ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, June 13, 2024 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085
Watch online at worthington.org/live, and comment in person or at worthington.org/meeting-public-input

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A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the May 23, 2024 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Fence – **59 Short St.** (Alexander Serrano) **ARB 32-2024**

C. Municipal Planning Commission

1. Northeast Area Plan (City of Worthington) **POLD 02-2024**

D. Other

E. Adjournment

MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: R. Lee Brown, Director
Lynda Bitar, Planning Coordinator

DATE: June 7, 2024

SUBJECT: Staff Memo for the Meeting of June 13, 2024

B. Architectural Review Board

1. Fence – **59 Short St.** (Alexander Serrano) **ARB 32-2024**

Findings of Fact & Conclusions

Background & Request:
This house was constructed in 1839 and is listed as a vernacular style building contributing to the Worthington Historic District. The 1 ½ story house sits at the southeast corner of Short and Oxford Street. The applicant would like approval to install fencing at the southeast corner of the property to screen trash cans.

Project Details:
1. The plan involves installing a 6'8" wide x 3'8" deep corral to house the applicant's trash cans and adding a 35' section of fencing along the east property line to screen the neighbors trash cans.
2. Four foot tall shadowbox style cedar fencing with 3" wide dog-eared pickets is proposed. Decorative post caps would be used and the fence would be stained white. A gate is planned toward the north end between the properties, and double gates would enclose the cans in the corral.
3. Evergreen plants are planned north of the fence along the property line where there is enough distance between the driveway and the lot line to plant.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

Recommendation:
Staff is recommending ***approval*** of this application. Although the style is somewhat opaque, the location would not be easily seen, and the fence is meant to screen trash containers.

Motion:
THAT THE REQUEST BY ALEXANDER SERRANO FOR A CERTIFICATE OF APPROPRIATENESS TO ADD FENCING TO SCREEN TRASH CONTAINERS AT 59 W. SHORT ST. AS PER CASE NO. ARB 32-2024, DRAWINGS NO. ARB 32-2024, DATED MAY 29, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Northeast Area Plan (City of Worthington) **POLD 02-2024**

Background & Request:
In November 2022 City Council members and City staff attended the Worthington Chamber of Commerce - Forecasting Business in 2023 luncheon where a dynamic panel of experts shed light on factors that may play a big role in how we do business in greater Worthington and throughout the region. Panelists Included: Andy Rose, President & CEO, Worthington Industries Kenny McDonald, President & CEO, Columbus Partnership Matt Gregory, Senior Vice President Office Brokerage, NAI Ohio Equities. After this luncheon City Council directed staff to undertake a corridor area plan focusing on the Northeast Gateway, Huntley Road, Proprietors Road, and Lakeview Plaza corridors. The corridor area plan was also a recommendation found in the 2005 Worthington Comprehensive Plan Update & 2005 Strategic Plan. The corridor area plan includes recommendations related to detailed land use, zoning, fiscal and environmental sustainability, and other implementation elements to facilitate the planned future redevelopment of this area. The corridor plan will be a living document for day-to-day planning and budgetary guidance.

On April 3, 2023, City Council by Resolution #19-2023 directed Acting City Manager Robyn Stewart to Finalize the Scope of Work with NBBJ and The Montrose Group for the development of the Northeast Area Plan.

A steering committee was formed in June 2023, made up of property owners and business owners in the corridor, City Board and Committee members, City Staff and the consulting team from NBBJ and The Montrose Group. NBBJ, The Montrose Group and City staff conducted interviews with community partners and interested parties where the Steering Committee met to discuss findings, land use goals and ideas. Three separate community meetings were held throughout the planning process to gather feedback. Draft Plan recommendations were shared with community members and feedback was gathered that will helped finalize the plan. Included are economic development strategies and a land use vision of the area known as an ‘Eco Innovation District’.

The consultants will be at the MPC meeting to present the Northeast Area Plan, which is included in the packet.

Recommendation:
Staff is proposing ***adoption*** of the Northeast Area Plan be recommended to the City Council

Motion:
THAT THE REQUEST BY THE CITY OF WORTHINGTON FOR ADOPTION OF THE NORTHEAST AREA PLAN, CASE NO. POLD 02-2024, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

ARB APPLICATION
ARB 32-2024
59 Short St.

Plan Type: Architectural Review Board
Project:
App Date: 05/29/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: Submitted - Online

Valuation: $1,200.00

Description: We would like to build a 4ft tall traditional style picket fence in a shadowbox configuration to provide screening of trash, recycling, and yard waste cans. The fence would all be made of cedar and stained white. It would be located within our property on the southeast corner of our lot and would include three gates. A pair of gates would give access to a “trash can corral” and another gate would allow access between the adjoining lots. I will be building the fence, and my costs are $1,200.

Parcel:	**Address:**	**Zone:**
100-000206 Main	59 Short St Main Worthington, OH 43085	

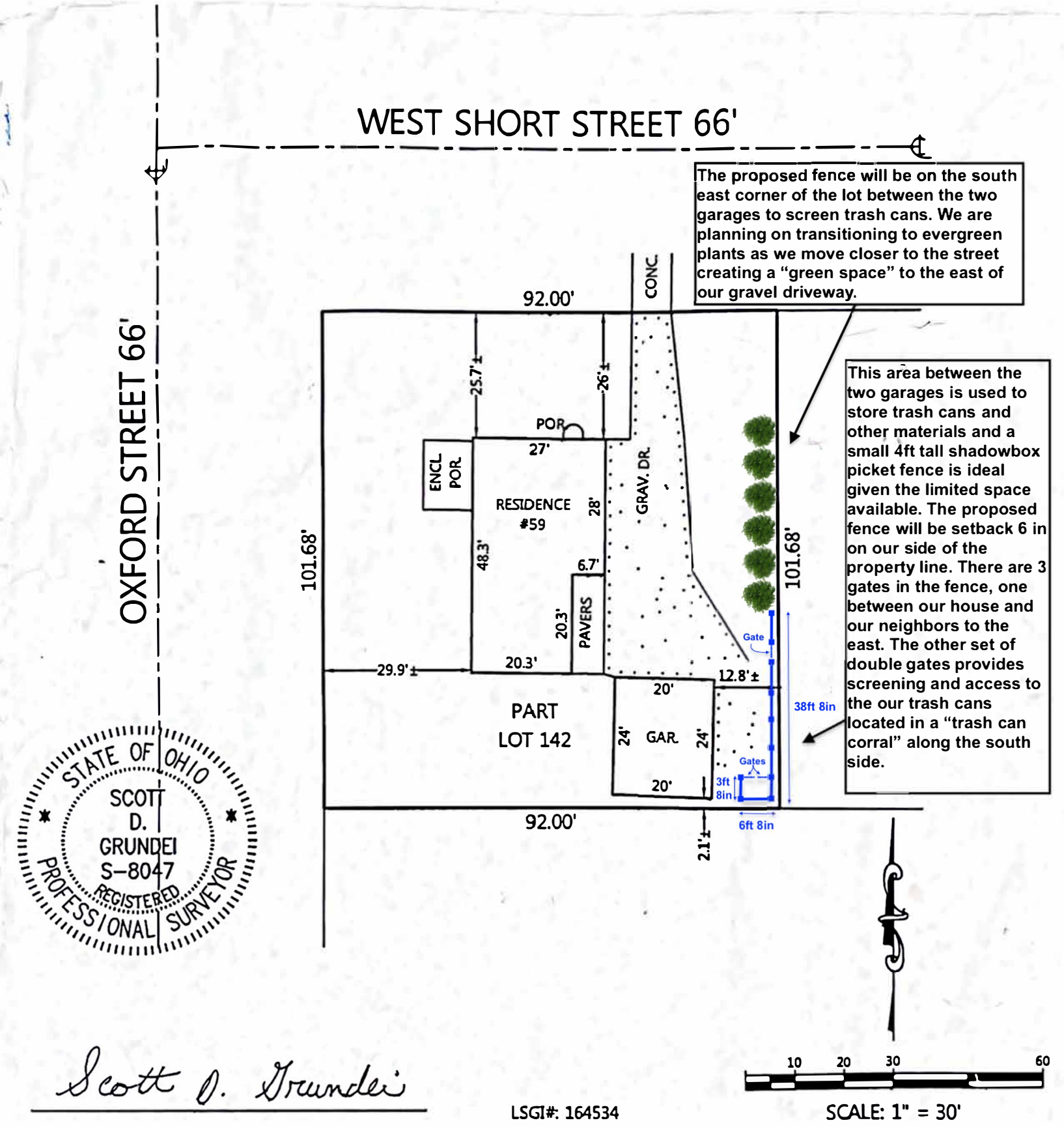
Applicant	Owner
Alexander P Serrano	Alexander P Serrano
59 W Short St.	59 W Short St.
Worthington, OH 43085	Worthington, OH 43085
Home: (614) 783-1777	Home: (614) 783-1777
Mobile: (614) 783-1777	Mobile: (614) 783-1777

