Project Community Park
— Worthington —
Project Community Park
— Worthington —

PROJECT COMMUNITY PARK - WORTHINGTON
PROPOSED MULTI-USE COMMUNITY GREENSPACE AT UMCH PROPERTY

WORTHINGTON OHIO

08 MARCH 2019

evening st
greenbrier ct
n high st
w north st
larrimer ave
longfellow ave
wesley blvd
n high st
e north st
wilson dr
crandall dr
glen dr

= RESIDENTIAL
= COMMERCIAL
2-3 STORY
250K SF MAX
= CIVIC
Project Community Park
— Worthington —

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PROPOSED MULTI-USE COMMUNITY GREENSPACE AT UMCH PROPERTY

WORTHINGTON OHIO

RESIDENTIAL
COMMERCIAL
CIVIC
2-3 STORY
250K SF MAX

worthington galena rd
Project Community Park
— Worthington —

- Background
Project Community Park
— Worthington —

- Background
- The choice
Project Community Park
— Worthington —

- Background
- The choice
- The economics
Project Community Park — Worthington —

- Background
- The choice
- The economics
- The politics
• 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)
Brief History:

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- 2019: City commencing Visioning Process
KEY FACTS:

• UMCH Owns
KEY FACTS:

- UMCH Owns
- City Zones*

* Rezoning requires passage of ordinance by city council, subject to 60-day citizen referendum
A Change of Zoning status requires an ordinance passed by City Council
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
ZONING MAP
CITY OF WORTHINGTON, OHIO
UMCH Zoning

- 31 acres of S-1

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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.
- We are committed to obtaining full disclosure of relevant information.
- 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; ≈ 28-30 acres), 2) complementary commercial space and service-oriented retail along the High Street frontage (≈ 6-8 acres), and 3) lower-density, architecturally compatible residential housing (owner-occupied, empty-nester) immediately adjacent Longfellow Avenue (≈ 2-3 acres).
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08 MARCH 2019

WORTHINGTON OHIO
Project Community Park
— Worthington —

• Accessible greenspace for daily recreation/leisure/exercise
Project Community Park  
— Worthington —

- Accessible greenspace for daily recreation/leisure/exercise
- Event facility for weddings, parties, business, classes
Project Community Park
— Worthington —

• Accessible greenspace for daily recreation/leisure/exercise
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• Festivals and markets
Project Community Park — Worthington —

- Accessible greenspace for daily recreation/leisure/exercise
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Project Community Park
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Project Community Park
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• Nature Sanctuary; educational opportunities
Project Community Park — Worthington —

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- Nature Sanctuary; educational opportunities

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
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 $1.3 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 citywide vote.

City Manager Ted Stanor said an emergency clause was tied to the agreement so the developer, Continental Real Estate Co., 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.”

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

Stanor’s report also said the emergency clause was needed because tax revenues for the project would “enhance the city’s ability to provide for the public safety, health and safety of the residents.”

As proposed, the Arlington Gateway is an 11-story project at 1325-99 W. Lane Ave. and 2276 North Star Road designed to include 130,000 square feet of office space, 14,330 square feet of retail space, 218 luxury apartments and an 845-space parking garage.

Source: City of Upper Arlington

This artist’s rendering shows how the revamped Arlington Gateway project would look at 1325-99 W. Lane Ave. and 2276 North Star Road. Plans call for 130,000 square feet of office space, 14,330 square feet of retail space, 218 luxury apartments and an 845-space parking garage.

Source: City of Upper Arlington

This artist’s rendering shows how the revamped Arlington Gateway project would look at 1325-99 W. Lane Ave. and 2276 North Star Road. Plans call for 130,000 square feet of office space, 14,330 square feet of retail space, 218 luxury apartments and an 845-space parking garage.

