenges to Worthington. There are at least five vested stakeholder groups, i.e. residents, the City of Worthington, business community, the property owner and the developer. All these entities have potentially divergent objectives. Residents currently appreciate and want to continue to enjoy the Worthington environment. The city would like to generate significant income tax revenue from development of the site, as this location is one of the few undeveloped areas within the corporation. With over 70% of the city's revenue growth coming from income taxes (not property taxes, the bulk of which go to the school district), it is important to have this site be revenue productive to offset expected growth in city services that will be required to develop and maintain this location. Up till now the land has been tax exempt.

Businesses in Worthington want to succeed and prosper. For its part the Children's Home wants to sell the property for a good price to use the proceeds to help fund their children's ministry. Any developer wants to maximize the profit they will earn from work on the site. But these incentives usually lead to high density development, which could result in significant stress for Worthington residents by permanently disrupting why people want to live here.

How to reconcile these differing objectives? In the following paragraphs WARD presents ways for that to happen. While it is unlikely that all parties will get everything they want, let's encourage a partnership among the entities that will create an outcome to achieve the common good. There is a better way!!

WHAT IS THE SOLUTION?

In order to understand the parameters of our plan, we have to stipulate the areas into which UMCH is divided. Ten acres along High Street, including land used or owned by the United Methodist Church, are already zoned for commercial use. 3.42 acres are already occupied by the Methodist Conference Center. In the remaining 6.58 acres WARD supports the establishment of businesses with high salaried positions that will generate income tax for the city. The Sunrise facility accounts for 3.4 acres of the original plat but is not in consideration because of a long term lease. Tucker Creek ravine comprises 7 acres, and every development scenario and virtually every discussion to date envision it remaining in an improved but natural state.

That leaves a critical 24.5 acres. WARD believes fundamentally that **the largest portion of this land must be an open contiguous public space for the common good**, with amenities shared by all, a concept which was officially supported by the Parks and Recreation Commission in 2014**. By margins of 70-86% in surveys and through their individual comments, Worthington residents have repeatedly stated their desire for such a space.

It has been stated that Worthington already has enough park space, but a closer look reveals that the distribution of this park space is far from ideal. Of the 221 acres of natural public land maintained by the city, 104 of them comprise the Olentangy River Parklands along the river and away from much of

***Appendix B is a Memorandum from the Parks and Recreation Commission to Matthew H. Greeson, City Manager*

Appendix C is a scanned copy of the city's park lands map.

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the population. Of the remaining 117 acres, 55 are west of the river, leaving just 62 for all of the rest of Worthington. This is well below average for a city of our size.

All of Worthington values the historic Village Green. But the busy traffic that passes through it, the noise that creates and associated safety concerns make it unsuitable for many activities that people go to parks to enjoy. Rather, what is needed to enhance our quality of life is a sizable “central park” in a more subdued and peaceful setting that is accessible to large numbers of residents.

We want to increase the livability for residents of all ages in our city. Imagine walking paths, bikeways, attractive landscaping, a three- season building for recreational and educational uses, public restrooms and a splash pad/ice rink. A small amphitheater, here or at Tucker Creek, would be perfect for plays, lectures, weddings and small group performances with a required ending time, in the manner of Schiller Park in German Village. Majorities of 75-84% of residents surveyed have indicated their preferences for these kinds of features.

Worthington also needs housing opportunities for an aging demographic and younger persons who want to move in. A smaller portion of the 24.5 acres could be set aside for empty nester housing, an idea supported by residents, coupled perhaps with single family homes along Longfellow Avenue that complement the existing neighborhood. Property taxes from these homes would benefit the school district and other social services. Central to any development is that there be no vehicular cut throughs.

Jim Rush, a Worthington resident and a retired commercial property appraiser, put one creative proposal for UMCH forward in 2015. Mr. Rush’s proposal is pictured in Appendix D of this document. It uses a 3-2-1 land valuation, meaning that the High Street frontage, with its good access and visibility, is roughly worth three times as much as the land in the rear of the property. The central portion, which could contain empty nester/patio housing, is roughly worth twice as much as the land in the rear. These calculations could be essential in any discussion of financing UMCH development.

How would all this be paid for? Perhaps in part by an outright sale of the most valuable land in the High Street commercial zone. For the remainder of the property, the 24.5 acres we have highlighted and Tucker Creek, a more imaginative perspective is needed. Or, this perspective could be appropriate for the entire site.

To date we are unaware of any serious effort to explore the possibilities of public/private financing for purchasing and maintaining all or some of the UMCH site. This is long overdue. Multiple options exist. One idea might be, for example, that the city purchase the property using the current budget surplus that exceeds the rainy day fund and not requiring any tax increase. The main point here, however, is that we should be willing to think outside the usual box and public encouragement will be needed for city leaders who are willing to do that.

LINKING OUR PAST TO OUR FUTURE – OR NOT?

It’s been said that we can see our future by looking at the past. Worthington was established more than

** Refer to Appendix D for a detailed drawing of Mr. Rush’s proposed UMCH property layout.*

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200 years ago by settlers from New England who imagined a better life on a new frontier. Since its inception it has always been the ultimate “planned community.” Our founders took great care in designing our city, even before nearly 40 families finally arrived for settlement. Once here, they worked together to build a new community that was consistent with their personal and social values. *To this day* those values are in full view in the very heart of Worthington, The Village Green: Faith, Families, Education, Commerce – and Greenspace. All for the shared, common good of our residents.

These values continue to be the core of our community. These values continue to be why our residents, of all ages and in all stages of life, choose to make Worthington home—many, for generations. Like our settlers, we share a moment in history that provides us the opportunity to shape our city’s future for the next two hundred years.

This challenge is commonly described as a *“legacy project.”*

“Getting it right” means that we work together to create a vision that is consistent with Worthington’s founding values, while also meeting the needs of all stakeholders.