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005688	Architectural Review Board	$2.00	$0.00
		$2.00	$0.00
	Grand Total for Plan	**$2.00**	**$0.00**

59 Short St.


Oxford St
Short St
593
60
54
40
587
59
92
53
51
46
531
573
569
574
588



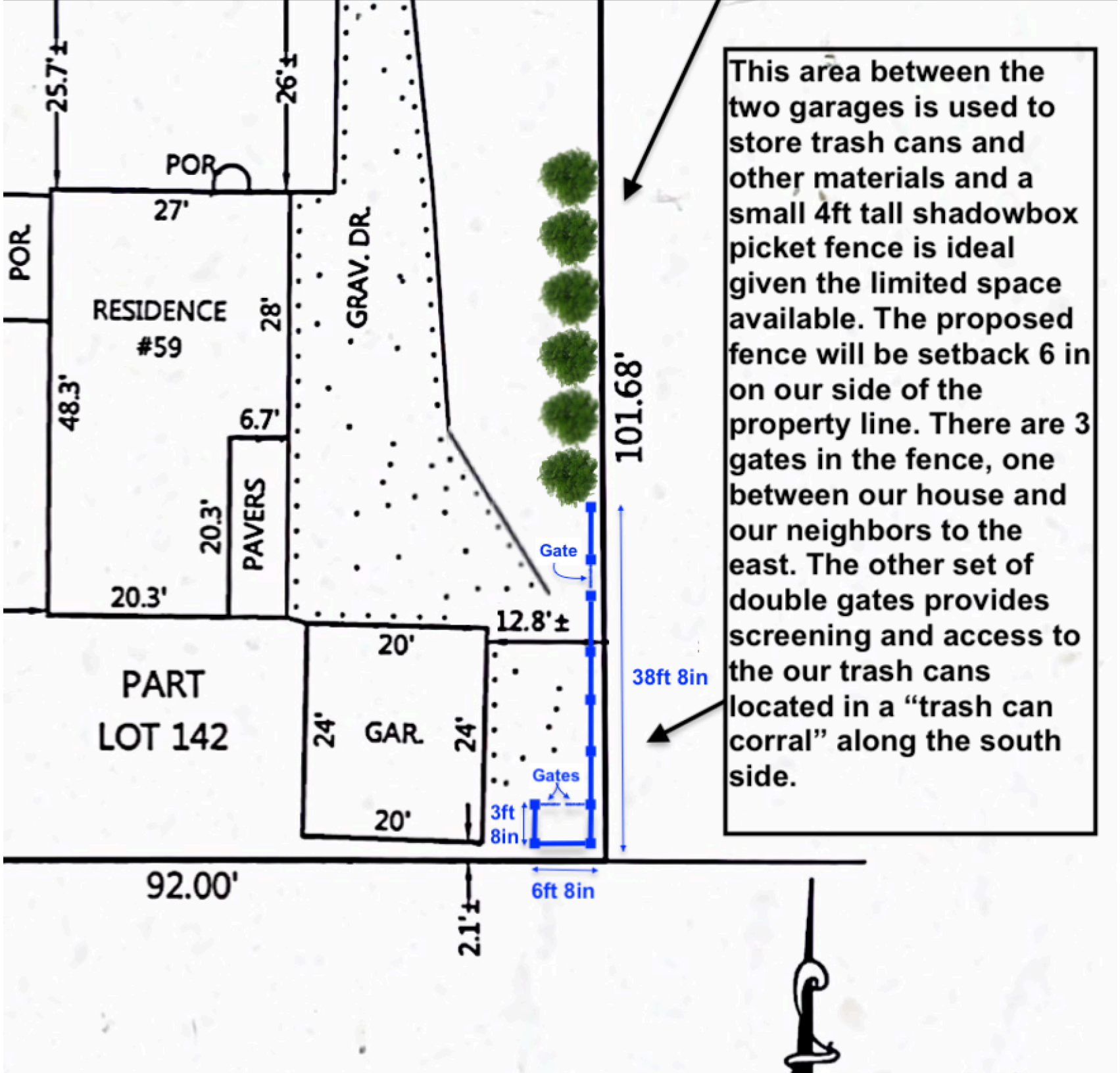


Scott D. Grundei

LSGI#: 164534

SCALE: 1" = 30'

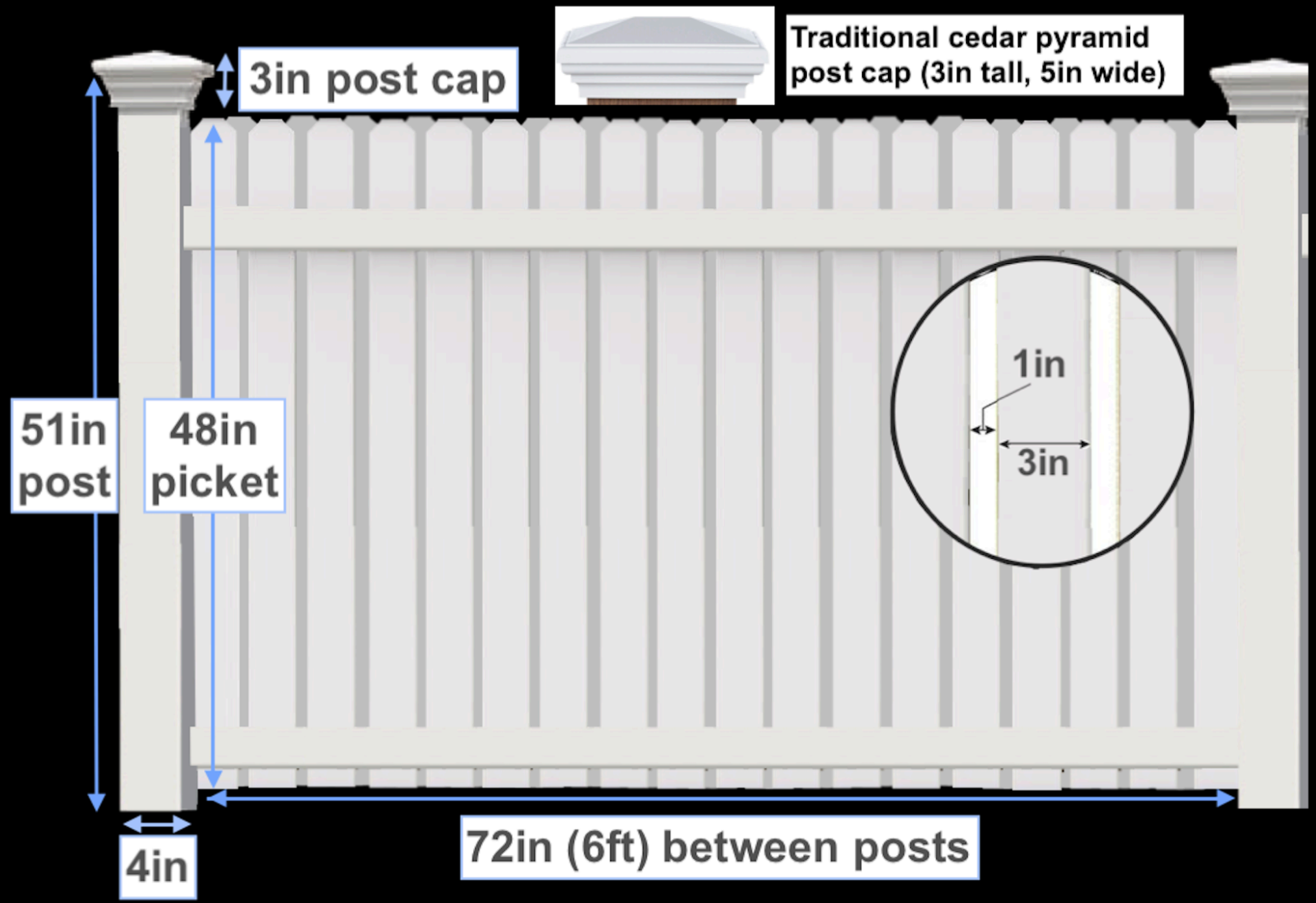
CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024

