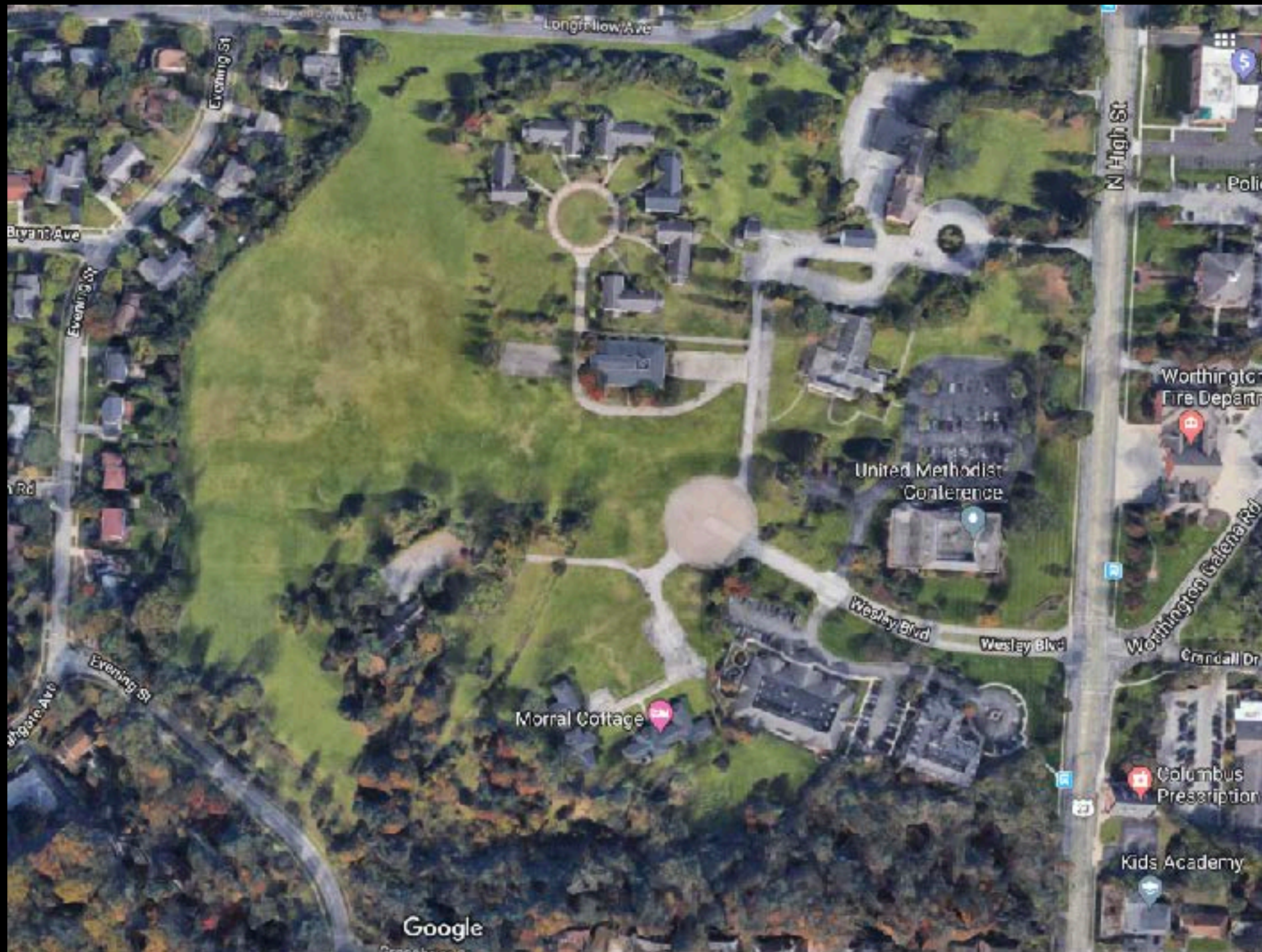


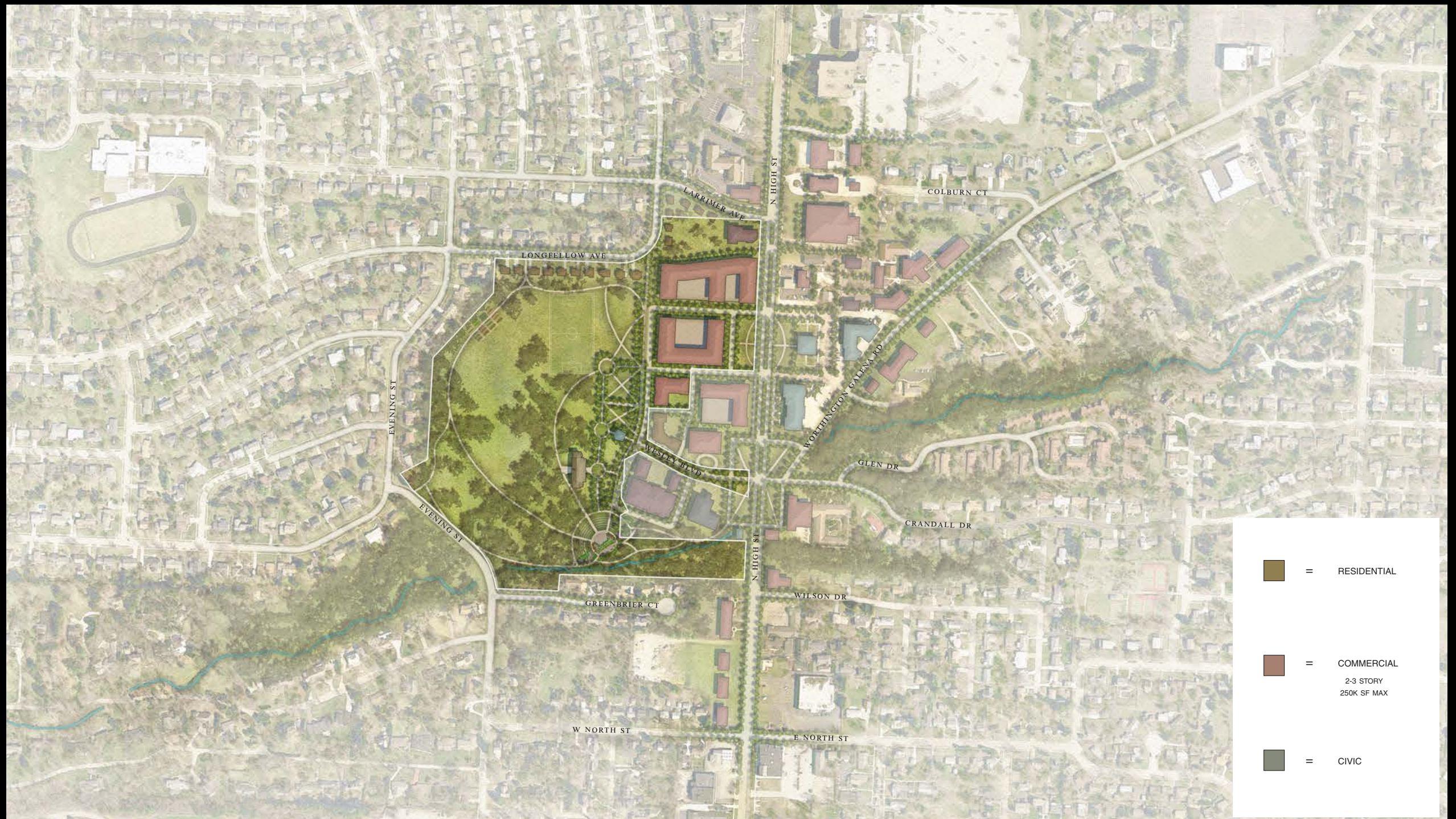
Project Community Park — Worthington —



Project Community Park — Worthington —

PROJECT COMMUNITY PARK - WORTHINGTON

PROPOSED MULTI - USE COMMUNITY GREENSPACE AT UMCH PROPERTY



Project Community Park — Worthington —

PROJECT COMMUNITY PARK - WORTHINGTON

PROPOSED MULTI - USE COMMUNITY GREENSPACE AT UMCH PROPERTY



Project Community Park — Worthington —

- Background

Project Community Park — Worthington —

- Background
- The choice

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Brief History:

- 1913: 73 acres sold to MCHAO for \$1
- 2010: UMCH ceases operations
- 2012: Continental/Giant Eagle (85,000 sq. ft., w/ 5 acres asphalt parking lot)
- 2012: WARD forms
- 2013-14: MKSK and Comp Plan update
- 2015: Lifestyle Communities (New Urbanism, mixed-use, 571 residences w/ 350 apartments); Keep Worthington Beautiful (Issue 38)

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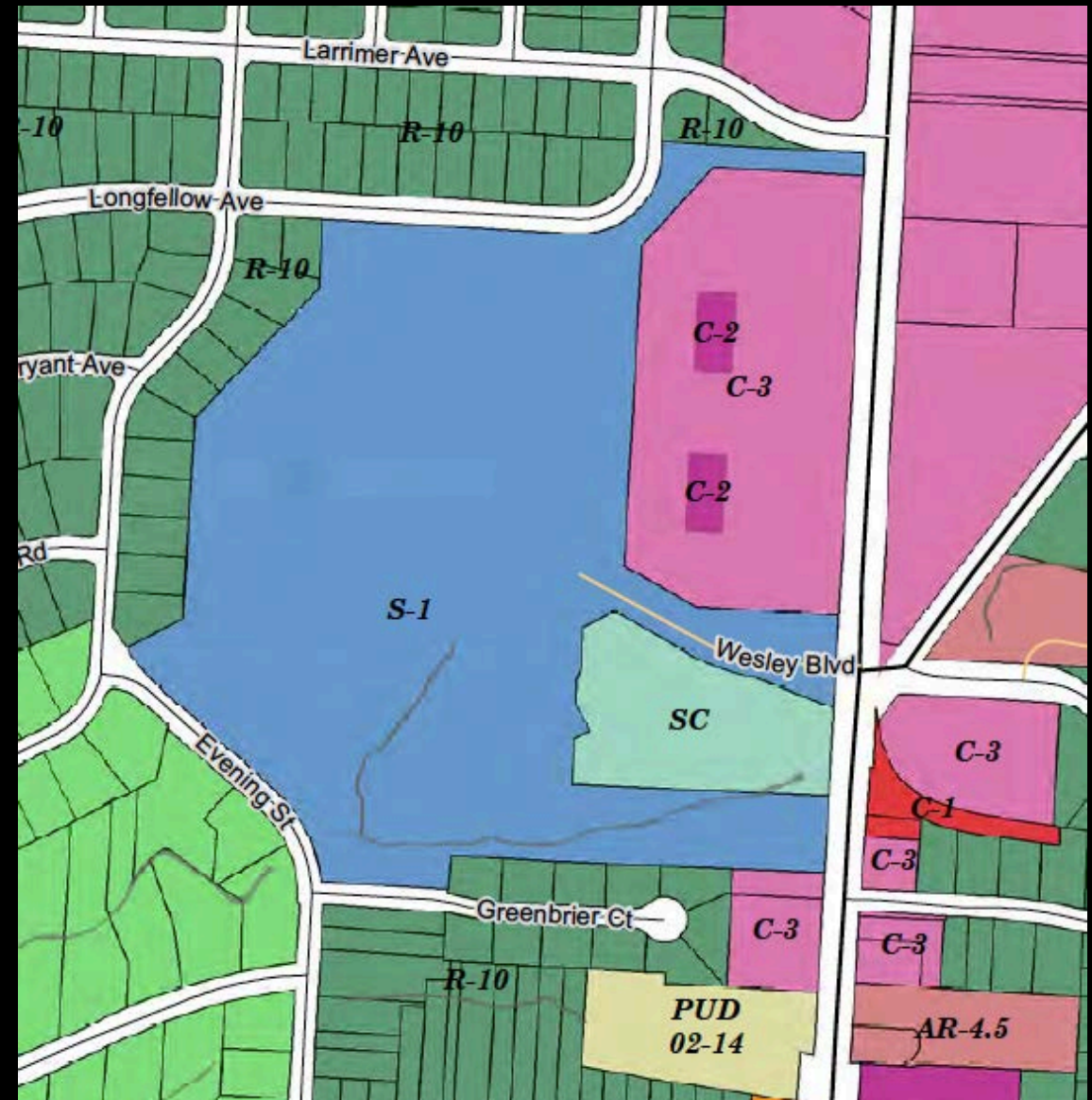
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- • 2019: City commencing Visioning Process

