

Greetings Neighbors and Supporters,

Firstly, a big shout-out to thank those who have written council to support the PCPW proposal. This is an extremely effective way to elevate the visibility of this critical issue and further our joint efforts ... much, much appreciated!

In this update, we'll deep dive on the topic of housing. Our discussions with you clearly indicate that expanding the availability and types of housing is a key priority, especially housing for the fifty-five plus residents. It goes without saying that, PCPW firmly supports expanding residential options for all citizens.

That said, our key concern is that this issue has been, to date, presented by commercial developers, and their supporters, as an "either-or" scenario; meaning that multi-use development of UMCH, centered around a 30-plus acre greenspace, can ONLY come at the expense of residential development. Frankly, we strongly believe, this view is nonsense!

Yes, UMCH is the only place in the city, indeed central Ohio, where a 30-plus acre greenspace can be located. In fact, it is the largest undeveloped municipal parcel in this area. The very heart of PCPW's mission is to preserve and protect this one-of-kind, irreplaceable asset.

As such, PCPW's plan calls for modest residential development on the UMCH parcel, coupled with focused residential development utilizing the many alternative sites across Worthington. This pragmatic approach has two critical benefits:

- as said, it enables realization of a Worthington Commons, by preserving the contiguous, undeveloped greenspace on the UMCH parcel, and
- it avoids the pitfalls of single high-density residential development including traffic, watershed over-loading, and school over-crowding. See page 20 in our [development proposal](#) for more details on this topic.

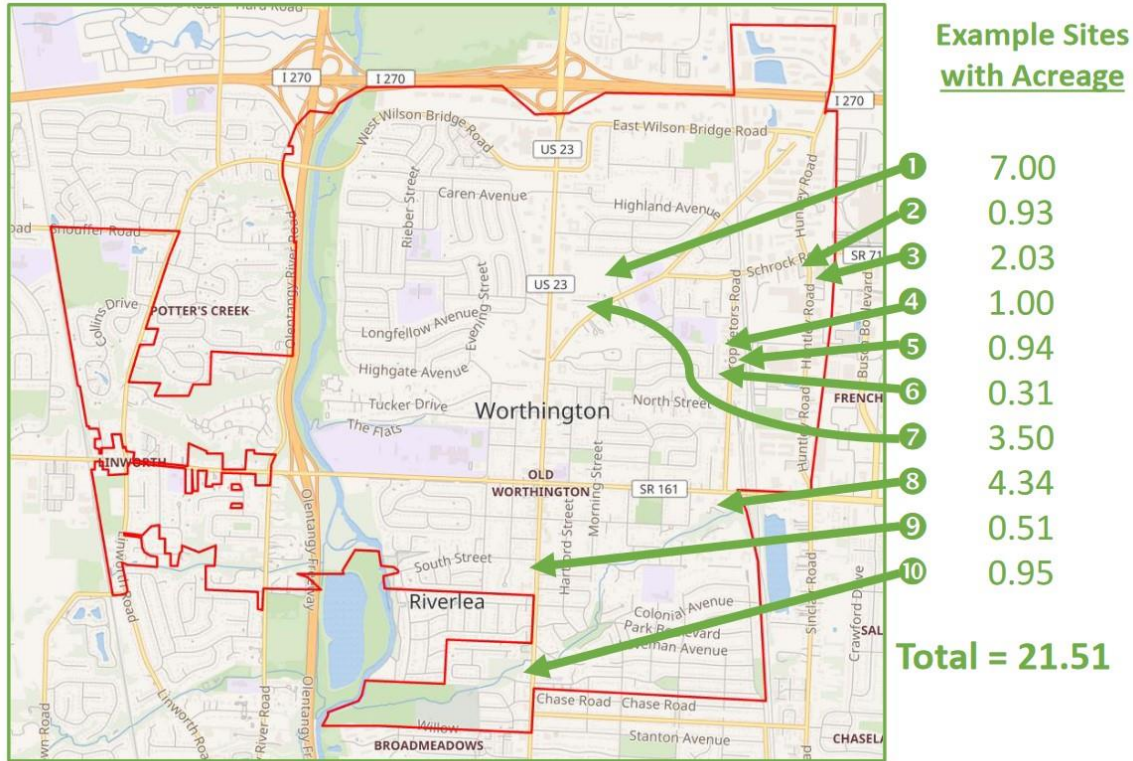
As illustrated (right) our "Top Ten" list, makes clear that our city does not have a shortage of potential sites where residential development could be located.

Agreed, most of these sites are not "shovel ready", a fact we firmly believe is why developers have continued to focus on the UMCH site over the last decade-plus. But, is asking a developer to

	Site	Apt Count	Single Unit Count	Acreage Est
1	East of Anthem Bldg.	113	48	7.00
2	Proprietors & Shrock	15	6	0.93
3	Anderson Ready Mix	33	14	2.03
4	Proprietors & Eastland	15	6	1.00
5	East of Railway Museum	15	6	0.94
6	Proprietors & Pitsfield	5	2	0.31
7	6500 Worth-Galena	57	24	3.50
8	Harding Site	70	30	4.34
9	571 High	8	2	0.51
10	Selby & High	10	6	0.95

remodel or remove an existing structure in order to erect a new residential development an onerous request? The recent land deals at Wilson Bridge and Stafford Village, to name just two, attest to the fact that this is more just a routine part of doing business.

Providing geographic context to the table above, the map below provides the location of these “Top-Ten” sites.



source: Wikipedia.org map of Worthington. Sites and acreage based on PCPW survey and analysis - 2021

***Full-Disclosure:** to assemble this list, we went on a fact-finding mission ... taking advantage of the recent pleasant weather, several of us got on our bicycles, and pedaled the city to identify potential sites, that – to our non-professional eyes – appear suitable for medium-to-large footprint residential development; omitting jumbo-scale development sites to avoid the negatives cited above. We present this solely to help identify, and share what we feel is critical information with our base in terms of what is acreage available to a city council that is dedicated committed to taking on the responsibility of expanding residential development, AND preserving a unique greenspace for a Worthington Commons!*