Fence Details

The proposed fence is a traditional picket fence arranged in a double row shadowbox configuration using all natural cedar pickets (3” wide, 48” tall) spaced 1” apart on cedar rails which are visible on the west side. The fence is anchored to 4”x4” cedar posts with a spacing of 72” between posts. The posts are 51” above ground to account for ground clearance and a cedar pyramid post cap on top. The cedar will be stained solid white. The fence will have a very traditional look and provide screening of the trash cans.



CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024

Gate Details

The gates are 36” wide and will feature diagonal cross braces (which I drew incorrectly and should slant up not down as shown). The pickets will be identical to the fence to create a cohesive look. In total there will be 3 gates, a double gate in front of our trash cans on the south elevation and a single gate opening towards out property on the east elevation.

Gate Hardware

Traditional black hardware with a simple latch and classic face mounted T-hinges.





CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024



North Elevation





CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024



West Elevation

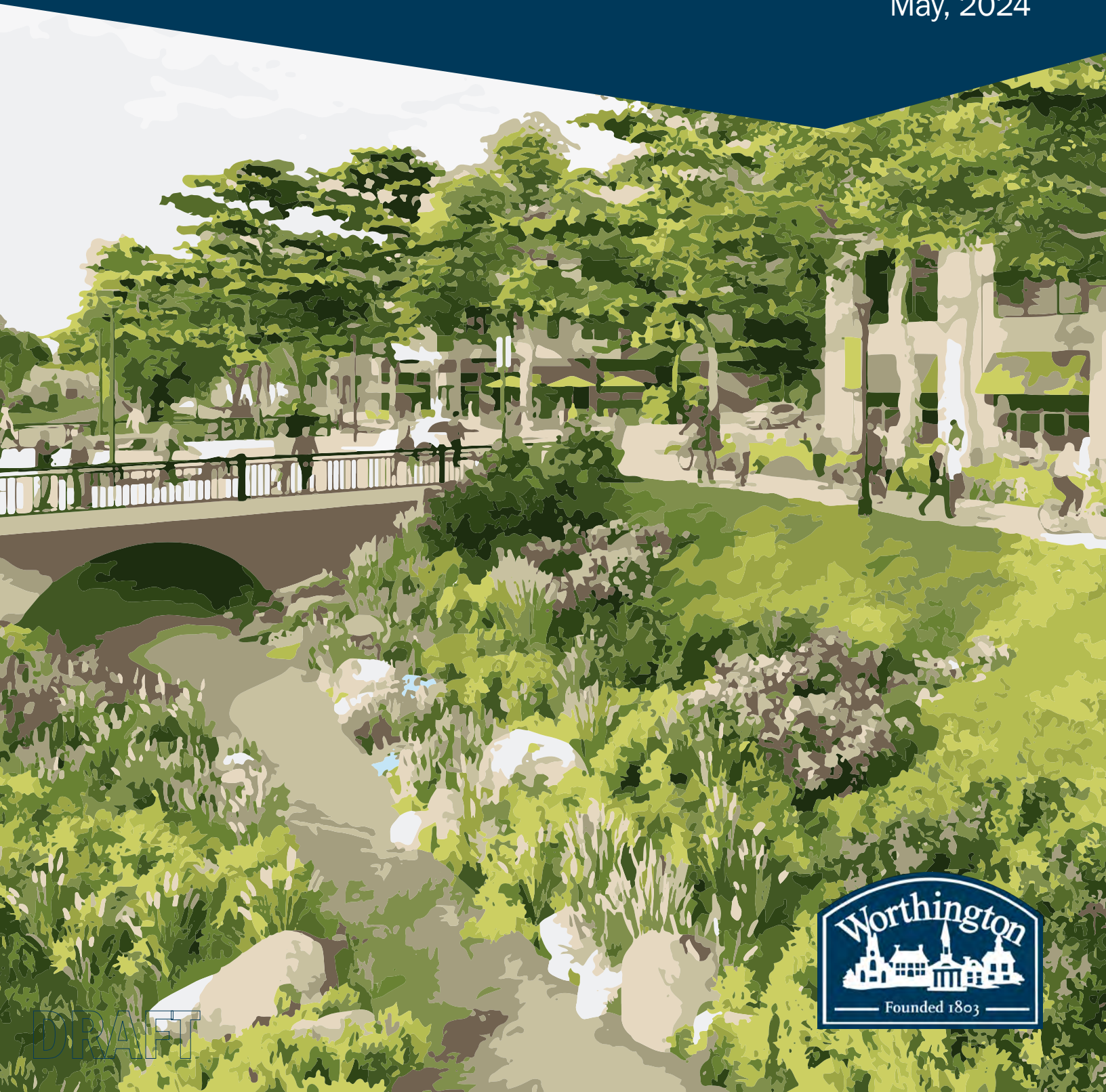


CITY OF WORTHINGTON
DRAWING NO. ARB 32-2024
DATE 05/29/2024

CITY OF WORTHINGTON
DRAWING NO. POLD 02-2024
DATE 06/13/2024

NORTHEAST AREA PLAN

May, 2024



DRAFT

Created for

The City of Worthington

By

nbbj

The Montrose Group, LLC

From the City -

OPTIONAL FOR CITY - LETTER FROM LEADER-SHIP

Acknowledgments

The Northeast Area Plan is the cumulative result of many individuals who dedicated their time and effort towards completing this study. Thank you to all the community members who took the time to attend meetings and provided invaluable feedback during the entire planning process.

Thank you to The City of Worthington, it's staff, and Council for their support throughout the planning process and also for their help in organizing in-person meetings as well as social media outreach.

A special note of appreciation for the Steering Committee members who volunteered their time and helped guide the 14-month planning process in an official capacity.

Steering Committee

Katy Brewer, City Council/Municipal Planning Commission Representative

Mikel Coulter, Resident/Municipal Planning Commission Chair/Architectural Review Board

Matt Gregory, NAI Ohio Equities/Resident/Community Improvement Corporation

Ram Rajadhyaksha, Resident/DLZ Corporation

Chris Tilton, Tilton Automotive

Brian Coate, Hyperion Materials & Technologies

Jim Gokenbach, Zaftig Brewing Co.

Glen Sullivan, Sullivan Builders Inc.

Greg Cini, Cotter House

Rob Hazel, Sports Imports Inc.