- UMCH Owns



KEY FACTS:

- UMCH Owns
- City Zones*

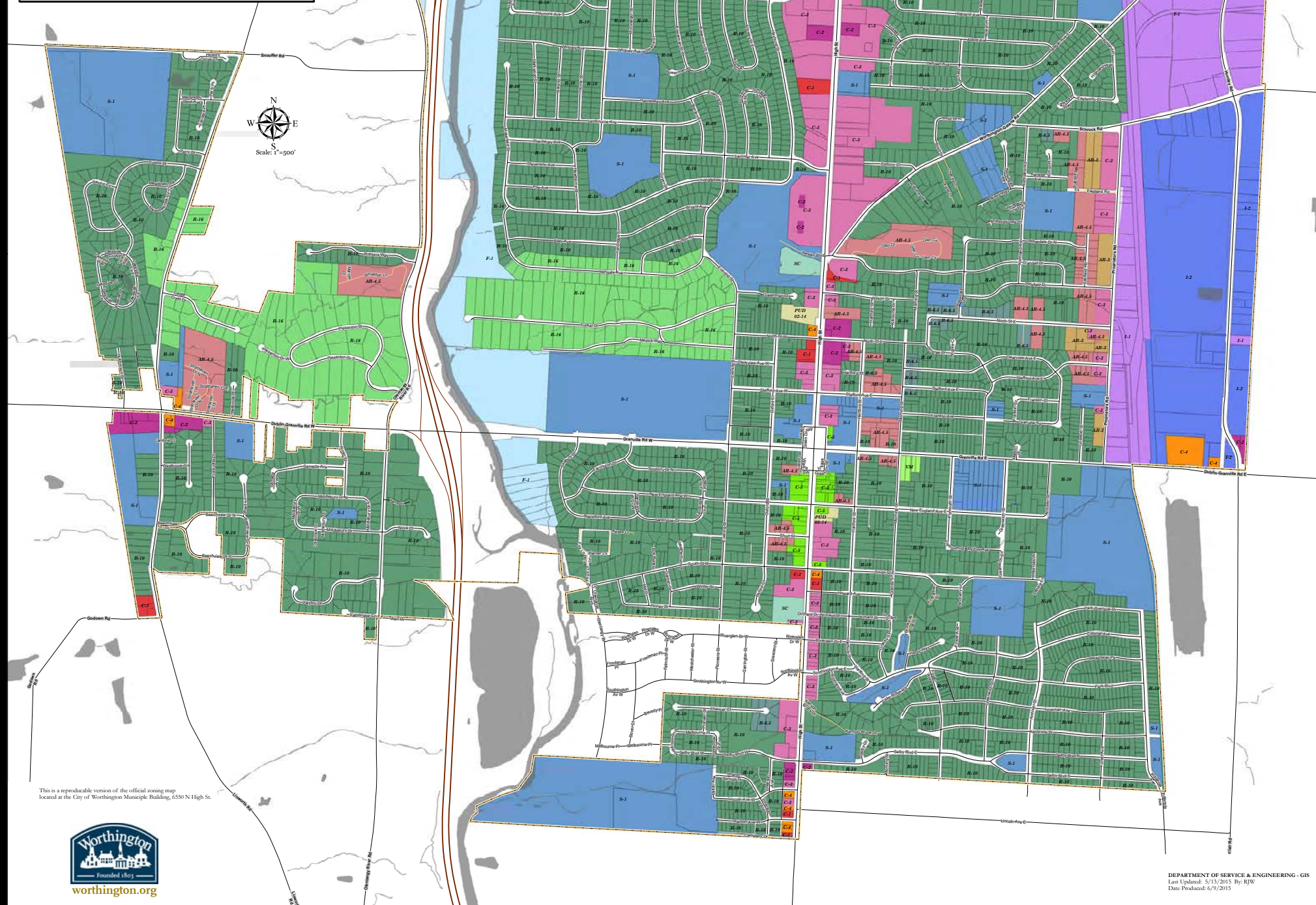


* Rezoning requires passage of ordinance by city council, subject to 60-day citizen referendum