Like our forbears, let’s imagine. . . . a new UMCH with open space and the amenities we have proposed. The entire community – families, singles, seniors, teens, children, parents – will be enriched by shared community activities. Imagine a three-season pavilion available to all residents for parties, meetings, gatherings and special events. . . . attending unique arts and entertainment programs for all ages in Worthington’s own mid-size outdoor amphitheater. . . . new bike trails and walkways to enjoy nature. Residents who wish to continue living in Worthington into their later years and newcomers will have new and convenient housing options. Our city’s financial health will be boosted through new income tax revenue from high-end office space in the High Street commercial zone.

But what could happen if this vision isn’t realized?

We don’t have to look far to see the possibilities. The first developer proposal for UMCH in 2012 called for an 84-90,000 sq. ft. big box supermarket with 5 acres of asphalt parking. Strong community opposition and a lack of support from the city blocked this.

In 2015 a second proposal, advanced by a different developer, proposed the creation of a dense “urban village”, featuring 571 residences including 350 apartments and townhouses and 200 cottage homes. 67% of the respondents to a 2016 WARD survey felt that this proposal had “way too many” units and a further 8% thought “too many” units. In both WARD surveys apartments were always among the highest negative responses.

Assuming two cars per unit in this second proposal, approximately 1100 vehicles would be on the property and added to those of persons driving to the commercial zone. This will result in a substantial increase in traffic and create a potential safety risk to pedestrians as well as children on their way to school. Greatly increased traffic through the city would also have a devastating effect upon the character of Worthington especially at the intersection of Dublin-Granville (SR 161) Road and High Street.

This second development proposal presented to the public June 29, 2015 has not been withdrawn. But one thing we know - decisions made today will affect the land forever.

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MOVING FORWARD TOGETHER

As this white paper suggests, a business as usual approach will not get the job done. This is a leadership moment for city officials. The stakes are high! UMCH is one of the last significant green spaces left in Worthington available for development. This means going out of our collective comfort zone into a more innovative approach to problem solving. City leaders need to work with the public to identify our community's highest priorities and turn those priorities into realities. Residents need to stay engaged in the process and make their views known. As City Council President Bonnie Michael said in the January 7, 2016 edition of *This Week Worthington News*, "We have to be clear that the best approach would be to extensively engage the community and involve them in the planning for the future of the (UMCH) property."

What is to be done?

- Rescind the UMCH portion of the existing Comprehensive Plan
- Verify that UMCH will be developed as a complete and coherent whole; not in a piecemeal fashion
- Review the data collected from two WARD surveys, paying particular note to those findings where high percentages of residents agree
- Incorporate and defend both survey findings in discussions with developers for the site
- Support the proposals made by WARD and Jim Rush as visions of what UMCH can become
- Engage in a serious examination of public/private financing for UMCH
- Insure that WARD and other resident voices are included as stakeholders as plans move ahead
- Recognize that UMCH is a true legacy property, prominent in the history of Worthington and a beacon for the future
- Strive to see that the final outcome at UMCH will protect permanently the character and values of our city; that we will continue to become and remain "a livable community for all ages."

From the beginning WARD has believed that the HOW we, as a community, arrive at our destination is just as important as WHERE we end up. Through working together, all stakeholders will carry the pride of knowing we've done the right thing for each other. Worthington will indeed live as an example of how, by drawing from the best of ourselves, we can foster a community that is truly for the common good.

Let's start NOW!

Respectfully submitted by the WARD Planning Group

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Appendix A

<i>DATE</i>	<i>Event</i>	<i>Comment</i>	<i>Additional Comments</i>
8/20/1913	Property sold to Methodist	A. Elsworth Hartford & wife sold property (72+ acres in 3 tracts) to Methodist Children's Home Association of Ohio	In consideration of \$1.00
2012		2012	
9/13/12	ThisWeek	"Giant Eagle Rumored for UMCH Site"	See title of article
9/18/12	Public Meeting	Public meeting at United Methodist Church, regarding development of UMCH property (Continental Real Estate) Frank Kass, Chairman made presentation	Residents spoke out against a Giant Eagle on UMCH
9/30/12	WARD Meeting	Residents met to discuss presentation on 9/18/12 regarding proposed development on UMCH	WARD (Worthington Alliance for Responsible Development) was formed
10/8/12	City Meeting	WARD met with Matt Greeson, City Manager & Lynda Bitar, Planning Coordinator	Gain understanding of zoning
10/9/12	UMCH Meeting	WARD met with Bill Wilkins, CFO Consultant for UMCH	Gain understanding of financial reasons for sale of UMCH property
10/17/12	WARD Meeting	WARD identified Guiding Principles	Began planning for public meeting
10/24/12	WARD Meeting	Chris Hermann (MKSK) agreed to video interview	Topic: Tax collection and how money is distributed
10/28/12	Member Email	WARD PG alerts its members	Update on apartments & townhouses to be built at Worthington Place
11/8/12	Member Email	Shared link to ThisWeek- article about WARD, a newly formed resident group	WARD: concerned about sale & development of UMCH
11/13/12	Public Meeting	WARD hosted Public Meeting at Griswold Center	Review: WARD activities, Guiding Principles, Comprehensive Plan, Call for Volunteers, tax collection/distribution
11/28/12	UMCH Meeting	WARD met with UMCH leaders including David Fisher (Chairman), Grayson Altha, Sean Reilly, Bill Wilkins (CFO). They acknowledged WARD and support	UMCH officials acknowledged residents dislike for a Giant Eagle. Desire to work together
11/30/12	Member Email	WARD PG sends email to members	WARD Guiding Principles shared with members
12/21/12	Member Email	WARD shared letter that was sent to UMCH leaders as follow-up from meeting on	WARD thanked UMCH for meeting, for agreeing UMCH property is "sacred land". WARD recognizes UMCH financial challenge