Core Planning Team

David McCorkle, Assistant City Manager, City of Worthington

Lee Brown, Planning & Building Director, City of Worthington

Lynda Bitar, Planning Coordinator, City of Worthington

Project Support

Robyn Stewart, City Manager

John Moorehead, City Engineer/Service & Engineering Director

Chris Huber, Assistant City Engineer

Darren Hurley, Parks & Recreation Director

Spencer Lilley, Planning & Building Assistant

Kim Myers, GIS Administrator

Community, Business, and Regional Partners

Alterra Real Estate

Anheuser Busch

Atlas Industrial Contractors

Boundless

City of Columbus Economic Development

City of Columbus Planning

The Central Ohio Transit Authority (COTA)

Mark Wahlberg Chevrolet

Mettler Toledo

Mid-Ohio Regional Planning Commission (MORPC)

National Church Residences

NorthPointe Distribution Center

One Columbus

Siemens

The Waterworks

Worthington Commerce Center

Worthington Industries/Worthington Steel

Worthington Commerce Center

Worthington Resource Pantry

Municipal Planning Commission

Mikel Coulter, Chair

Thomas Reis, Vice-Chair

Kathy Holcombe, Secretary

Edwin L Hofmann

David Foust

Worthington City Council

Rachael Dorothy, President

Beth Kowalczyk, President Pro Tem

Katy Brewer

Pete Bucher

Rebecca Hermann

Amy Lloyd

David Robinson



CO

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Executive Summary

The City of Worthington's current Comprehensive Plan – Strategic Plan was adopted in 2005. The main focus of that plan was on opportunities to enhance the Worthington community in its built and natural environment that looked out 15 years into the future. The critical need for the City is to remain competitive in the region and focus on redevelopment while maintaining its strong community, unique qualities, and high level of services. While an update to the Comprehensive Plan is anticipated in the coming year, the City wanted to get started on a focused area plan for the Northeast Area of the City in advance of the broader Comprehensive Plan update.

The Northeast Area Plan ("Area Plan"/"Plan") focuses on the Northeast Gateway, Huntley Road, Proprietors Road, and Lakeview Plaza corridors within City of Worthington limits. The recommendations within this Plan build on past planning efforts undertaken by the City, including, the 2021 Vision Worthington, 2005 Comprehensive Plan, the 2019 Bicycle and Pedestrian Master Plan, and the 2017 Park Master Plan among others.

City leadership established the following expectations for the study outcomes:

- Reposition the Northeast Area as an economic engine for the City and make it attractive and competitive in the region.
- Maximize the economic potential of the land while being sensitive to existing businesses and property owners in the study area.
- Inform land use, zoning, fiscal and environmental sustainability to facilitate the planned future redevelopment of this area.

Extensive dialogue with the Steering Committee and broad-based community input further affirmed the need to reposition this area as a long-term economic asset to Worthington. Residents see this area as vital to the economic health of the City. The business community expressed the need for this area to be business-friendly to continue attracting investment. Furthermore, both residents and businesses expressed a desire for connectivity, for both bikes and pedestrians, as well as access to amenities (food, entertainment, healthcare, recreation, etc.) in support of an attractive live-work environment.

Informed by current and projected market conditions, and in response to community aspirations and goals established by City leadership, the Plan recommends a series of economic development strategies, the creation of an Eco Innovation District with updated land use recommendations, as well as placemaking strategies to inform the future physical development in the area.

Specific recommendations for land use, urban design, and infrastructure changes are provided that will transform the Northeast Area from an industrial zone into an "Eco Innovation District." This transformation is intended to upgrade the overall character and quality of the district, provide amenities and services that attract businesses and their employees to the City and to establish an eco-friendly, sustainable, and resilient place. The overall recommended land use for the district is eco-industrial supported by five mixed-use zones. Mixed-use hubs introduce opportunities for affordable workforce housing, services, and amenities into the district in support of the businesses and employees that work in the district.

To enhance connectivity to and across the Northeast Area, the Plan recommends roadway and infrastructure improvements on Huntley Road, Proprietors Road, and Schrock Road. These enhancements will include roadway and streetscape improvements adding sidewalk and a shared-use path to provide enhanced pedestrian and bikeway connectivity. The Plan expands upon recommendations of the Worthington Bike and Pedestrian Master Plan and adds additional shared use paths throughout the Northeast Area.

The Plan also recognizes the need to create more open green space and tree cover for the use and enjoyment of employees and residents and to provide a more ecological solution to stormwater management. Rush Run is an important natural feature that runs the length of the area and should be celebrated as an ecological corridor and enhanced with a broader profile, maintainable side slopes, and planted with native, riparian vegetation to prevent erosion and provide an attractive setting for the Eco Innovation District development. Additionally, the Plan recommends maintaining existing green buffers and tree cover where possible.

The resulting Plan recommendations will help City leadership better guide redevelopment decisions and capitalize on the investment of Intel's $20 billion semiconductor fabrication plant being constructed 20 minutes to the east in New Albany, Ohio and other investments associated with Intel that are coming to the central Ohio region.

The Northeast Area Plan will be a living document for day-to-day planning and budgetary guidance.

Recommended Action Items

- Grow Worthington's industrial base through marketing and development of underutilized land.
- Redevelop existing buildings as they become available.
- Develop a business attraction marketing campaign for the renewable and clean energy industry supply chain.
- Explore funding options for redevelopment of the Northeast Area.
- Ensure ongoing and future studies (ex. Comprehensive Plan, Housing Assessment) are informed by the recommendations of this Plan.
- Update City's zoning code for the Northeast Area.
- Identify public infrastructure improvements, capital projects, and funding strategies.
- Develop a marketing and branding strategy to attract private sector development.
- Identify a signature (catalyst) project for the Northeast Area.



Eco Industrial Zone

Primary Uses

- Light manufacturing, advanced industries, renewable and clean energy industries
- Tech-flex spaces (high bay, divisible)
- Class-A office space
- Research & Development
- Green infrastructure (for renewable energy, electric vehicles, etc.)
- Private open space and plazas

Mixed Use Zone

Primary Uses

- Light manufacturing, advanced industries, renewable and clean energy industries
- Tech-flex spaces (high bay, divisible)
- Class-A office
- Research & Development
- Green infrastructure (for renewable energy, electric vehicles, etc.)
- Private open space and plazas

Secondary Uses

- Residential
- Retail & services
- Food & beverage
- Amenities in support of live-work environment

Boundless Mixed-Use Zone

Primary Uses – SR-161 Frontage

- Class-A office
- Amenities in support of live-work environment
- Private open space and plazas

Primary Uses – Andover Frontage

- Low density residential

Primary Uses – South of Rush Run Ravine

(No vehicular connector to Indianola Avenue is planned as part of any development on this site.)

- Class-A office
- Residential
- Institutional

Eco-Industrial Zone
Mixed-Use Zone
Boundless Mixed-Use Zone

◀ *Eco Innovation District Land Use Recommendations Plan*



Northeast Gateway Hub



Schrock Road Hub



Proprietor's Road Mixed-Use Corridor



PROJECT PREVIEW

1.1 Goals and Objectives

The purpose of the Northeast Area Plan is to make recommendations for repositioning this area in the marketplace to make it attractive and competitive in the region.

Several issues have to be addressed through this effort, particularly what this area can and should become (i.e., research and development center, technology park, business incubator, corporate office park, light manufacturing center, etc.) in the future. Issues such as building renovation, aesthetics, lot size and coverage, stormwater impacts, and possible road and infrastructure improvements also have to be addressed as part of this process.

Important to the Plan objectives is an updated market analysis and focus on updated goals, policies, and the creation of an implementation strategy to better enhance the potential redevelopment opportunities in the area.

1

Reposition the Northeast Area

2

Be an Economic Engine for the City

The Plan also needs to provide a land use framework to inform future zoning updates for the area. Fiscal and environmental sustainability, and other implementation elements to facilitate the planned future redevelopment of this area have to be considered.

