

Population Density Analysis - Worthington Ohio

LC Proposal compared to Worthington Today

(I) LC's 2020 proposal: conservative estimate of total tenants

<u>housing type</u>	<u>count</u>	<u>avg. occupancy</u>	<u>residents</u>	<u>assumptions (on occupancy)</u>
Single Family Detached	19	2.50	47.5	mix of 1 & 2 parent families w/range of children from 0-2
Townhouses	166	2.25	373.5	mix of small families & single tenants (w/ or w/out roommates)
Mid-Rise Multi-Family Home	540	1.75	945	mix of couples (no children) & tenants (w/ or w/out roommates)
TOTAL	725	1.88	1366	average occupancy per unit = 1.88 people

(II) Population Density Comparing Worthington today, versus the density of LC's proposed development at UMCH.

<u>scenario</u>	<u>entity</u>	<u>acres</u>	<u>sq miles</u>	<u>population</u>	<u>units</u>	<u>occupancy</u>	<u>density (acre)</u>	<u>assumptions</u>
A	Worthington	3603.2	5.63	13575			3.77	based on published City of Worthington metrics
B	UMCH	37.8	0.59	1366	725	1.88	36.14	725 units, avg occupancy for all units = 1.88 (as calculated above)

(III) Population Density Impact as correlated to the size of an LC residential development

<u>Density Level</u>	<u>People/Acre</u>	<u>LC - Residents</u>	<u>LC - Total Units</u>
Worthington today	3.77	143	76
1.5 X Worthington today	5.66	214	113
2.0 X Worthington today	7.54	285	151
2.5 X Worthington today	9.43	356	189
3.0 X Worthington today	11.31	428	227
5.0 X Worthington today	18.85	713	378
6.0 X Worthington today	22.62	855	454
7.0 X Worthington today	52.78	1995	1059
8.0 X Worthington today	26.39	998	529
9.0 X Worthington today	33.93	1283	681
10.0 X Worthington today	37.70	1425	756
LC's current proposal	36.14	1366	725

LC's most recent proposal of 725 residential units would represent a population density (per acre), within this development, that is between nine and ten times the current population density of the city of Worthington as a whole.

PCPW encourages and supports increased residential density in Worthington, but feels strongly that this proposal goes well beyond what is in the long term best interests for Worthington and its residents.