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DATE	Event	Comment	Additional Comments
		11/28/12	while remaining faithful to Social Principles of United Methodist Church
2013		2013	
1/15/13	City Meeting	WARD PG met with new Law Director, Pam Fox, for Worthington & Matt Greeson, City Manager	Gain legal understanding about sale of UMCH property
1/23/13	WARD Meeting	WARD PG met with leaders from Sharon Heights Community Association, Clintonville	Learn how their resident group operates
1/30/13	WARD Meeting	PUD Discussion. Plan to create position paper for Council	City council will vote on PUD 2/19/13
1/30/13	ThisWeek	"City Planners working on zoning change for UMCH Site". PUD will change zoning options	Council will vote on new zoning 2/19/13
2/6/13	WARD Meeting	Guest: Councilman Doug Smith	Reviewed PUD. Discussed what is important to WARD?
2/12/13	City Meeting	WARD members met with Pam Fox, Law Director & Lynda Bitar, Planning Coordinator	Reviewed PUD proposal
2/13/13	WARD Meeting	Review of PUD which allows new zoning category. Drafting survey for resident regarding desires for UMCH. 1 st WARD survey	Preparing first survey related to UMCH for residents
2/17/13	Member Email	Alert to WARD members	WARD supports proposed law (PUD)
2/19/13	Council Meeting	WARD Planning Group (PG) members attended City Council meeting	WARD states public support for PUD
2/20/13	WARD Meeting	Will ask residents to take survey about UMCH development. Will hold public meeting 3/19/13	Prepares first survey. Plan for public meeting 3/19/13
2/28/13	ThisWeek	Includes article regarding WARD survey	Residents asked to take survey
2/26/13	Member Email	Email sent to WARD	Members are requested to complete online or paper survey. (1st WARD survey)
2/27/13	WARD Meeting	Guest: Councilwoman Rachael Dorothy	Get acquainted meeting
2/28 to 3/7/13	First WARD Survey	WARD online and paper survey is live (collecting responses)	Resident survey regarding UMCH property
3/19/13	Public Meeting	WARD hosted public meeting. Well attended. Members of city council, city staff, and UMCH representatives attended	Shared survey results & video by Chris Hermann, MKSK (tax breakdown)

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DATE	Event	Comment	Additional Comments
3/21/13	Email received	Frank Kass, Continental, shared new proposal with WARD including new drawing for UMCH	New drawing, without Giant Eagle included medium to high density residential with commercial on High Street
3/25/13	Member Email	WARD shared survey results with its members, city staff, and council.	This Week included survey results 3-26-13
4/1/13	Council Meeting	WARD Planning Group (PG) attended city council	WARD shared results of first survey with council
4/1/13	Email sent	Sent "position paper" rejecting development proposal submitted by Continental to Lynda Bitar, Planning Coordinator	WARD does not support new Continental proposal for UMCH development
4/3/13	WARD Meeting	Guest: Councilman Scott Myers	Get acquainted meeting
4/4/13	Email received	WARD receives notification that Frank Kass, Continental Real Estate, informed UMCH that Continental is withdrawing	Continental will not be developer for UMCH property
4/18/13	WARD Meeting	WARD plans to meet with OWA (Old Worthington Association)	WARD to get acquainted with OWA leaders
4/18/13	ThisWeek	Article from OWA printed. J. Ventresca wrote article complimenting WARD for resident survey	Jim Ventresca, OWA, complimented WARD for first resident survey
4/20/13	Email received	WARD received email from Bill Wilkins, CFO for UMCH. Confirmed Frank Kass and Continental are no longer involved	Confirmation: Continental will not be developer for UMCH property
5/1/13	WARD Meeting	Guests: Staff members including, Matt Greeson (City Manager), Lynda Bitar (Planning Coordinator), and Chris Hermann, representing MKSK	MKSK hired by city to revise Comprehensive Plan related to UMCH property
May 2013	Media	Eric Gnezda, representing WARD, quoted in Worthington Life magazine	Because of nature, history of UMCH property, collaboration with residents is needed
5/8/13	OWA Meeting	Members of WARD PG met with Jim Ventresca (OWA)	WARD and OWA will work together
5/22/13	Public Meeting	Held "Call for Volunteers" Meeting	Asked residents to work with WARD
6/11/13	WARD Meeting	Guest: Councilman Bob Chosy	Learned UMCH contract with Bill Wilkins, Consulting CFO for UMCH, would not be renewed
7/13/13	Member Email	Email sent: Information about WARD's	Commitment to keep residents informed

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DATE	Event	Comment	Additional Comments
		activities	
7/31/13	MKSK Meeting	Matt Greeson, City Manager, confirmed city has agreement with MKSK	MKSK (Chris Hermann) hired to update Comprehensive Plan related to UMCH
8/19/13	WARD Meeting	Members of WARD met with OWA (Jim Ventresca and Mikel Coulter). WARD plans a website	Continued discussions of how WARD & OWA will work together. WARD will develop website
8/27/13	City Meeting	WARD met with City to review public/private financing for property. Follow-up meeting 9/15	Learned about P3 (Public, Private, Partnership)
9/4/13	Member Email	WARD sent email with link to article from City. City staff will become more involved in creating detailed vision plan for development	Staff will work closely with MKSK to revise Comprehensive Plan. Also plan to gather input from residents
9/5/13	ThisWeek	"Design Firm to help City guide UMCH site's Future"	MKSK to guide plan revision
9/23/13	MKSK Meeting	Members of WARD PG met with MKSK	WARD plans to work closely with MKSK
10/1/13	Public Meeting	WARD hosted Candidate Night: Rachael Dorothy, Scott Myers, David Norstrom, Michael Troper	Four candidates to fill four open council seats
10/5/13	Public Meeting	WARD participated in public walk through of UMCH property hosted by UMCH-MKSK	Steve Putka (WARD) spoke to media
10/5/13	WARD Meeting	Met before & after UMCH walk-through, reviewed Candidate Night, discussed what is significant green space?	First of many discussions on green space for UMCH
10/9/13	ThisWeek	Letter to Editor	"Voices of residents are critical to creation of strong development options"
10/9/13	WARD Meeting	Meaning of "significant green space" and Website update	Working on WARD website
10/11/13	Member Email	WARD encourages members to go to Visioning Worthington website (related to revised Comp Plan for UMCH Property). "Your Voice is Needed Now"	Input from residents is needed for visioning process
10/16/13	WARD Meeting	Guest: Councilwoman Bonnie Michael	Get acquainted. Reviewed development and green space for UMCH property
10/17/13	MKSK Meeting	WARD PG members participated in MKSK Design Charrette	WARD PG working with MKSK