The Plan recommendations need to transform the identity of this area from a dated industrial area to a unique urban environment that would be welcoming of businesses, workers, visitors, and future generations of the City. An uniquely branded area that residents of Worthington would be proud of.

Most importantly, the Area Plan needs to be a living document for day-to-day planning and budgetary guidance.

3

Set Up Land Use Framework

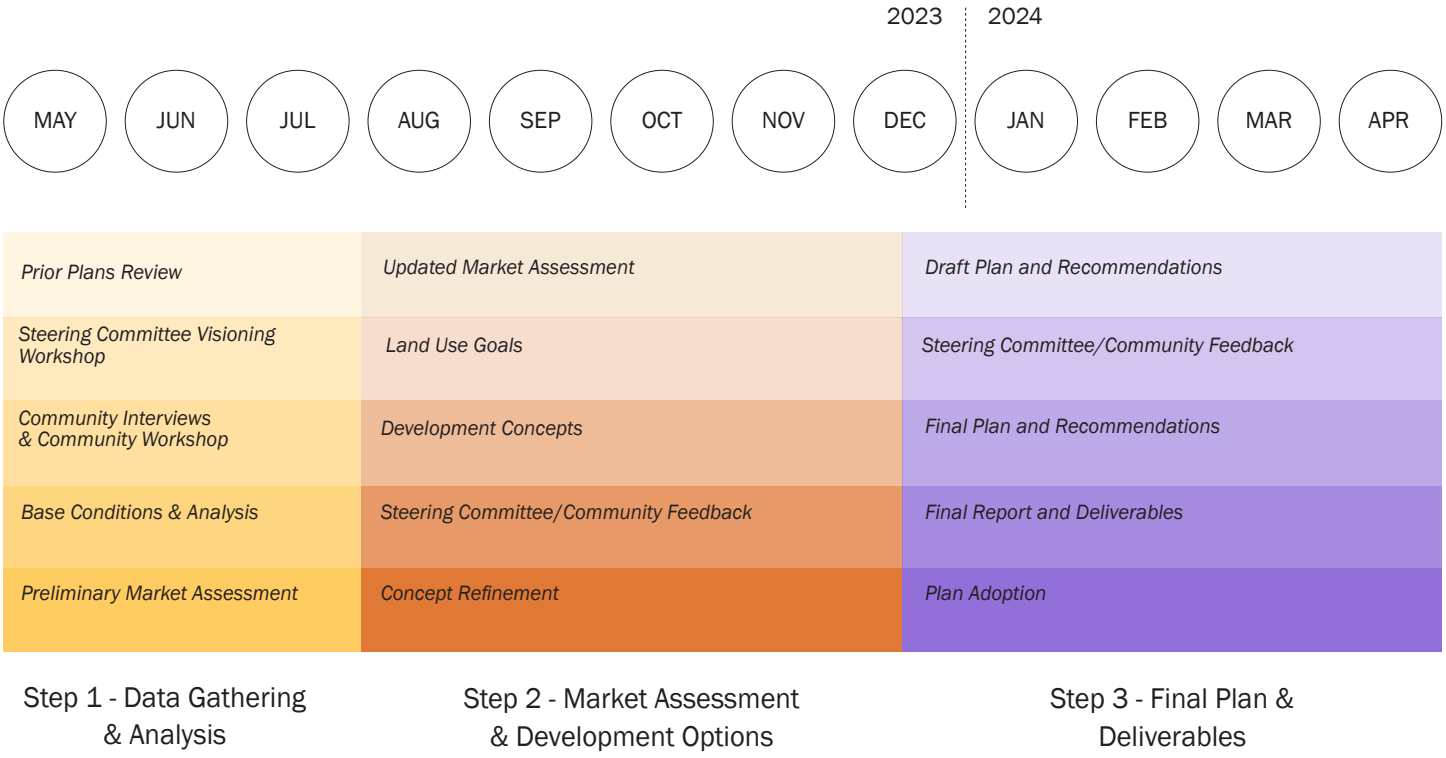
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Ignite Transformational Placemaking

1.2 Planning Process

The planning study was initiated by the leadership of the City of Worthington and managed by City planning and economic development staff. The process was undertaken in partnership with urban planning and design firm NBBJ and economic development firm Montrose Group, with input from residents, property owners, business owners, workers, and regional partners.

Spanning across twelve months (May 2023 to April 2024), the planning process was designed around three primary phases:
1. Data Gathering and Analysis (prior plans review, community interviews, analysis),
2. Market Assessment and Development Options (market assessment, land use goals, development concepts, concept refinement), and
3. Final Plan and Deliverables (draft plan, final recommendations, report, plan adoption). Community input was included throughout the planning process.



▲ *Project Timeline and Engagement Milestones*

1.3 Community Engagement



▲ *Steering Committee Meeting*

A “Steering Committee,” appointed by the City, provided overall guidance and helped build consensus on the recommendations. The Steering Committee represented the diversity of the businesses and land owners within the study area. The Steering Committee met four times during the planning period.

The process was designed to provide opportunities for the community to be engaged in three in-person workshops. In some cases, the community members also provided their input directly to members of the City planning staff.

The community was kept informed via a project website (https://www.worthington.org/2129/Northeast-Area-Plan) that was updated throughout the process. Public presentation materials were posted on the website along with information regarding upcoming public meeting dates. Meeting notifications and project updates were also sent through email to those that signed up to receive email notifications.

Finally, the community was also informed through the City’s e-Village Talks newsletter and through social media channels - Facebook, Facebook events, LinkedIn, and Instagram.

Beyond the broad outreach, one-on-one interviews were conducted with several regional partners, key land owners, and business entities as well. The Acknowledgments section of this report lists specific names and/or entities of those included in the outreach.

This broad and deep outreach resulted in a wealth of information and feedback that affirmed the community’s support to reposition the Northeast Area. A summary of the key opportunities, challenges, and aspirations gathered from this broad and strategic outreach is listed on the following page.

"Sustainability is an important driver for future business, development, and operational goals of companies."

"Will utilities (energy, water, etc.) be able to support the future needs and higher demands/capacity for the future vision?"

"Pressure on housing in the region is immense."

"Visibility is important to companies from a branding and customer service perspective."

"Cost of housing is rising at a rate that employees may not be able to afford housing costs in the future. Mixed use would be something to consider in the future for this area."

"Could it be a test bed for innovation around EV testing, solar, and other renewable energy for the region?"

"Want recommendations that can be implemented."

"Make this area attractive to young families to live-work"

"Keep exterior and interior of buildings maintained. Even updated exterior paint and lighting for facilities in this area would be a great step."

Community Engagement Findings

Strengths of the Northeast Area

- This area offers the locational advantage of being central to the larger Central Ohio region
- Convenience and ease of access to the highway
- Adjacency to City of Columbus is an asset

Challenges to Overcome

- Buildings are not owner occupied
- Existing building stock is dated and does not support sustainable operations
- Employees are getting priced out of the Worthington housing market

Opportunities and Ideas to Consider

- Demand for future forward industries, high tech, Class-A office
- Renewable and clean energy Industries, sustainable operations and infrastructure
- Land aggregation
- Amendments to the existing zoning code to support transformational change in the area
- Consider highest and best use
- Public right-of-way enhancements like streetscape and lighting
- Include land from Columbus side in the planning
- Create pedestrian and bike connection across the rail line
- Add workforce housing within mixed-used environments
- Create flex spaces (spaces that can be divisible as needed)

Key Desires for the Future of the Northeast Area

- Area should be business-friendly
- Connectivity – bikeability and walkability – within the area and to rest of the City is important
- Access to amenities such as food, entertainment, healthcare, recreation, etc. desired
- Create an environment that supports wellbeing
- Need a signature project (big or small) to serve as a catalyst for transformational change