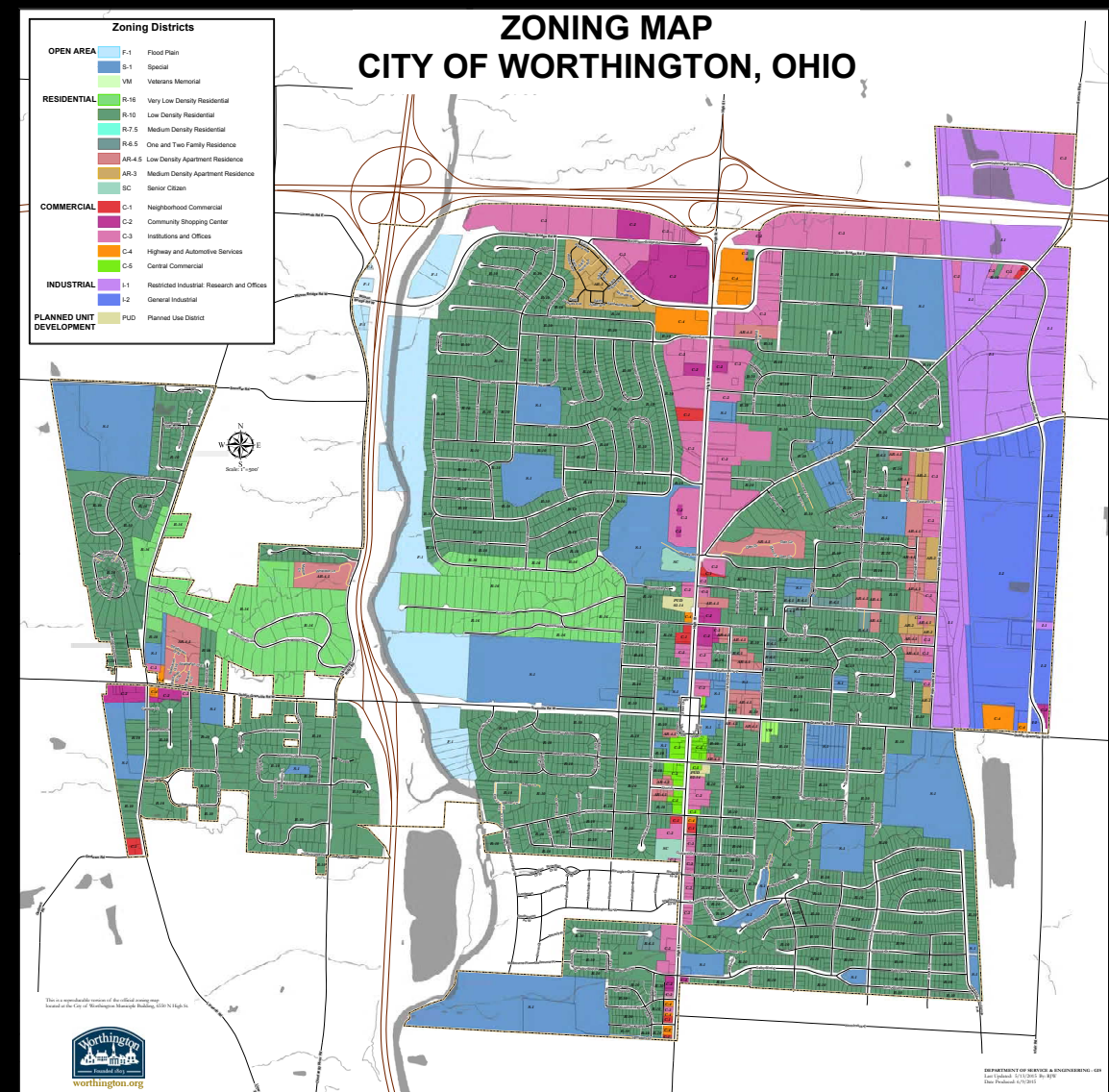
ZONING MAP

CITY OF WORTHINGTON, OHIO

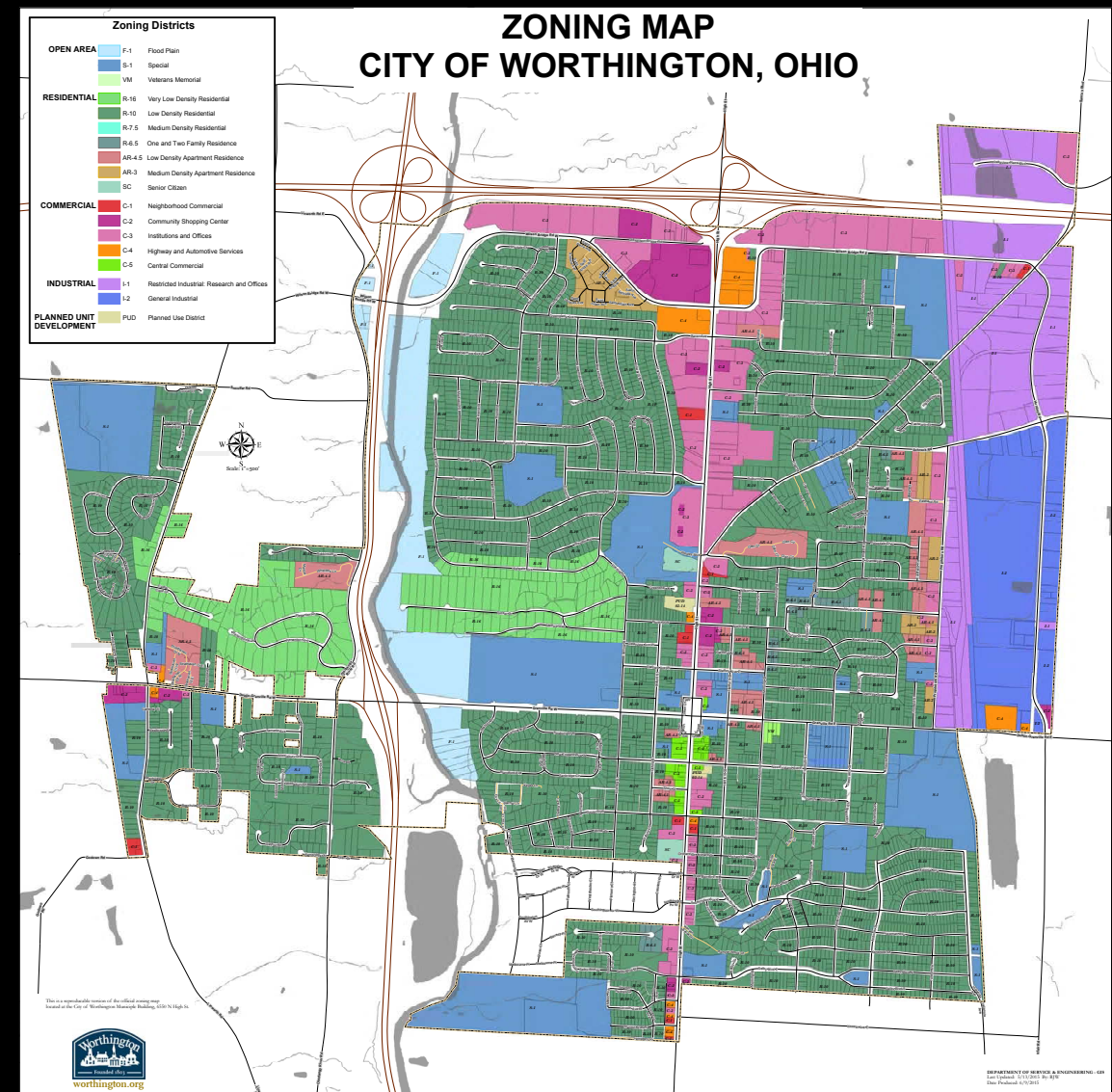
Zoning Districts		
OPEN AREA	F-1	Flood Plain
	S-1	Special
	VM	Veterans Memorial
RESIDENTIAL	R-16	Very Low Density Residential
	R-10	Low Density Residential
	R-7.5	Medium Density Residential
	R-6.5	One and Two Family Residence
	AR-4.5	Low Density Apartment Residence
	AR-3	Medium Density Apartment Residence
COMMERCIAL	SC	Senior Citizen
	C-1	Neighborhood Commercial
	C-2	Community Shopping Center
	C-3	Institutions and Offices
	C-4	Highway and Automotive Services
INDUSTRIAL	C-5	Central Commercial
	I-1	Restricted Industrial: Research and Offices
	I-2	General Industrial
PLANNED UNIT DEVELOPMENT	PUD	Planned Use District



A Change of Zoning status requires an ordinance passed by City Council

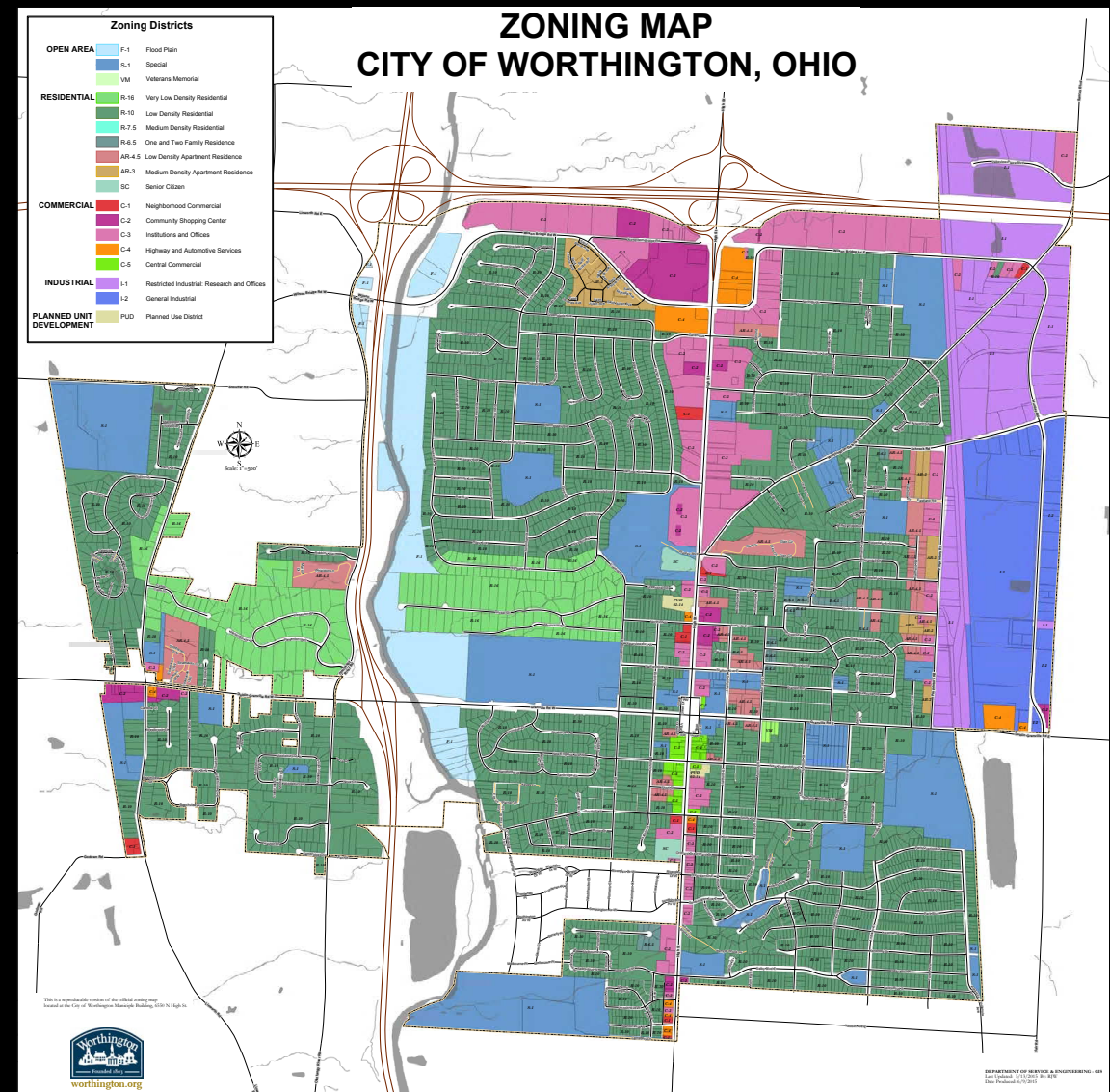


Keep Worthington Beautiful (Issue 38), Charter Amendment (2015), applied to Rezoning only



Keep Worthington Beautiful (Issue 38), Charter Amendment (2015), applied to Rezoning only

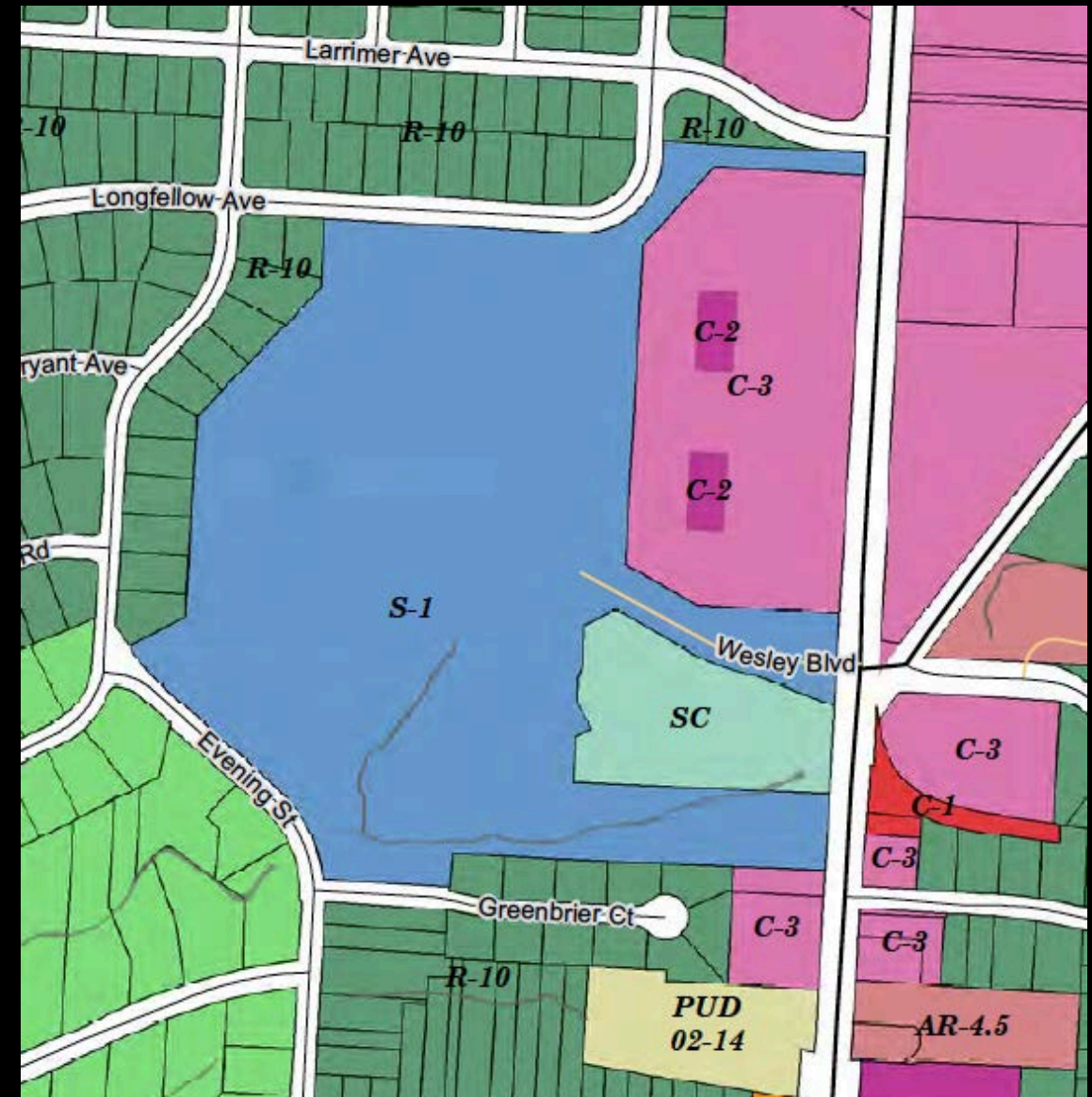
- Effective date of re-zoning ordinances now 60 days
- No emergency re-zoning



UMCH Zoning

Total property: 44.5 acres

- Bickford (Sunrise), 3.5 acres, SC
- Conf. Ctr., 3.5 acres, C-3
- Other Comm., 6.5 acres, C-3, C-2
- Tucker Creek, 7 acres, S-1
- Remainder, 24 acres, S-1