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DATE	Event	Comment	Additional Comments
10/19/13	Member Email	WARD provides information to members	Shared MKSK Visioning process as presented at UMCH property walk 10/5/13
10/23/13	WARD Meeting	Reviewed MKSK Charrette Meeting (10/17), response for concerns expressed, website update, guests, outreach, membership	Ongoing tasks for WARD Planning Group
10/30/13	WARD Meeting	WARD PG job description, flier distribution to gain members, response to concerns, website development	Ongoing tasks for WARD Planning Group
11/6/13	Member Email	WARD shares information with members	Summary of MKSK Design Charrette process
11/8/13	Member Email	Request for help from members. WARD prepared information flier to increase email data base	Asked for help with door-to-door flier distribution
11/11/13	WARD Meeting	Website to go live this week. Next steps for MKSK/City timeline	WARDWorthington.org to go live by 11/13/13
11/14/13	ThisWeek	WARDWorthington.com (Live Website) announced	Article announces WARD's website
11/16/13	Activity	Door-to-Door flier distribution to gain new WARD Members	Recruited many to help with flier distribution in all areas of Worthington
11/20/13	MKSK Meeting	WARD met with MKSK and city staff to preview proposed property designs for UMCH	Preliminary designs include: residential housing, commercial, retail & green space
12/4/13	Public Meeting	MKSK & City Public Meeting- TWHS Preliminary designs include: residential housing, commercial, retail & green space	Preliminary design scenarios presented to residents with opportunity to leave "post it note" comments
12/5/13	WARD Meeting	WARD review of MKSK public meeting. Internal discussions recorded in minutes. Many concerns were noted.	MKSK indicated current park space in Worthington is sufficient, residents requested another meeting with MKSK
12/6/13	Activity	WARD created Facebook page	WARD posts begin on Facebook
12/11/13	Member Email	Member communication with link to Worthington city website: link to Dec 4 public meeting hosted by MKSK	Encouraged residents to attend MKSK public meeting on 12/4/13. Link with more information provided
2014		2014	
1/17/14	City Meeting	Members of WARD met with Lee Brown, (Director of Planning & Building), Darren Hurley (Director of Parks), Robyn Stewart, (Assistant City Manager), Topic: Review of	WARD noted there is a difference between active & passive green space

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DATE	Event	Comment	Additional Comments
		Worthington Green Space	
1/27/14	City announces website change	Visioning UMCH website-closed for comments about 5 proposed scenarios	Visioning UMCH website: 3 new questions posted for residents input. Topics include: residential, office, green space
2/4/14	Member Email	WARD PG released official response to 5 MKSK Scenarios	WARD expressed specific concerns about each of the proposed 5 scenarios
2/5/14	WARD Meeting	Guiding Principles amended. OSU Medical may be interested in UMCH property	Guiding Principles for WARD posted on WARDWorthington.org
2/13/14	This Week	WARD reports all 5 conceptual plans presented by consultants are "seriously flawed"	Specific flaws are quoted in article
2/15/14	WARD Meeting	Members of WARD met with Parks and Rec, Director, Darren Hurley, Park Commissioners, and Lee Brown, Director of Planning & Building. Subject: Visioning UMCH	Discussed proposals for UMCH, current park space, & resident desires for centrally located park
3/12/14	WARD Meeting	WARD PG met with Chris Hermann, (MKSK), Matt Greeson (City Manager), Lee Brown (Director of Planning). 2nd stakeholder meeting	MKSK & City will host 2 nd public meeting 3/26/14 to address resident concerns from 12/4/13 public meeting. Asked for WARD's input prior to meeting
3/14/14	City Meeting	Members of WARD met w/City Staff & OSU Medical administrator to discuss medical facility on UMCH	Potential of medical facility on UMCH is appealing
3/14/14	City & MKSK	WARD members participated in bus tour of developments like what MKSK is proposing	MKSK showcased development like the 5 scenarios presented to public 12/4/13
3/26/14	Public Meeting	Public meeting- MKSK and City share new plans	WARD & residents concerned city has not heard or listened to residents. Not much new presented from previous meeting
4/16/14	WARD Meeting	Guests: OWA Guests: Greg Browning, Mikel Coulter, Margaret Reed, Jim Ventresca	Determine unity points of OWA and WARD. Develop joint statement
4/23/14	WARD Meeting	Guests: Council Members: Scott Myers and Michael Troper (joint meeting with councilmen)	Goal: Share WARD's concern about legacy development on UMCH and understand councilmen's vision
5/1/14	WARD Meeting	OWA and WARD PG confirm joint criteria document is signed	Joint statement (OWA & WARD) confirmed. Distributed to City and Council
5/19/14	Activity	Distributed fliers to resident homes to encourage attendance at ARB/MPC meeting	MKSK will present updated Comprehensive Plans related to UMCH property