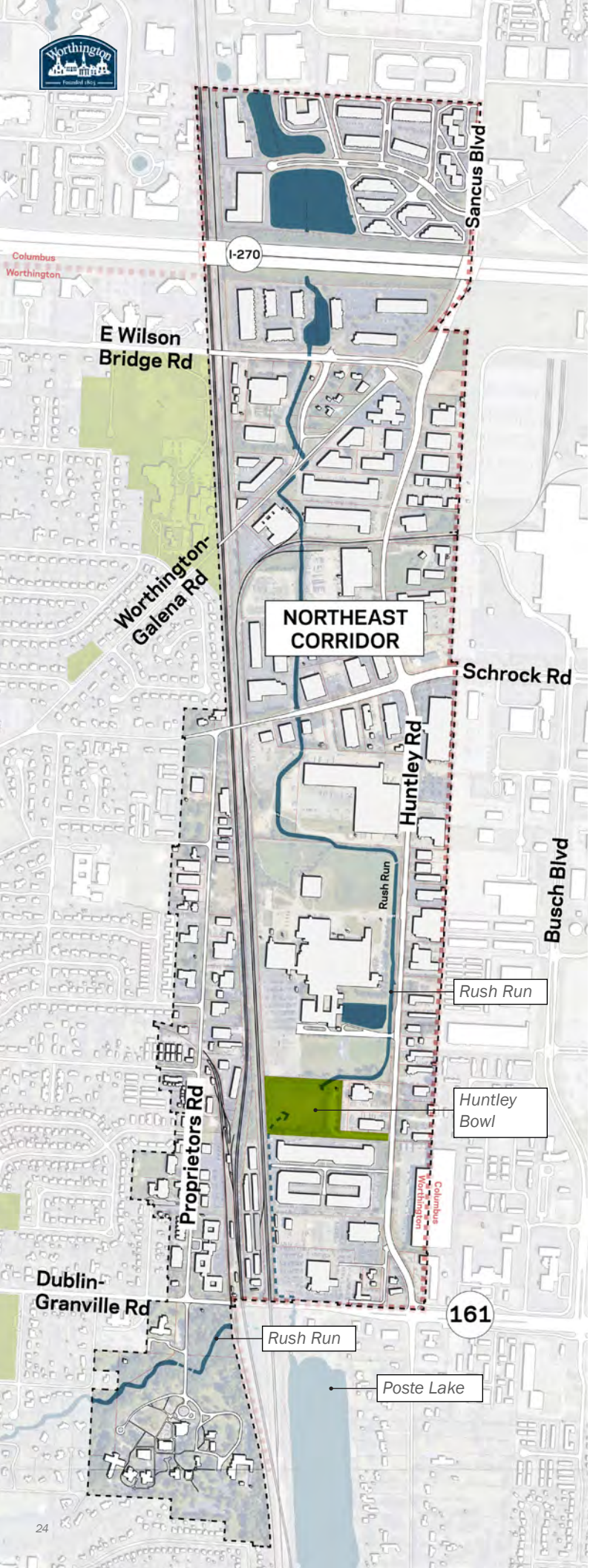




▲ *Community Meetings*



ANALYSIS & FINDINGS



2. Analysis and Findings

2.1 Study Area Analysis

This section documents the existing conditions within the Northeast Area to identify any potential opportunities and constraints that will inform its future.

Study Area

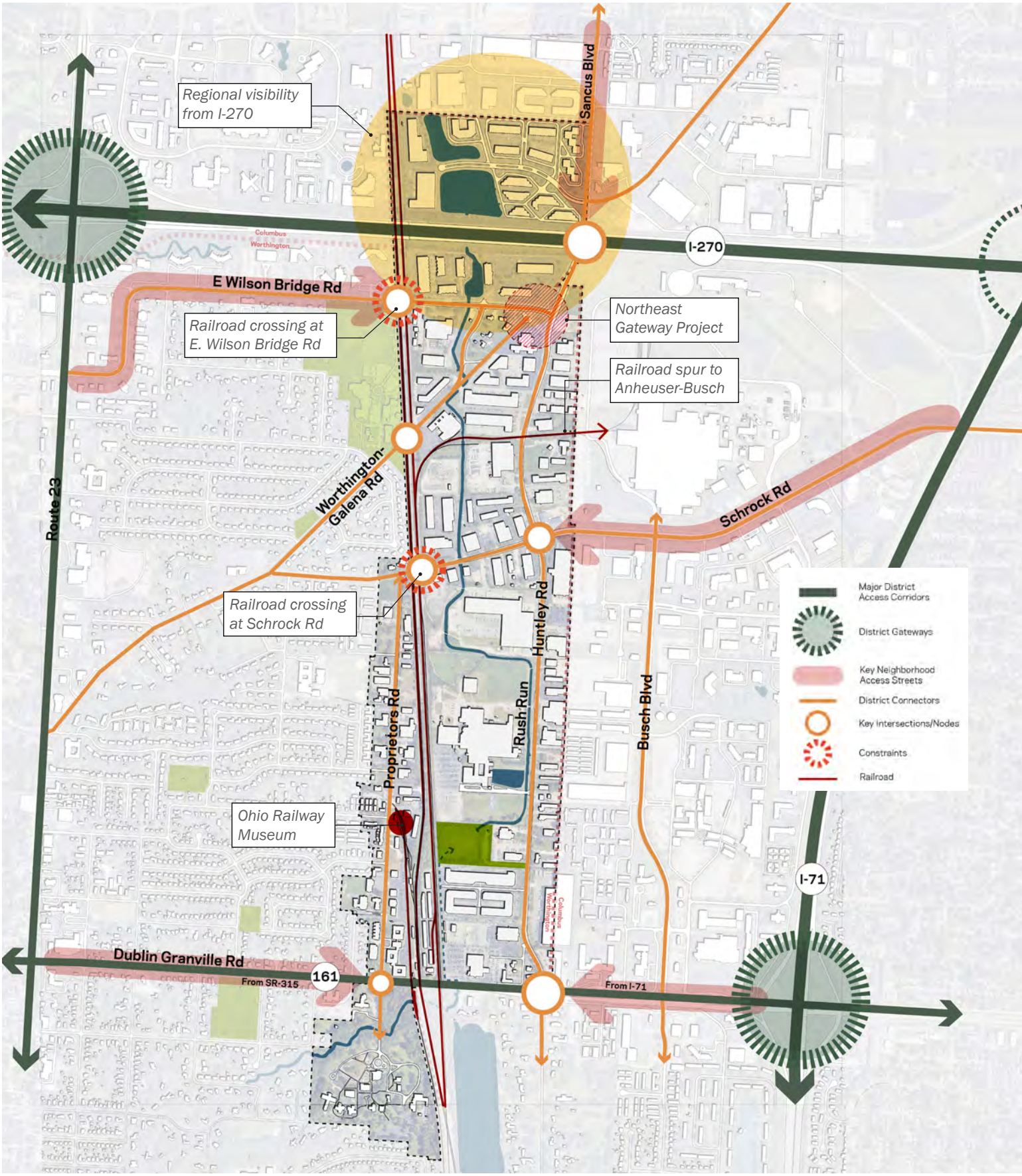
The Northeast Area Plan focuses on the Northeast Gateway, Huntley Road, Proprietors Road, and Lakeview Plaza corridors within City of Worthington limits. As shown in the adjoining map, the study area includes parcels along these corridors that are north of I-270, between I-270 and 161/Dublin-Granville Road, and an area south of Route 161, along Rush Run that was added later in the planning process. To the immediate east and north of the study area is the City of Columbus.

The study area represents approximately 13% of the land in the City. This area is home to many important businesses that comprise a large part of the City's tax base. This area's location in the region and easy access to the highway network make it a convenient setting for businesses wanting to locate in the region. Worthington is a fully developed, land locked community with few options for new development, thus economic growth occurs through redevelopment. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself.