UMCH Zoning

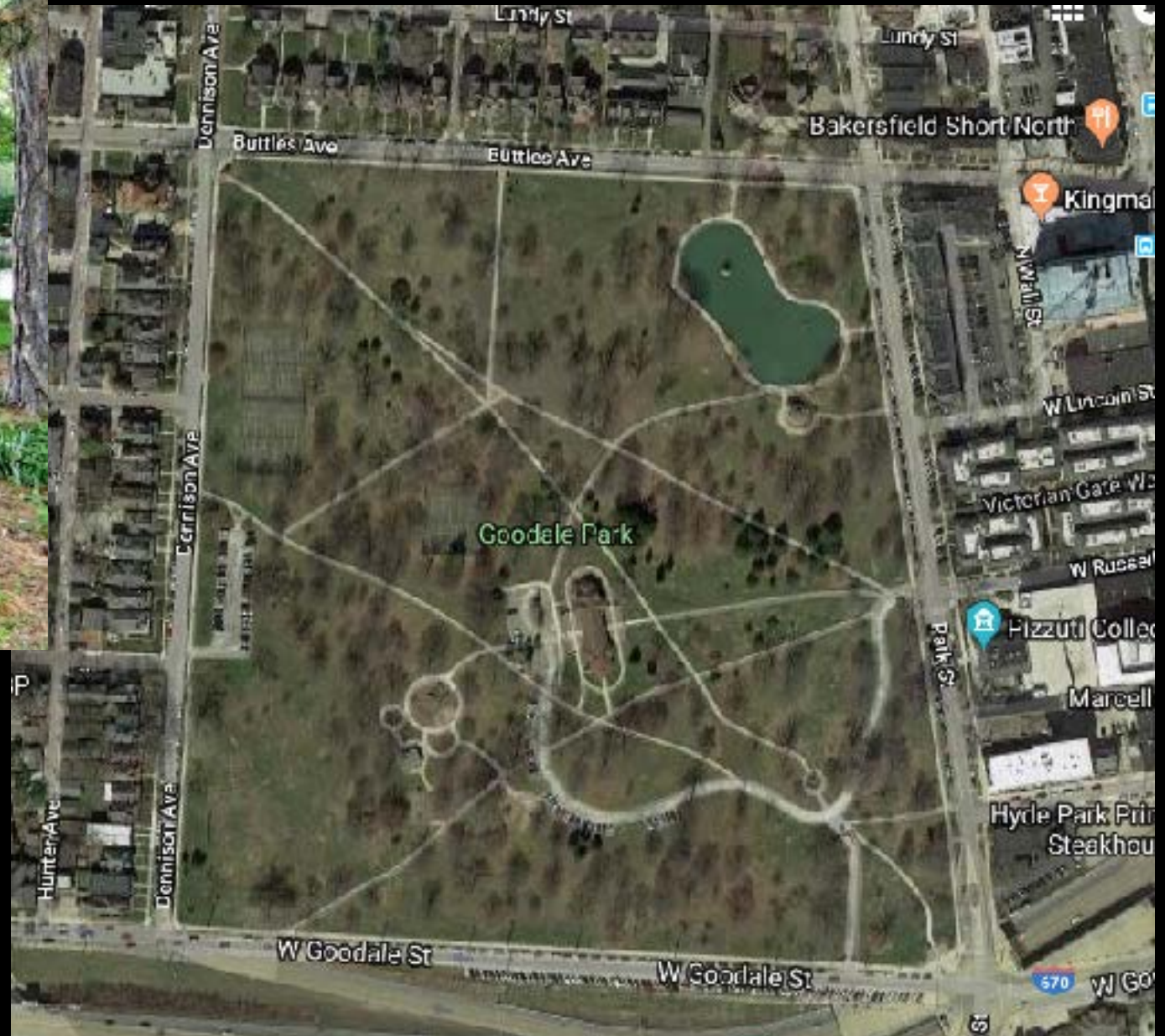
- 31 acres of S-1



S-1: Special—Parks, public uses, semi-public uses (educ., rel., charitable, philanthropic), conservation and highway interchange areas, non-commercial recreational, plant production, preschool, daycare, etc.

Goodale Park

- Oldest Columbus park, 32.71 acres
(10.3% of Victorian Village [317 acres])



Schiller Park

- Second oldest Columbus park, 23.45 acres
(10.0% of German Village [233 acres])



Violet Township: Wigwam to re-emerge as community space

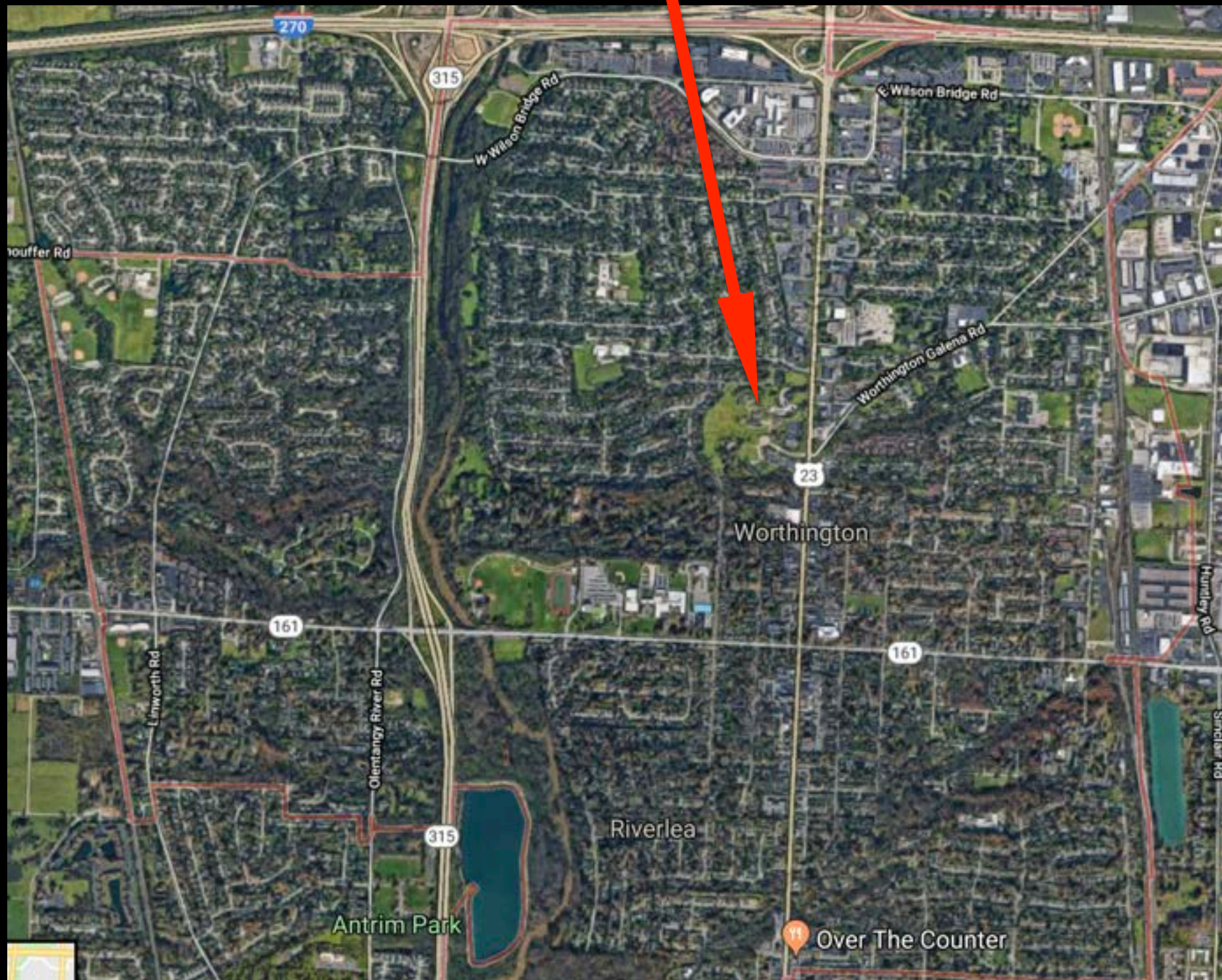
63 acres: 27 green/woods, 26 “facilities,” 10 commercial



Central Park
- 843 acres
(5.83% of Manhattan Island [14,464 acres])

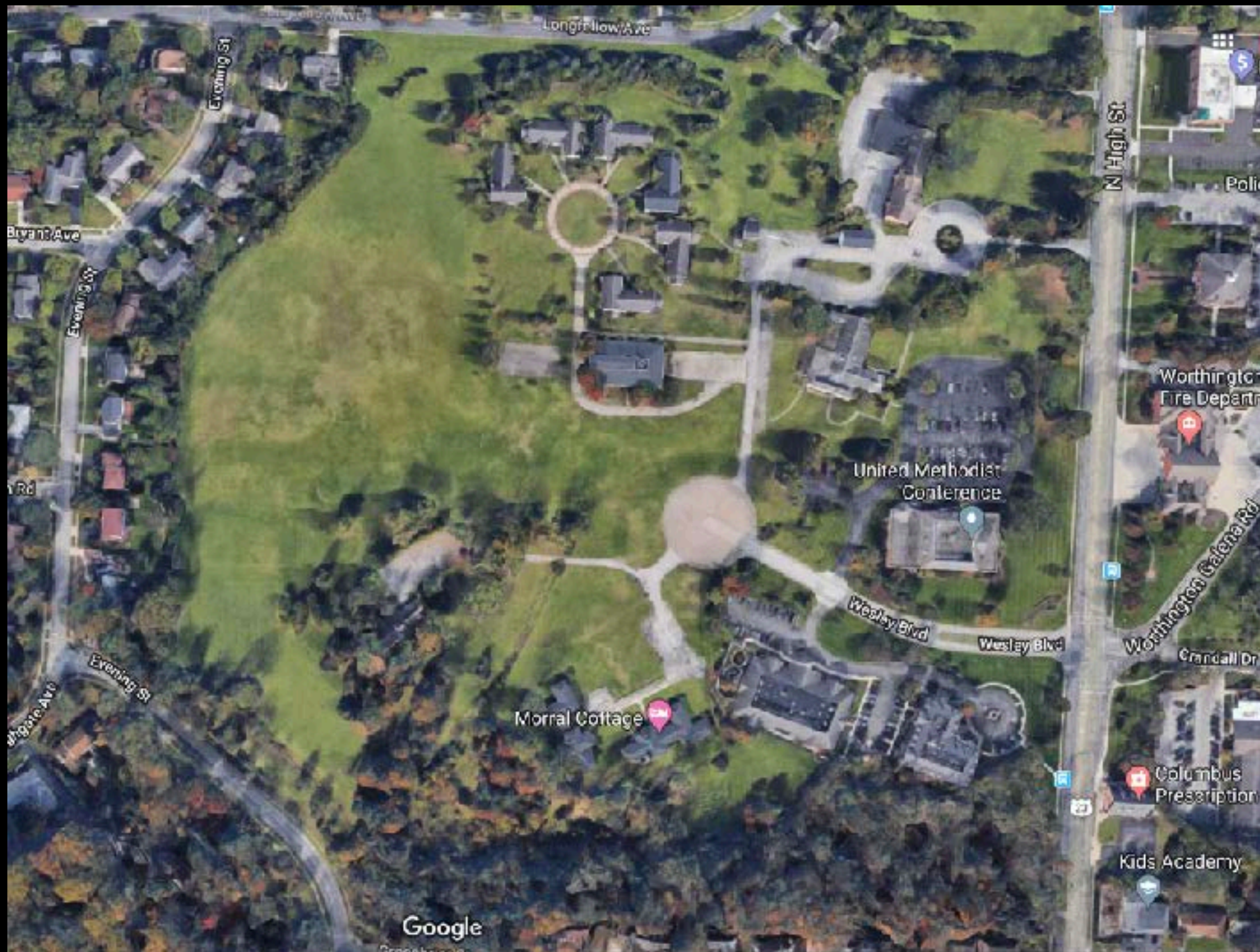


UMCH Property / Worthington Community Park



UMCH Property / Worthington Community Park

(at 30 acres, 0.83% of Worthington [3,603 acres])