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DATE	Event	Comment	Additional Comments
		on 5/29	
5/29/14	MPC/ARB	MKSK presents revised Comprehensive Plan for UMCH section to ARB/ MPC: WARD PG Members attend.	Revised plan from document dated 5/23/14 presented. WARD expressed concern residents are not being heard.
5/29/14	Member Email	WARD sent email to member group with link to city where comments are being collected	Encouraged members to review proposed, updated Comp Plan and comment
6/4/14	ThisWeek	UMCH site plans still getting mixed review from public. Specific concerns noted by various residents	MKSK drafting amendment to Comprehensive Plan, section related to UMCH
6/4/14	City Meeting	WARD PG members met with City Staff Members	Discuss option of Public, Private, Partnership funding for UMCH
6/18/14	WARD Meeting	Guest: Tom Dalcolma, Manager, Commercial Real Estate & Development, Sotheby's International	Tom presented his vision for UMCH development to WARD
6/26/14	Public Meeting	MKSK presents updated Comprehensive Plan to ARB/ MPC	WARD Planning Group and residents attended ARB/MPC: Updated Comp Plan
7/9/14	WARD Meeting	Guest: Met with Councilman David Norstrom	Get acquainted
7/23/14	Parks & Rec	The Parks & Rec Commission sent a position statement to council regarding UMCH development	It was noted they met with WARD & others. Document included ideas for green space and activities
7/24/14	MPC/ARB	MKSK presents REVISED Comp Plan to ARB/ MPC: WARD PG Members attend.	WARD attends and has concerns about various aspect of revised plan
8/2/14	Member Email	WARD sent email to member group with link to city where residents can view revised plan	Further revision to proposed Comp Plan. Newest version will be shared with UMCH.
9/2/14	City Council	Worthington Council approved updated Comprehensive Plan concerning UMCH. Provides guideline for developers	Comp Plan includes commercial along High Street, residential with possibility of higher density, green space
2015		2015	
1/29/15	WARD Meeting	Discussed new information shared with WARD Planning Group members	UMCH may be trying to select developer. Ohio Health may desire putting medical facility on UMCH. Conference Center was sold by UMCH to Methodist Church. Candy Brooks, reporter, resigned from ThisWeek.

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4/15/15	City Meeting: UMCH, LC, Staff, OWA, WARD	WARD PG met with UMCH, Lifestyle Communities, City Planning Staff & OWA (Old Worthington Association) Attendees: Lifestyle Communities: M. DeAscentis, Jr. (CEO), T. Lococo (Project Manager), C. Miller (Design Architect), M. Gargrave (Associate Counsel) UMCH: D. Fisher (Chairman & Attorney), S. Koon (Property Appraiser) City: M. Greeson (Manager), L. Brown (Manager Development/Planning), P. Fox (Law Director), L. Bitar (Planning Coordinator) OWA: M. Coulter, J. Rogers WARD Planning Group: M. Bates, R. Bradley, P. Fair, E. Gnezda, T. Hamer, B. Mitchell, J. Sherman	Topics included history of UMCH, expectations for development, money from sale will go to support Methodist mission, history of Lifestyle Communities(LC), development to include both rent & for sale properties, 2 commercial anchors, LC plan resembled land zones as shown in updated comp plan. (200 cottage homes, 350 townhouses/apartments, commercial on High, open mixed use green space). D. Fisher noted next steps: Commercial has time line-Fall decision desirable, PUD zoning (entire UMCH property) is required. WARD suggested public meeting needed to educate all residents. Matt Greeson, LC, & UMCH seemed to agree. WARD followed up with written document expressing specific concerns as requested.
4/20/15	WARD Meeting	WARD members discussed concern that David Fisher is both attorney & manager for UMCH project	Concern was shared with Matt Greeson, City Manager
5/3/15	WARD Email	WARD emailed UMCH, Lifestyle Communities, Matt Greeson, Lee Brown, Trent Bowers, Mikel Coulter. Posted on Facebook & WARD site. Sent to WARD members	Expressed appreciation for meeting held 4-15 and noted specific concerns regarding the Lifestyle Communities plan
5/5/15	Michael Duffey	Representative Michael Duffey posted on Facebook	He indicated that UMCH has an official development proposal from Lifestyle Communities
5/7/15	Dispatch	Article announces Lifestyle Communities is planning to buy and develop UMCH site	Public becomes aware Lifestyle Communities is to buy UMCH property
5/11/15	Council Meeting	UMCH development was not on agenda but resident, Nathan Palmer, expressed concern about density of LC proposal. It was noted proposal must go to MPC (Municipal Planning Commission) before it is presented	Council referred Mr. Palmer to updated Comprehensive Plan and to become involved with WARD

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
		to council	
5/14/15	Michael Duffey	Three WARD members met with State Representative Michael Duffey	Learned M. Duffey supports WARD, is concerned about proposed apartments which is denser than allowed by Comp Plan. He encouraged WARD to attend Council meetings, get more residents to attend and speak up
5/14/15	WARD Meeting	Guest: Councilman Doug Smith Guest: Resident David Robinson	Councilman Smith encouraged WARD to move quickly as LC is meeting informally with council members. LC will share plans & hopes to win Council support, so permits can be pulled. Residents need to be more involved. D. Robinson presented plan to initiate charter amendment to affect rezoning
5/18/15	Council Meeting	Even though UMCH was not on agenda, many residents spoke. Matt Greeson noted the Comprehensive Plan was recently amended to include new mixed vision for High Street commercial, Neighborhood Core, W. Estates Edge and green space	A prepared statement from WARD was read. It spoke of concern that residents are not being heard and are left out of process. There is a need for LC-UMCH to hold public meeting. WARD submitted concerns in writing to council, UMCH, & Lifestyle Communities
6/8/15	WARD Meeting	Reviewed: support for Doug Smith who will print a paper (The Spectator) with specific topics related to UMCH. WARD agreed in general with proposal by David Robinson (changes zoning appeal from 28 days to 90 days)	Agreed to provide support to Doug Smith and David Robinson
6/9/15	ThisWeek	Announces Forum on UMCH site slated for 6-29 at Worthington Education Center.	Public meeting to be held. UMCH and Lifestyle Communities will present at special ARB/MPC meeting June 29, 2015
6/12/15	Document	Lifestyle Communities responded in writing to WARD's letter (5-1-15) request for info following the proposal presented 4-15-15	Lifestyle stated appreciation for continued dialogue with WARD. Provided comment for each topic of concern noted by WARD
6/15/15	WARD Meeting	Reviewed response from Lifestyle and prepared for public meeting scheduled for 6-29. Also discussed Keep Worthington Beautiful initiative (zoning appeal proposal)	Discussed next steps for WARD. How to work with council, Lifestyle, UMCH, and residents