Access and Circulation

The Northeast Area is strategically located between two major east-west connectors - I-270 and SR 161 (Dublin-Granville Rd) - in the Columbus Metropolitan Area. With the recent boom in Central Ohio's tech manufacturing industry and the creation of a 'Silicon Heartland' in New Albany, these two connectors will be essential in providing high frontage, visibility, and regional access to the area. Apart from these, major north-south regional connectors that impact the study area are US 23 (North High Street) and I-71. Access to US 23 is provided by E. Wilson Bridge

◀ *Northeast Study Area*



▲ *Northeast Area Regional Access and Circulation*



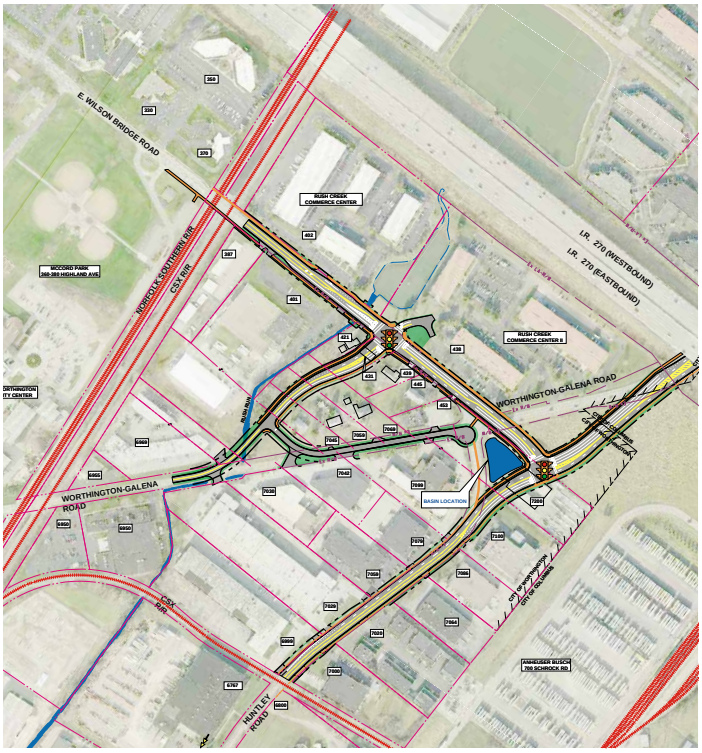
▲ *Northeast Planning Area - Huntley Road*

Road, Worthington-Galena Road, as well as SR 161, which also connects to I-71.

Within the area, Schrock Road, Huntley Road, and Proprietor's Road are key local connectors that provide the framework for vehicular circulation. Schrock Road stretches east-west across the entire industrial area from the railroad tracks on the west to I-71 and further on the east, while Huntley Road spans the industrial section of the 'Sinclair Road-Huntley Road-Sancus Boulevard' trio which stretches north-south between the Worthington and Polaris suburbs. Proprietor's Road, on the other hand, is less of a through street and provides neighborhood access to local businesses and residential properties.

Northeast Gateway Project

In 2013, the City of Worthington partnered with MORPC and ODOT to improve traffic flows and address safety and congestion issues at the intersection of Huntley



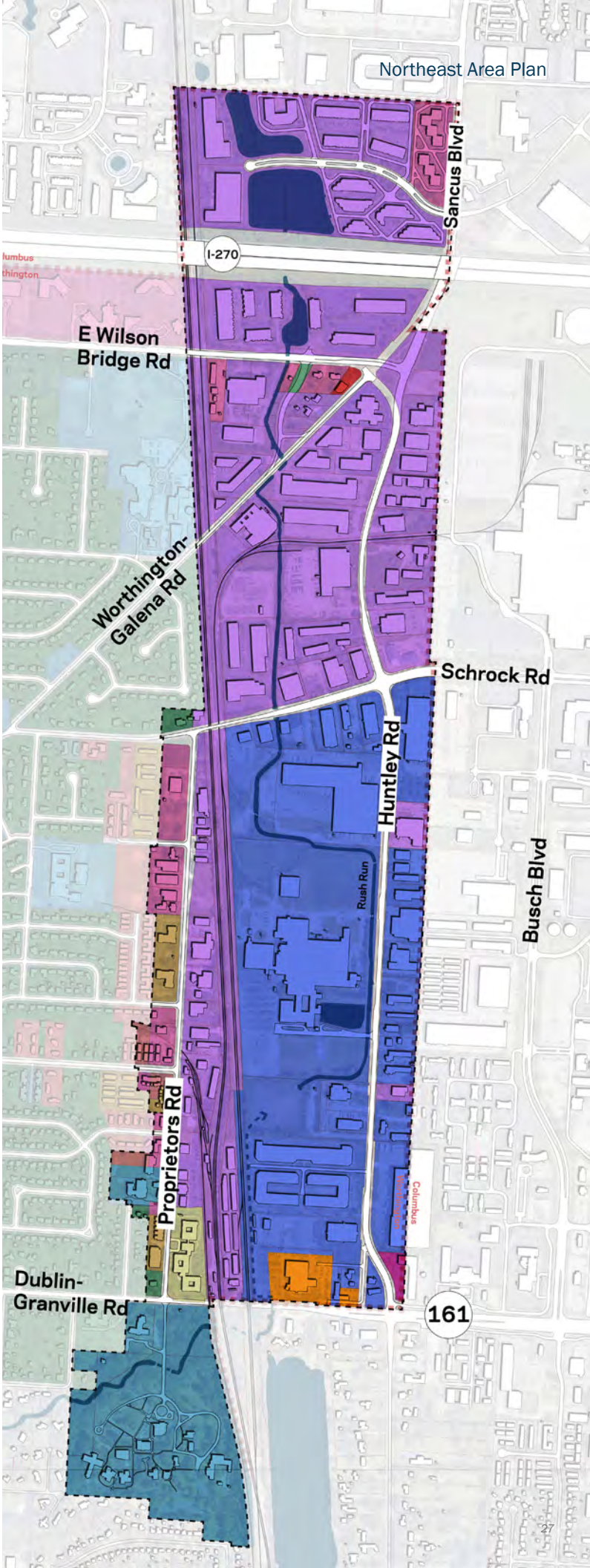
▲ *Northeast Gateway Project Plan*

Road, E. Wilson Bridge Road, and Worthington-Galena Road - also known as the Northeast Gateway. This project is now nearing completion and has allowed for better traffic flows, improved streetscapes, new pedestrian infrastructure, and enhanced landscapes. The project also provides opportunities for on- street bike infrastructure, safer crossings, and shared-use pathways. The figure on the bottom right of page 26 shows the current scope of these improvements.

Existing Zoning and Land Use

A majority of this area around Huntley Road is currently zoned I-1 and I-2 for industrial uses, with a few pockets of commercial and institutional uses along E. Wilson Bridge Road and SR 161. Proprietor's Road, on the other hand, is a transitional zone between the primarily single family residential neighborhood to the west and mix of heavy and light industrial to the east. The west side of Proprietor's Road is a mix of commercial, office, institutional, and medium density residential zones. The east side is mostly zoned restricted light industrial (I-1) with a PUD zone near the SR 161 intersection. The area within the plan boundary to the south of SR 161 and along the railroad is zoned for Special uses (S-1) and is currently home to Boundless Health - a healthcare facility focused on providing intellectual and developmental disability (I/DD) services.

This area is characterized by single story office buildings or high-bay industrial structures set back from the street, typically surrounded by surface parking lots and loading



Northeast Area Existing Zoning ▶

areas. The existing building stock is dated and does not support needs of new industries wanting to locate in the region. While the City aims to focus on attracting new capital investments, green/clean industries, and Class-A office tenants, the current building stock and zoning is insufficient to achieve the City's vision.

Following are the typical uses permitted in the I-1, I-2, and S-1 zoning areas, which form a majority of the study area.

"I-1" Restricted Light Industrial: Areas for service industries, offices, light manufacturing, processing or assembly which, because of their small scale and/or lack of objectionable characteristics, can exist in relative proximity to commercial or residential uses.