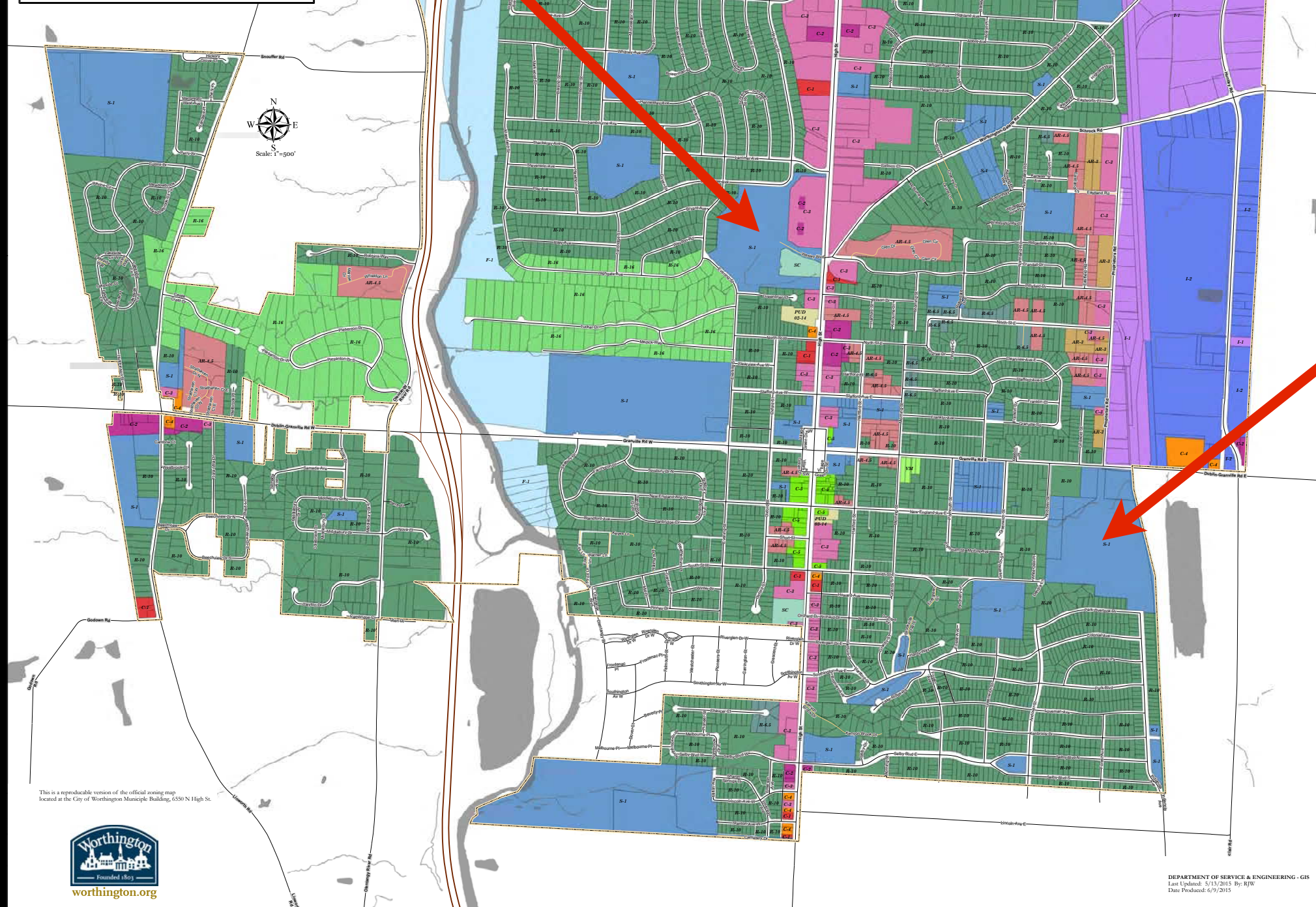
Project Community Park — Worthington —

- Background
- The choice

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Project Community Park — Worthington —

Our Mission:

*In accord with our city's long history,
we advocate for bequeathing to future generations
a valuable public asset at the UMCH property—
a signature, multi-use community greenspace—
for the benefit and enjoyment of all.*

Our Guiding Principles:

- *We embrace this goal because the UMCH property is a uniquely important site, and we have just one opportunity to get it right.*
- *We believe that the developed site should reflect the interests and values of our city's residents.*
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- • *We envision for the land a multi-use development featuring 1) a large, signature public greenspace with community-building amenities (a perimeter bike-pedestrian path, historically-inspired event facility, amphitheater, water-feature, community garden, etc., as distinct possibilities; \approx 28-30 acres), 2) complementary commercial space and service-oriented retail along the High Street frontage (\approx 6-8 acres), and 3) lower-density, architecturally compatible residential housing (owner-occupied, empty-nester) immediately adjacent Longfellow Avenue (\approx 2-3 acres).*

Project Community Park — Worthington —

PROJECT COMMUNITY PARK - WORTHINGTON

PROPOSED MULTI - USE COMMUNITY GREENSPACE AT UMCH PROPERTY



Project Community Park — Worthington —

- 
- Accessible greenspace for daily recreation/leisure/
exercise

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- 
- Event facility for weddings, parties, business, classes

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- ● Nature Sanctuary; educational opportunities

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➔ Also, commercial/financial benefits:

- Attractive to employers/employees
- Catalyst for Economic Activity
- Enhanced property values

We face a CHOICE

Pro-active,
Resident-centered,
Community Integrated

or

Reactive,
Developer-driven,
New Urbanism



Short North New-Urbanism



Upper Arlington New-Urbanism across from Kingsdale Shopping Center



ThisWeek

UPPER ARLINGTON NEWS

50¢

Updated daily, www.ThisWeekNEWS.com

August 30, 2018

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Arlington Gateway

Emergency vote OKs development deal

By NATE ELLIS
THISWEEKNEWS.COM

A \$100 million project that, as proposed, would yield Upper Arlington's tallest building and generate \$1.2 million in annual income-tax revenue moved a step closer to construction this week after Upper Arlington City Council voted 5-1 to approve a development agreement for the Arlington Gateway.

The legislation presented to council Aug. 27 was designated an emergency, which means that under Ohio law, it goes into effect immediately and cannot be the subject of a referendum petition that could void the agreement by a city-wide vote.

City Manager Ted Staton said an emergency clause was tied to the agreement so the developer, Continental Real Estate Cos., could obtain financing to complete the site purchase, secure the office tenants and obtain needed financing in order to begin construction, "which will result in the generation of significant income-tax revenues and increase in property values at the site."

Staton's report to council said those revenues are critical to the city's ability to finance the public-infrastructure improvements necessary for the project.

Staton's report also said the



This artist's rendering shows how the revamped Arlington Gateway project would look at 1325-97 W. Lane Ave. and 2376 North Star Road. Plans call for 130,000 square feet of office space, 14,350 square feet of retail space, 218 luxury apartments and an 843-space parking garage.

Source: City of Upper Arlington

emergency clause was needed because tax revenues from the project would "enhance the city's ability to provide for the public peace, health or safety of the residents."

As proposed, the Arlington

Gateway is an 11-story project at 1325-97 W. Lane Ave. and 2376 North Star Road designed to include 130,000 square feet of office space, 218 luxury apartments, 14,350 square feet of retail space and

an 843-vehicle parking garage.

Under the terms of the development deal, Continental Real Estate Cos. agreed to comply with the conditions of a final development plan approved in June, including a traffic study

that has yet to be finalized but must be approved by Upper Arlington City Engineer Jackie Thiel.

The developer also must work with the city to reach a tax-increment-financing plan

to pay for infrastructure in the area around the project site.

Continental has agreed to complete the gateway project and, beginning in 2022, agreed

DEVELOPMENT >> A14

The Continent



The Continent



What are the Arguments for High-Density, New-Urbanism Development in Worthington?

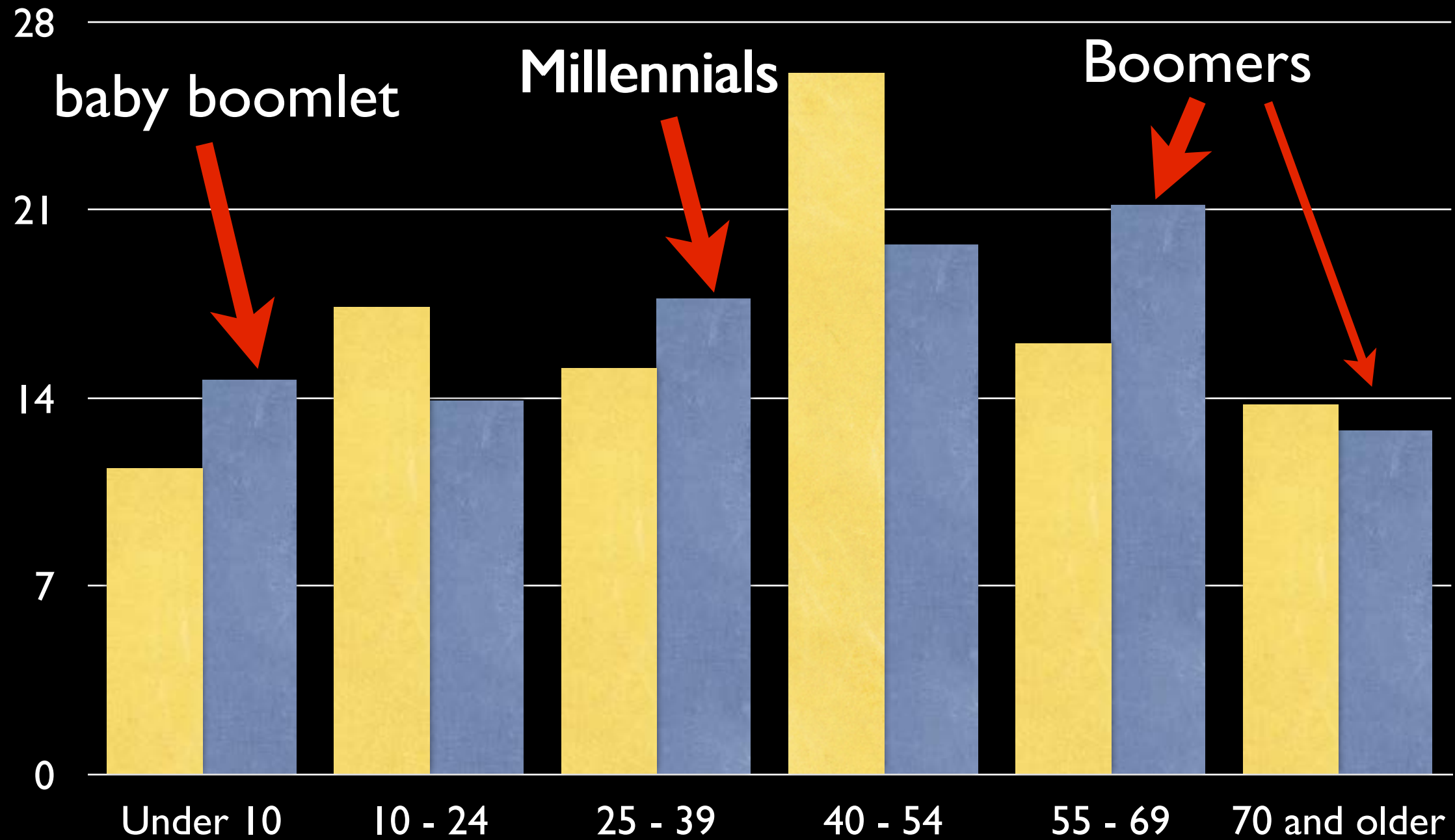
- 
- Demographics: city is aging, need to attract young and house seniors

Worthington Demographics

2000

2015

% total



What are the Arguments for High-Density, New-Urbanism Development in Worthington?