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
6/29/15	Document	OWA and WARD issue document regarding UMCH Project Principles. Based on joint statement originally issued 5-1-14.	Letter signed and sent to Matt Greeson, City Manager. Reflects specific project guidelines for development
6/29/15	ARB-MPC Public Meeting	Lifestyle Communities & UMCH unveiled their development proposal to public	Attendees expressed overwhelming opposition. LC was encouraged by MPC-ARB leaders to reach out to citizen groups
6/28/15	Dispatch	Worthington Panel: Site plan falls short (E. Rinehart)	See title of article
6/30/15	Dispatch	Worthington residents slam plans for UMCH site at meeting 6-29-15 (E. Rinehart)	See title of article
7/1/15	ThisWeek	LC's plans for UMCH isn't catching on with residents (A. King)	See title of article
7/4/15	Dispatch	Worthington could buy and develop land. Resident Abramo Ottolenghi	See title of article
7/4/15	Dispatch	Plan for High Street site flexible, city says. (E. Rinehart)	See title of article
7/5/15	Dispatch	Worthington Residents want plan for High Street development revised (E. Rinehart)	See title of article
7/5/15	Dispatch	Passions run deep over site in Worthington. (J. Weiker)	See title of article
7/7/15	WARD Meeting	Guests: OWA (G. Browning, Ventresca, M. Real) Guest: Jim Rush presented new idea	OWA goal: continue common ground discussion, issue joint message to city. Resident, Jim Rush, after seeing the LC proposal, created a new/different development idea
7/8/15	ThisWeek	Council says we are listening & doing our jobs (A. King)	See title of article
7/8/15	ThisWeek	OWA & WARD submitted letter to Matt Greeson sharing frustrations with public project meeting on 6-29-15 (A. King)	See title of article
7/13/15	WARD Meeting	WARD continues discussing concerns of LC plan regarding: green space, density, traffic etc.	Discussing how to work with others, including city and how to present idea from Jim Rush.
7/15/15	Document	Council issued letter to Lifestyle Communities	Comp Plan provides framework and can be interpreted. Need proposal that positively shapes future & is achieved through

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
			dialogue with community
7/15/15	WARD + Staff meeting	WARD and city staff met	Jim Rush, a resident, presented an idea for a development proposal- less dense and accommodates the need for patio homes
7/16/15	ThisWeek	Council will send letter to LC. Letter was dated 7-15-15 as noted above (A. King)	See title of article
7/22/15	WARD Meeting	Discussions: 1) Seems to be conflict of interest that David Fisher is legally representing both UMCH & LC, 2) Public-Private Partnerships (referenced page 91 of Comp Plan), 3) WARD's position on revised Comp Plan, 4) Prepare for August meeting with M. Greeson+ staff & OWA	Moving forward with multiple topics
8/3/15	WARD Meeting	Discussed sending action items to staff & council prior to 8-19 meeting. Would be done in conjunction with OWA. Set schedule for WARD to meet with candidates.	Items for meeting with OWA & city staff: ask city to hire professional negotiator, ask city for 3 options to implement public-private partnership, ask for data supporting need for apartments, ask about traffic, water/sewer studies
8/24/15	WARD Meeting	Guests: D. Robinson (KWB) and Candy Brooks (council candidate)	Learn more about Keep Worthington Beautiful (zoning amendment). Get acquainted with Candy Brooks
8/31/15	WARD Meeting	Guests (council candidates): Doug Foust and Doug Smith. WARD voted to support KWB referendum.	Get acquainted with council candidates
9/14/15	WARD Meeting	Guest: Sean Demaree (council candidate). Identified additional steps to support KWB.	Get acquainted with council candidate, Sean Demaree
10/2/15	OWA	OWA issued public document	States the UMCH-LC proposal is the wrong development model for the property
10/7/15	WARD Meeting	Guest: Councilman David Norstrom	Councilman Norstrom expressed concern that current issues (including Issue 38) are dividing city, even pitting neighbor against neighbor. Open discussion followed
10/12/15	Document	City Council issues statement regarding UMCH Development	"Never supported plan presented by UMCH & developer, supports proven process of including public input, will only support development that enhances community & meets broadest sense of Comp Plan

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
			objectives”
10/16/15	ThisWeek	Letter to editor: WARD urges a yes vote on KWB Issue 38 (A. King)	See title of article
Nov 2015	ThisWeek	Issue 38, led by D. Robinson, passes partially as a backlash regarding council's decisions about the pocket park and UMCH. (A. King)	See title of article
11/5/15	WARD Meeting	WARD will engage in a new community survey Q1 2016. Second WARD survey	New resident survey planned for Q1 2016
2016		2016	
1/5/16	WARD Meeting	Guest: Councilman Doug Smith	Lifestyle may have revised plan. Will begin meeting with council members & staff individually. Expressed surprise that WARD had not been contacted following the 6-29-15 meeting.
1/21/16	WARD Meeting	Councilman Doug Smith will assist with survey material. Focus is UMCH development & Comprehensive Plan	Began drafting new resident survey for Q1 2016. WARD’s second survey in 3 years
2/1/16	WARD Meeting	Reviewed latest draft of survey Important upcoming meetings: COTA & Holiday Inn	Survey review Some WARD members will attend COTA meeting & some Holiday Inn. Both meetings scheduled for 2/4/16
2/2/16	WARD Meeting	Guest: Councilman Doug Smith. He informed council he is assisting WARD with new survey	Doug explained steps to work on survey which will be tabulated by OSU expert
2/23/16	WARD Meeting	Reviewed survey draft #4 from Doug Smith	Survey gathers information about density, green, connectivity, quality of development
March 2016	WARD Survey	WARD distributes its 2 nd survey. Close date: March 20, 2016	Second WARD Survey circulated online plus paper copies at key locations
3/31/16	ThisWeek	Desire to be inclusive spurs rule change. OWA added all residents in historic district to membership. (A. King)	See title of article
4/6/16	WARD Meeting	Guest: Councilman Doug Smith Guest: David Robinson	D. Smith presented slide show of 2 nd survey results D. Robinson shared that he & Councilman D. Foust met with D. Fisher (UMCH), M. DeAscentis (Lifestyle), & P. MacDonnell. UMCH & Lifestyle were challenged to meet with citizen groups. OhioHealth facility is