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Source: City of Upper Arlington
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

% total

- Baby boomlet
- Millennials
- Boomers

- Under 10
- 10 - 24
- 25 - 39
- 40 - 54
- 55 - 69
- 70 and older

2000 vs 2015
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

![Table showing housing statistics for Worthington and other nearby cities.](image)

### 2015 American Community Survey - US Census Bureau

<table>
<thead>
<tr>
<th>City</th>
<th>Total Population</th>
<th>Total Housing Units</th>
<th>% of Units Vacant</th>
<th>Owner Occ as % of Total</th>
<th>Rental Units</th>
<th>Rental Units as % of Total</th>
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</thead>
<tbody>
<tr>
<td>Worthington</td>
<td>13,867</td>
<td>5,824</td>
<td>2%</td>
<td>79%</td>
<td>1,142</td>
<td>19.6%</td>
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<tr>
<td>Upr. Arlington</td>
<td>34,465</td>
<td>14,244</td>
<td>5%</td>
<td>77%</td>
<td>2,542</td>
<td>17.8%</td>
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<tr>
<td>New Albany</td>
<td>10,360</td>
<td>2,988</td>
<td>6%</td>
<td>88%</td>
<td>173</td>
<td>5.8%</td>
</tr>
<tr>
<td>Dublin</td>
<td>43,224</td>
<td>15,893</td>
<td>3%</td>
<td>75%</td>
<td>3,431</td>
<td>21.6%</td>
</tr>
<tr>
<td>Bexley</td>
<td>13,442</td>
<td>4,912</td>
<td>8%</td>
<td>71%</td>
<td>1,052</td>
<td>21.4%</td>
</tr>
<tr>
<td>Powell</td>
<td>12,298</td>
<td>4,256</td>
<td>6%</td>
<td>89%</td>
<td>214</td>
<td>5.0%</td>
</tr>
<tr>
<td>Grandview</td>
<td>7,014</td>
<td>3,110</td>
<td>9%</td>
<td>59%</td>
<td>1,007</td>
<td>32.4%</td>
</tr>
<tr>
<td>Hilliard</td>
<td>31,803</td>
<td>11,802</td>
<td>3%</td>
<td>74%</td>
<td>2,680</td>
<td>22.7%</td>
</tr>
</tbody>
</table>
Worthington Housing: Prospective Sites?
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 diverse options (to attract young, serve empty-nesters)
- Parks: we already have enough in Worthington
“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
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
• Housing: need to offer diverse options (to attract young, serve empty-nesters)
• Parks: we already have enough in Worthington
• City finances: misconception that housing helps city finances
City of Worthington
Who Receives The Property Tax?

- **City**: 3.96%
- **Schools**: 76.84%
- **County**: 15.00%
- **Sharon Township**: 0.40%
- **Library**: 3.80%
- **Franklin County**: 3.96%
Impact on City Finances of Different Development

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

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

Source: Tischler & Assoc.
What are the Arguments for High-Density, New-Urbanism Development in Worthington?

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- Housing: need to offer diverse options (to attract young, serve empty-nesters)
- 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
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- The economics
Options for Acquisition:

1) 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 $60 million capacity)
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   • Bonds, voted (up to ~ $60 million capacity)

*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
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City of Worthington

General Fund Balance

Cash, at 12.31.18, $14.7 million
Options for Acquisition

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

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Proj.</td>
<td>$25.50</td>
<td>$26.40</td>
<td>$27.80</td>
<td>$28.10</td>
<td>$29.60</td>
<td>$30.10</td>
<td>$31.20</td>
<td>$32.60</td>
</tr>
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</table>

*Notes:*
- Projections are estimates based on historical data and economic forecasts.
- Revenue figures reflect Planned General Revenue for each year.
Viability of Acquisition via Regular Revenue Streams

Examples of increased revenue:

- City property tax revenue has just increased by ≈ $325,000/yr as a result of 2018 property revaluation*

* Revenue increased from ≈ $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. ≈ $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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seek sf max

residential