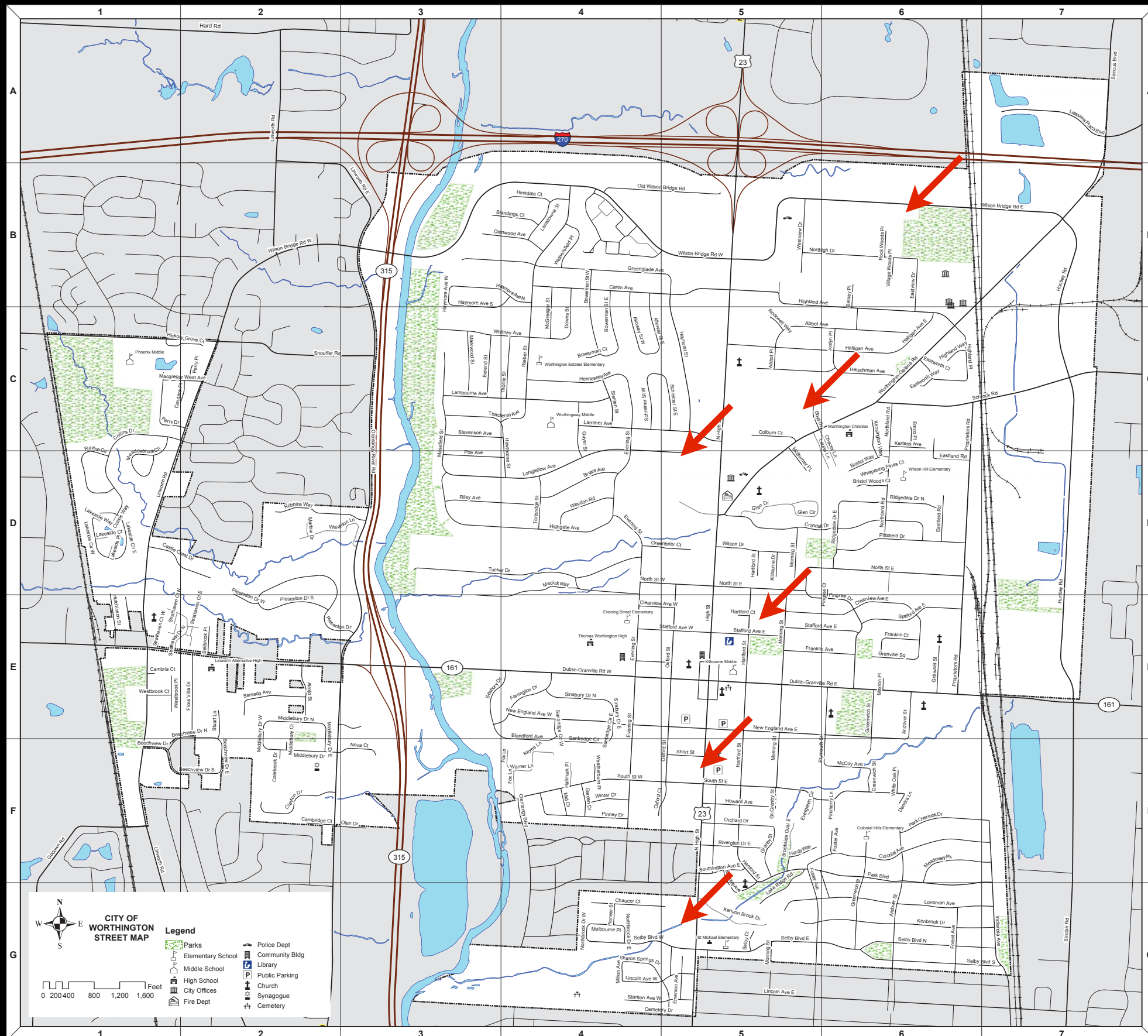
- Demographics: city is aging, need to attract young and house seniors
- • Housing: need to offer “new housing types that are underrepresented in the market”

Worthington Housing: Owner Occ. & Rentals

2015 American Community Survey - US Census Bureau						
	Total Popula tion	Total Housing Units	% of Units Vacant	Owner Occ as % of Total	Rental Units	Rental Units as % of Total
Worthington	13,867	5,824	2%	79%	1,142	19.6%
Upr. Arlngtn	34,465	14,244	5%	77%	2,542	17.8%
New Albany	10,360	2,988	6%	88%	173	5.8%
Dublin	43,224	15,893	3%	75%	3,431	21.6%
Bexley	13,442	4,912	8%	71%	1,052	21.4%
Powell	12,298	4,256	6%	89%	214	5.0%
Grandview	7,014	3,110	9%	59%	1,007	32.4%
Hilliard	31,803	11,802	3%	74%	2,680	22.7%



Worthington Housing: Prospective Sites?



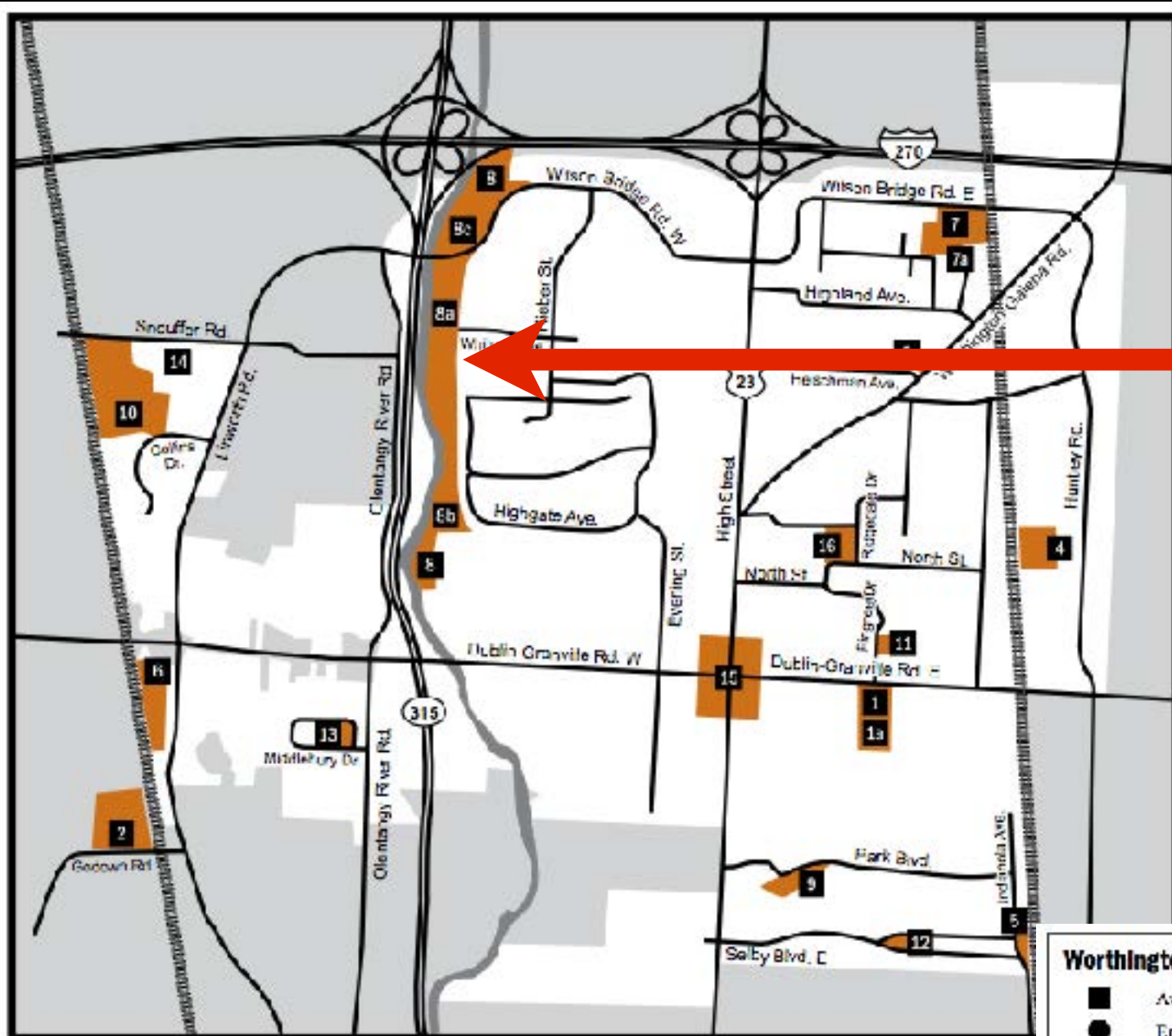
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- Demographics: city is aging, need to attract young and house seniors
- Housing: need to offer diverse options (to attract young, serve empty-nesters)
- • Parks: we already have enough in Worthington

From “Park Master Plan” 2017

“Out of 81 cities, Worthington was above average in the amount of developed park acreage per 1,000 people, coming in at 12.4 acres per 1,000 residents (the average was 11.2)”

“After a careful review...our existing parks provide ample park space per resident.”