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
			being considered.
4/7/16	ThisWeek	Status of proposal at stand still, 10 months after Lifestyle Communities & UMCH unveiled development plan on 6-29-15. (A King)	See title of article
4/18/16	Document	Doug Robinson shared email from David Fisher, Chairman of UMCH	Email indicated neither Lifestyle not UMCH are willing to forego 250 apartments. They are also in conversation with Ohio Health for medical facility
4/20/16	WARD Meeting	Reviewed March survey results. This is 2nd survey prepared and distributed by WARD	Public meeting scheduled for 5-5-16 to present survey results.
5/4/16	ThisWeek	Medical office being sought for UMCH property. (A King)	See title of article
5/4/16	ThisWeek	WARD shares survey results. (A. King)	See title of article
5/5/16	WARD Public Meeting	WARD shared survey results with citizens via public meeting at Griswold. This was 2 rd resident survey prepared by WARD.	PowerPoint presentation. Survey results summarized on handout.
6/10/16	WARD and City Meeting	Members of WARD met with Matt Greeson, City Manager and Lee Brown, Director of Planning & Building	City staff shared what is happening or not happening with UMCH and Lifestyle Communities and what is important to city
6/29/16	WARD Meeting	Guest: David Robinson	Discussion about what is happening or not happening with UMCH, LC, and city
7/15/16	Letter request	WARD and five other citizen groups submit joint request to council & staff for information about creating significant public park	For 4 years, community has discussed future of UMCH property, including significant park space. City has been unresponsive to requests for information
8/29/16	WARD Meeting	On 8/24/16 members of WARD met with other groups: OWA, Citizens for Historic Worthington, KWB (Keep Worthington Beautiful), Northern Gateway, and city staff (5 people)	Topics: all agree UMCH is sacred land. Residents, city, and groups need to work together. Consider private-public partnership. Hire outside consultant. City agreed to complete cost analysis (as previously requested) & roadmap by mid-September. City has had no communication with UMCH or Lifestyle
9/14/16	Dispatch	Medical Building proposed for Controversial Worthington site (Kimball Perry)	See title article

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
Mid-Sept 2016	City letter	WARD received 6-page document from Matt Greeson	Provided were: city financial information, examples of studies in other cities for larger developments showing fiscal, school, public service, and framework document for UMCH with objectives
9/19/16	WARD Meeting	Discussed proposed pros and cons medical building proposal	Decided to provide written letter stating specific concerns
9/22/16	MPC/ARB	OhioHealth submits proposal for a medical facility on UMCH	WARD PG attended meeting
9/28/16	ThisWeek	Commission gives advice on latest (UMCH) plan. (A. King)	See title of article
10/3/16	WARD Letter	WARD submits a letter of concern about OhioHealth medical facility to ARB/MPC & city staff	On 9/20/16 WARD PG gave initial support. On 10/3/16 WARD PG sent letter indicating specific concerns for proposal as shown at 9/22 MPC/ARB meeting
10/4/16	WARD	Draft: Framework for moving forward	WARD discussed and documented internal thoughts regarding next steps for UMCH development. Did not distribute
2017		2017	
5/6/17	WARD	Information shared with WARD	Methodist Conference Center (2.5 acres) had terms in their lease giving them the right to purchase the adjacent UMCH property at a fixed rate. Part of this space had been allocated for Ohio Health
9/7/17	WARD Meeting	Four open seats for council. Nine candidates. WARD will not openly support any candidates.	Doug Smith will ask all nine candidates to answer questions & share with public. WARD agreed his questions related to WARD's March 2016 survey are still relevant. Topics: density, connectivity, green space, quality of development
9/9/17	Member Email	WARD sends email to member group. Building an Ohio Health facility on UMCH is on hold.	Methodist Conference Center exercised its lease right to purchase their property, thus putting on hold the agreement with Ohio Health
10/9/17	WARD Meeting	Guests (2 council candidates): Incumbent Councilman Scott Myers Candidate Beth Kowalczyk	WARD learned the agreement between UMCH and Lifestyle Communities is in effect for 10 years. The exact date the agreement started is not known.

WARD Presents Proposals for UMCH Site (January 2018)

DATE	Event	Comment	Additional Comments
11/7/17	ThisWeek	It's been two-and-a-half years since Lifestyle Communities unveiled plans for the former site of United Methodist Children's Home (UMCH) (A. King)	Article included comments from S. Myers (LC lied) & B. Michael stated Council did not act as quickly as should have. Wished public LC presentation had not been an MPC meeting
11/27/17	WARD Meeting	Guest: Councilman David Robinson, newly elected	D. Robinson requested special meeting with WARD to kick off new 2018 term with joint vision regarding UMCH development. Follow-up document received by WARD
12/5/17	WARD Meeting	Focus on idea document from David Robinson: Develop proposal for space for common good on UMCH/1033 High Street	WARD Members assigned "homework" to prepare for joint document in Q1 in 2018
2018		2018	
1/2/18	WARD PG (Planning Group) Communication	WARD PG communicates via Facebook	Post: At City Council meeting on 1-2-18, council directed city staff to develop a process for updating city's comprehensive plan. They plan to be ready in March with vote June 2018.
January 2018	WARD PG	Matt Greeson, City Manager, and Councilman Doug Smith share information with WARD	WARD learns that Yaromir Steiner, of Easton development, is in early stages of discussing development of UMCH property. WARD should expect to be contacted by Mr. Steiner soon
January 2018	WARD PG	WARD PG Members prepare white paper	Includes: Principles/Guidelines of WARD, history of property, review of 2 resident surveys, review of Comprehensive Plan related to UMCH, ideas for public space for common good, how development will affect Worthington today and long term, timeline of WARD-UMCH activities. Call to Action