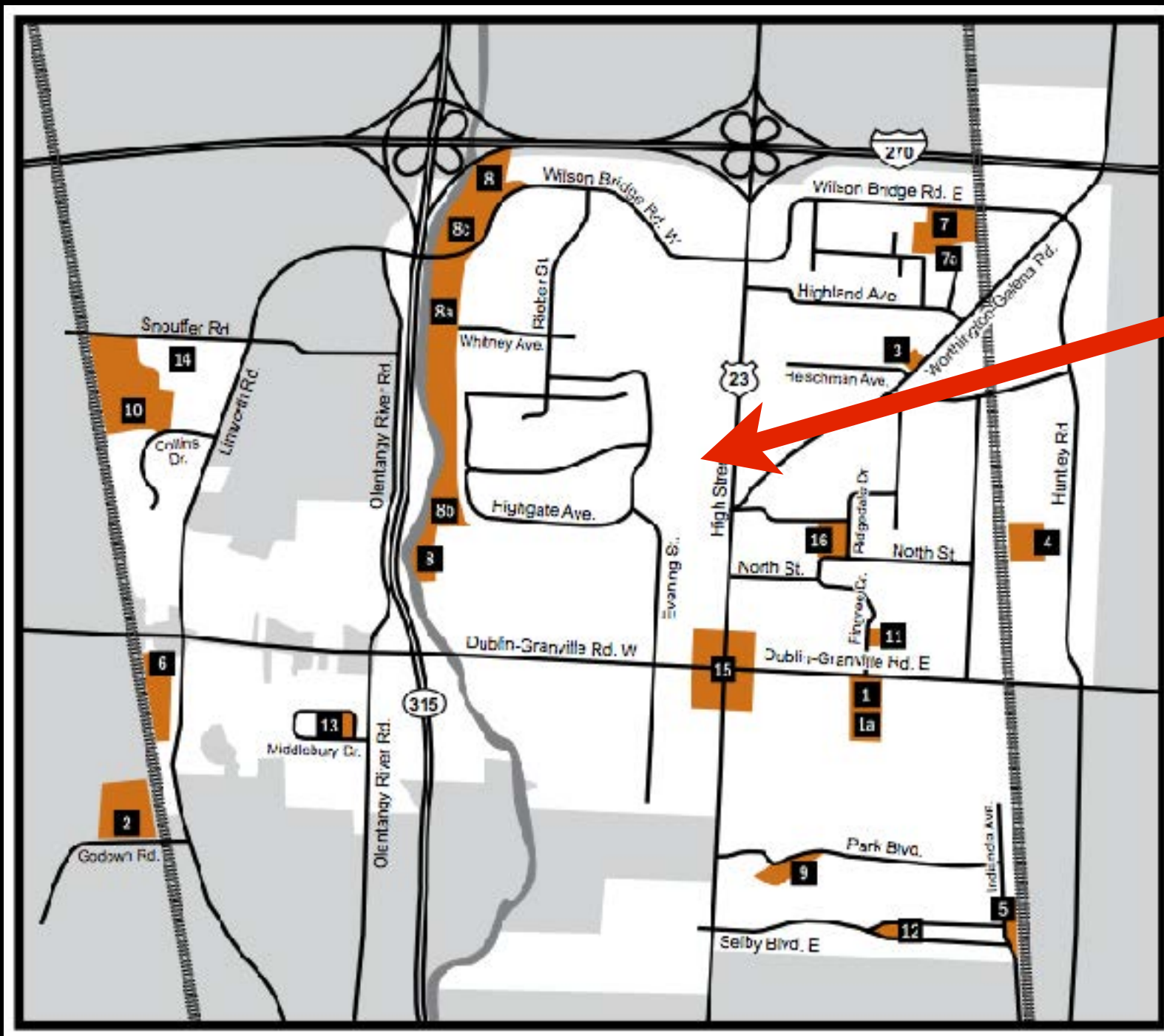


Accessible?
Olentangy Rv.
46% of total

Worthington Parks

- Available Facilities
- Enclosed Facilities

		East Granville Park	Godown Park	Heischman Park	Huntley Bowl Park	Indianola Park	Linworth Park	McCord Park	Olentangy River Parklands	Park Boulevard Park	Perry Park	Pingree Park	Selby Park	Shaker Square Park	Snouffer Park	Village Green	Wilson Hill Park	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Facilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed Facilities	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
East Granville Park: 245 E. Granville Rd.	1																	8
1a: Moses Wright Nature Area																		
Godown Park: 6099 Godown Rd.	2																	10
Heischman Park: 6744 Worthington-Galena Rd.	3																	1
Huntley Bowl Park: 6199 Huntley Rd.	4																	7
Indianola Park: 5500 Indianola Ave.	5																	3
Linworth Park: 5971 Linworth Rd.	6																	13
McCord Park: 333-345 East Wilson Bridge Rd.	7																	30
7a: Community Center & All Children's Playground																		
Olentangy River Parklands: 600 W. Wilson Bridge Rd.	8																	104
8a: Whitney Playground 8b: Highgate Playground																		
8c: Winding Adventure Skate Park																		
Park Boulevard Park: 125 Park Blvd.	9																	7
Perry Park: 2300 Collins Dr.	10																	21
Pingree Park: 374 Pingree Dr.	11																	1
Selby Park: 368 Selby Blvd. South	12																	2
Shaker Square Park: 888 Middlebury Ct.	13																	1
Snouffer Park: 2341 Snouffer Rd.	14																	10
Village Green: Corners of High St. & Dublin-Granville Rd.	15																	3
Wilson Hill Park: 1025 Ridgedale Dr. East	16																	3



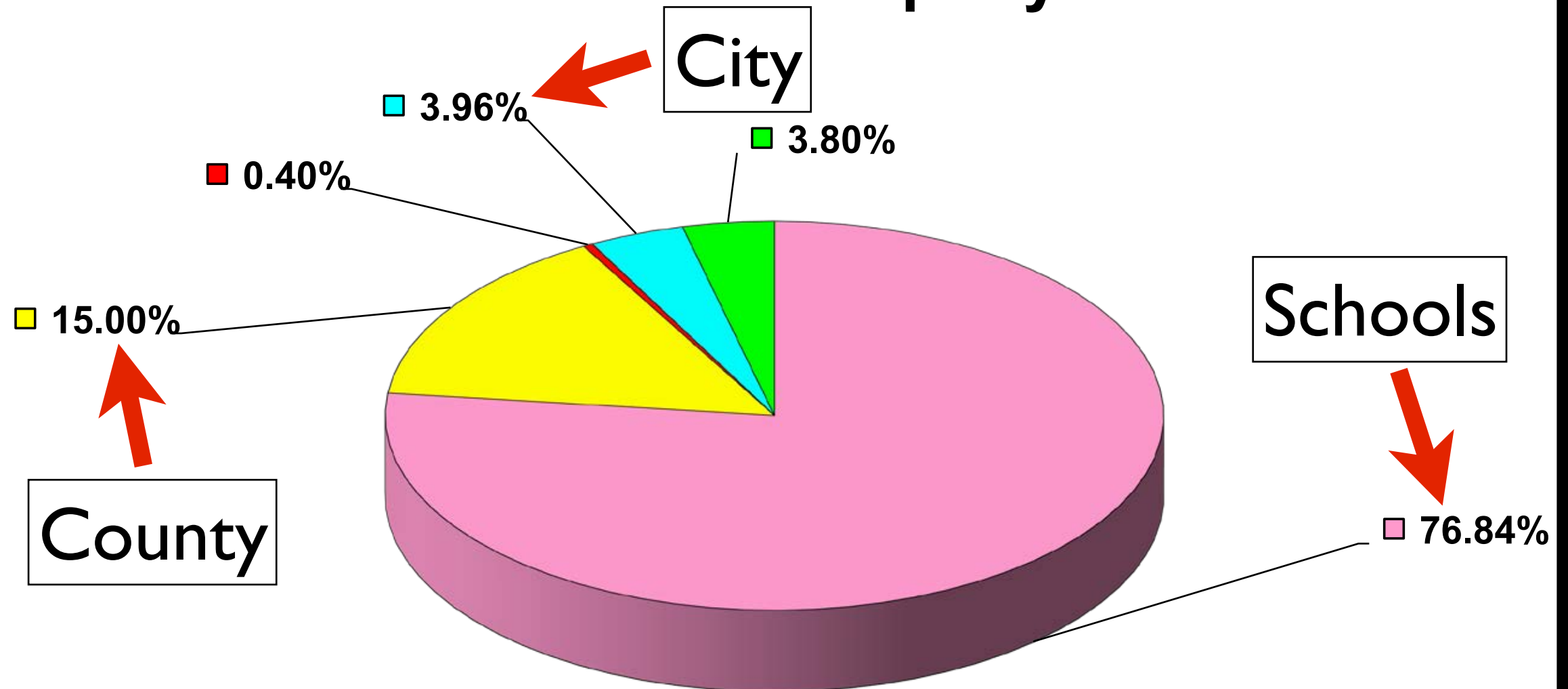
UMCH:
Located in the
center of our city

What are the Arguments for High-Density, New-Urbanism Development in Worthington?

- Demographics: city is aging, need to attract young and house seniors
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- City finances: misconception that housing helps city finances



City of Worthington Who Receives The Property Tax?



Worthington Schools

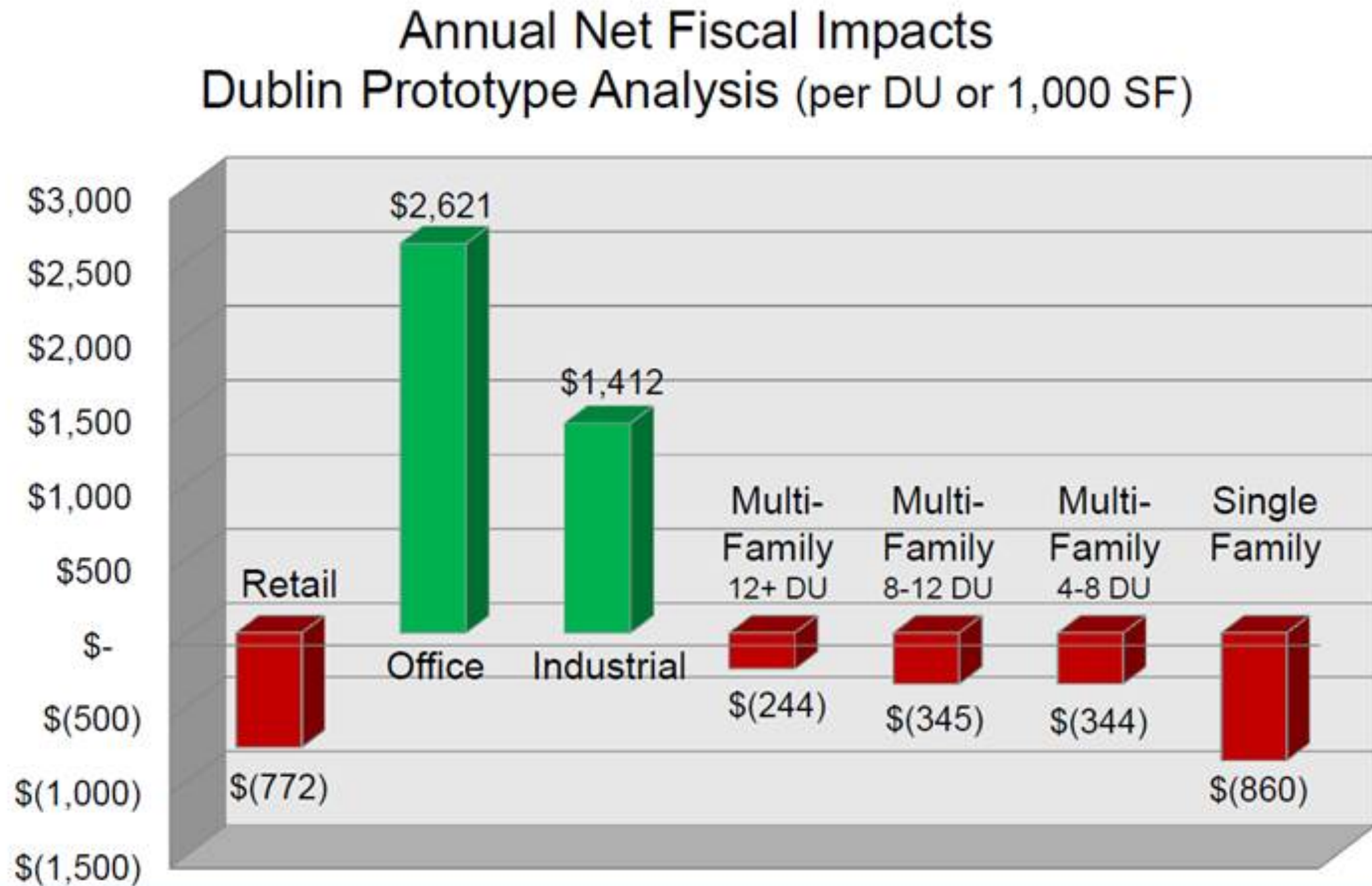
Franklin County

Sharon Township

City of Worthington

Library

Impact on City Finances of Different Development



source: Tischler & Assoc.