Appendix B



MEMORANDUM

TO: Matthew H. Greeson, City Manager
FROM: Darren Hurley, Parks & Recreation Director
DATE: August 5, 2014
SUBJECT: UMCH Motion and Position Statement

At their July 15 meeting, the Parks and Recreation Commission had a discussion and approved a motion made by Member Dan Armitage relating to the UMCH property. The motion is as follows:

The Parks and Recreation Commission urges City Council to consider every opportunity available to maximize the amount of UMCH property designated as park space for the community. A member designated by the Commission is drafting a letter outlining the discussion and ideas of the Commission throughout this process to be presented to Council.

There were four members present and the motion passed unopposed. Since that meeting, members have drafted the attached position statement and all members of the Commission as listed on the letter have approved the letter. It is attached for your review. The Commission has requested it be forwarded to City Council along with the motion they approved.

WARD Presents Proposals for UMCH Site (January 2018)

7.23.14

Dear Worthington City Council –

As members of the Parks and Recreation Commission we feel compelled to put in writing our thoughts and recommendations regarding the use of land at the UMCH property on North High Street in Worthington.

Over the last several months the Commission members met with Lee Brown, Director of the City's Planning & Building Department and members of the community group, W.A.R.D to discuss the UMCH property. We also walked the site and discussed potential uses for the area. We were energized and excited by all the possible benefits to the community if additional green space is dedicated to Parks.

As you know, we have an exceptional Parks and Recreation system in Worthington. However, we are lacking in some areas, and we see possibilities for short term and long-term use at the UMCH property. Undeveloped land in Worthington is very limited. Opportunities to add recreation features currently absent from the City are even more limited. The UMCH property is unique in its location, size and proximity to Old Worthington and to the surrounding neighborhoods and could be utilized for community events such as concerts, art shows, taste of Worthington, and other gatherings that strengthen Worthington's core values.

Some of the ideas the Commission discussed based on feedback from residents in their communities included:

- preservation of wildlife and specifically Tucker Run
- a pond or lake to regulate storm water and be utilized for outdoor education including fishing, kayaking, canoeing, and stand up paddle board
- natural play structures for children and residents
- public access to large open green spaces for soccer, picnics, and community events
- walking trails with connectivity to High Street
- a splash park
- shelter house or houses with restrooms (able to be reserved by community members)
- ice skating and hockey rink (possible winter use for the pond)
- amphitheater or community performance space

In a perfect world we would like for the site to be 100% parkland and recreation space available for community access and events. We would be remiss as representatives of the community and the Parks and Recreation Commission if we did not state our ideal vision of the UMCH property.

WARD Presents Proposals for UMCH Site (January 2018)

With that said, we realize that the city and the parks department have limited resources to purchase and to maintain such a large parcel of land. However, if UMCH was willing to donate the land we would ask that City Council take it, and over the next several years we would find a way to maintain it and develop it into recreational or community spaces.

If the land is sold to a developer the Commission asks that City Council make every effort possible to reserve a large portion of the land (through zoning or purchase or otherwise) for parks and recreation and community space.

In closing, the Commission recognizes and appreciates City Council's obligation to consider a number of factors in addition to parks and recreation, but we wanted Council to know that we are strong proponents of designating the largest area possible for parks and recreation and community space

Sincerely-

Worthington Parks and Recreation Commission

Michele Miller

Laura Ball

Bob Burpee

Rob Wendling

Dan Armitage

Peter Calamari

Dave Kessler

Zoe Gregory-Tims

WARD Presents Proposals for UMCH Site (January 2018)

Appendix D

Current Lifestyle Communities Proposal (as presented 6-29-15)

Cost Benefit Review presented by Jim Rush to WARD

July 8, 2015

Stakeholders	Benefits	Drawbacks
City	Increased tax base from two-three office buildings Limited small public parks	School changes Increased police and fire costs Storm water & drainage problems Traffic Construction traffic 10% +/- increased population Infrastructure costs Bad will
UMCH	Money (\$7-10 million)	None, except bad will
Developer	Money (10-15% profit)	None, except bad will
Community	Small parks	Traffic/Congestion from density Cut through traffic Storm water & drainage problems School changes Construction traffic (2-3 years)

WARD Presents Proposals for UMCH Site (January 2018)

**Proposed Idea for UMCH Development
Presented by Jim Rush to WARD
July 8, 2015**

Stakeholders	Benefits	Drawbacks
City	<p>Greatly increased tax base with 5 to 7 office buildings</p> <p>Decreased water flow</p> <p>Less re-districting of students to schools</p> <p>Less infrastructure (police, fire, etc.)</p> <p>New free park, centrally located</p> <p>Limited residential – primarily for Empty Nest</p> <p>Good will with residents</p>	<p>Park maintenance</p> <p>Less construction traffic</p>
UMCH	<p>Money</p> <p>Leave legacy- UMCH Children’s Park</p> <p>Good will</p>	<p>Not as much money (approximately 60-75%)</p>
Community	<p>Park for all of Worthington</p> <p>No neighborhood congestion</p> <p>Less construction traffic</p>	<p>Limited construction traffic</p>
Developer	<p>Good will</p> <p>Money</p>	<p>Less money</p>

WARD Presents Proposals for UMCH Site (January 2018)