What are the Arguments for High-Density, New-Urbanism Development in Worthington?

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- Parks: we already have enough in Worthington
- City finances: misconception that housing helps city finances
- • Can't afford public space...

Project Community Park — Worthington —

- Background
- The choice
- The economics

Options for Acquisition:

I) City -

- Cash (General Fund carryover balance)
- Debt financing, serviced through regular revenue streams

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2) Residents/Bus. - property levy (via City action)

- Bonds, voted (up to \approx \$60 million capacity)

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It is our informed assessment that the property can and should be acquired, developed, and maintained through existing city revenue streams, grants, private fundraising, and public monies, with NO additional taxes

Options for Acquisition:

Reference scenario: \$5 million net acquisition cost

Options for Acquisition:

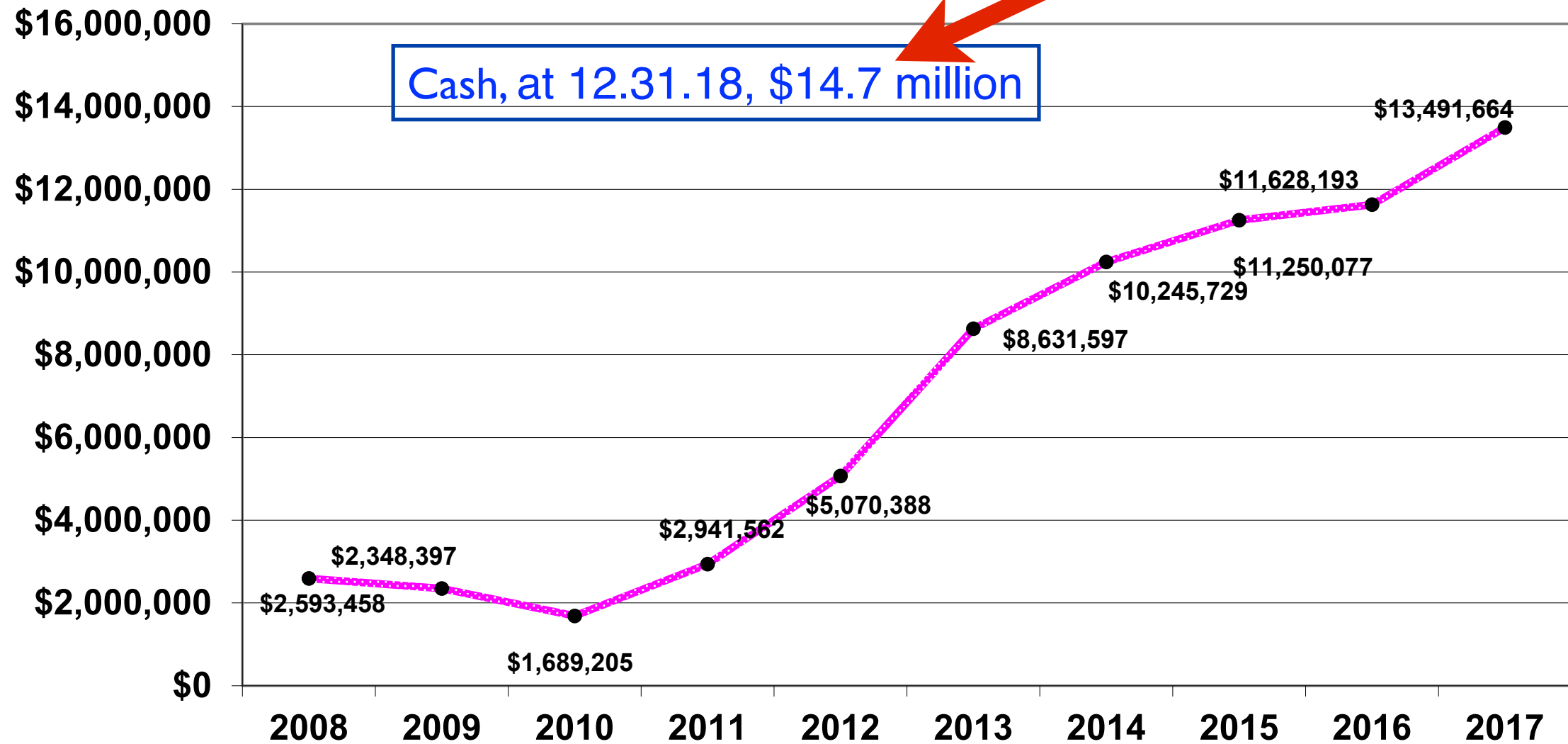
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City of Worthington

General Fund Balance



Options for Acquisition

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Viability of Acquisition: Cost of Bond Financing

Scenario: \$5,000,000 net acquisition,
for 30 years
@ 4% *
≈ \$289,000/yr debt service

* City recently refinanced debt at < 2.5%

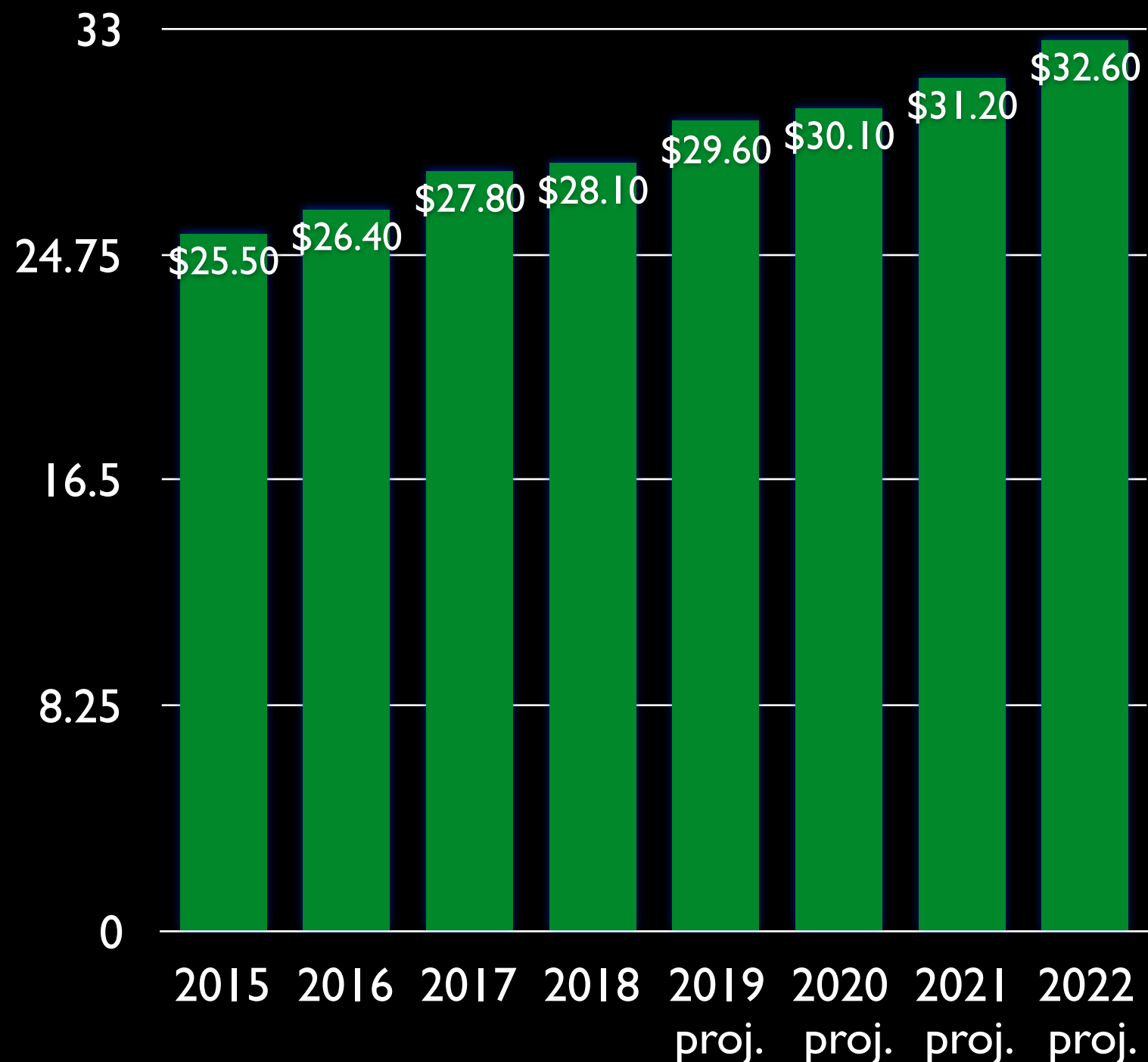
Viability of Acquisition: Bond Payments via Regular Revenue Streams

City's General Fund Revenue:

- Increased every year since 2003
- from 2015 to 2022, projected to increase by 27.8%

Viability of Acquisition via Regular Revenue Streams

City's General Revenue Fund:



Viability of Acquisition via Regular Revenue Streams


Examples of increased revenue:

- - City property tax revenue has just increased by $\approx \$325,000/\text{yr}$ as a result of 2018 property revaluation*

* Revenue increased from $\approx \$2.91$ million (2017) to $\$3.24$ million (2018)

Viability of Acquisition via Regular Revenue Streams

Examples of increased revenue:

- City property tax revenue has just increased by \approx \$325,000/yr as a result of 2018 property revaluation
-  - Redevelopment of Anthem Bldg. and East Wilson Bridge Rd. corridor

Viability of Acquisition via Additional Revenue

- ★ Self-Funding (plus surplus) of PCPW project: ★
 - Office development (1-3 stories) of High St. frontage (6.5 acres) projected to yield increased income tax revenue (estimates \$500,000+)

Viability of Acquisition via Additional Revenue

★ Self-Funding (plus surplus) of PCPW project: ★

- Office development of High St. frontage will yield increased income tax revenue:

@ 130,000 sq. ft., revenue est. \approx \$812,500/yr*

* From City's "Cost to Serve" analysis; based on avg. salary of \$50k; 200 sf/employee; 2.5% income tax rate; 10,000 sf/acre/floor

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- ➔ • *We urge our city government to embrace this once-in-history opportunity by acquiring the property, thereby gaining full creative control of this public-private project for the benefit of the entire community for generations to come.*

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PF

TY