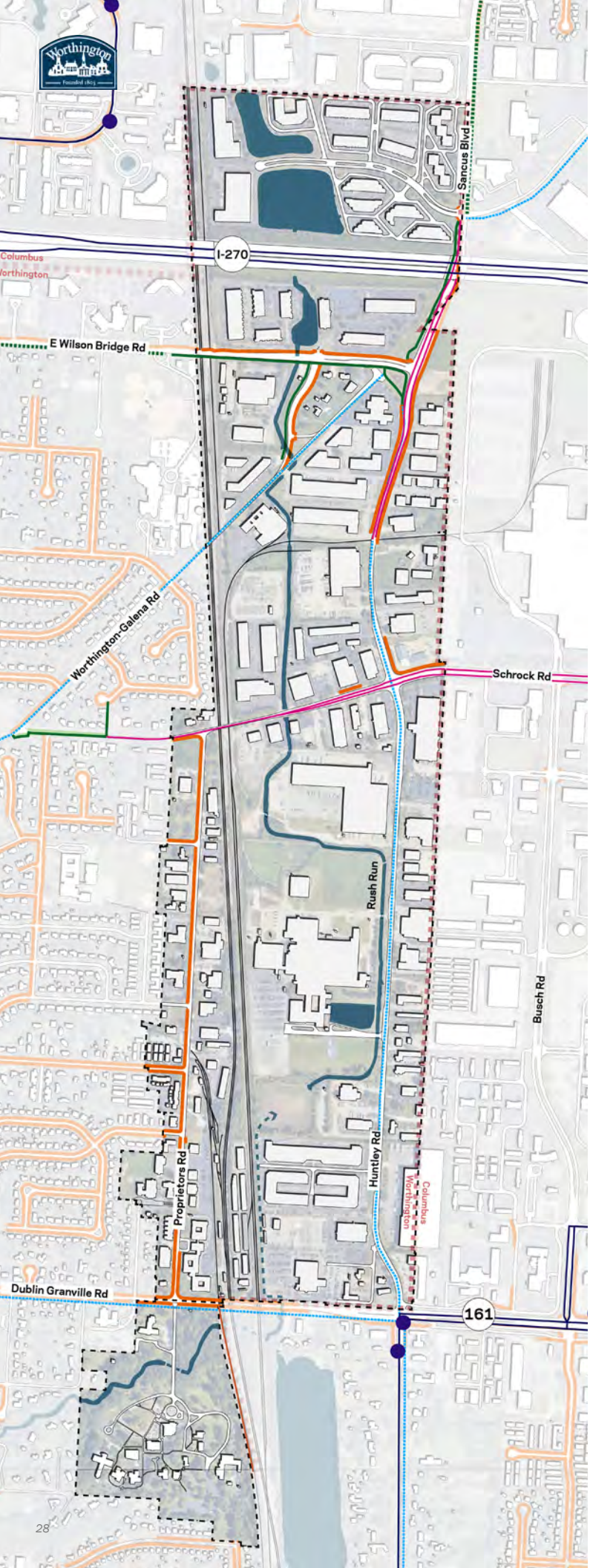
"I-2" General Industrial: Areas for manufacturing, service industries, processing or assembly that emit no objectionable or hazardous elements in the form of odors, radiation, noise, vibration, dust, fumes, vapors or waste.

"S-1" Special: Areas that are public or semi-public land holdings or used for non-commercial recreation, or designated open areas around highway interchanges.

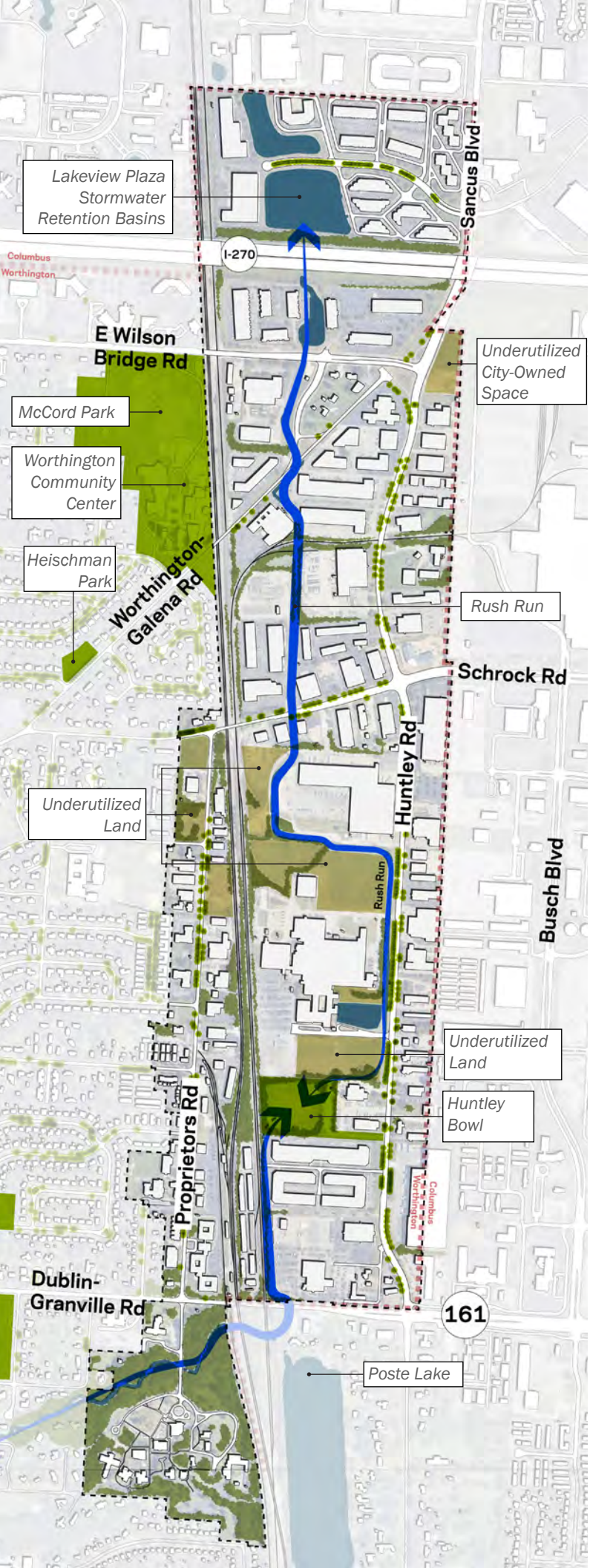
Bicycle and Pedestrian Connectivity

In 2019, the City of Worthington adopted the Bike and Pedestrian Master Plan which identifies future projects and provides recommendations to improve pedestrian bicycle connectivity across the City.

Building on this plan, the adjacent diagram identifies the existing sidewalks and bike paths within the Northeast Area, along with gaps in pedestrian infrastructure. The newly completed sections of the Northeast Gateway project are well connected by sidewalks, crosswalks,



Bicycle, Pedestrian, & Transit Connections in the Northeast Area



as well as on-street bike lanes. Similarly, the west side of Proprietor's Road is also equipped with a standard sidewalk. However, a majority of the streets within the study area, including sections of Huntley Road, Proprietor's Road, and Schrock Road currently do not have sidewalks or controlled crosswalks. While a section of Schrock Road currently has on-street bike lanes, they do not connect to the west of the railroad tracks and do not offer any physical separation from vehicular traffic.

The City of Worthington has a robust trail system along the Olentangy River, and the Olentangy Parklands are the nearest point of access to the Northeast Area. The recent Northeast Gateway Project improvements and the planned East Wilson Bridge Road Shared Use Path, will offer better bike and pedestrian connectivity from the study area to the Olentangy trail system. Rush Run, which runs north-south within the area and eventually drains into the river, is a major asset in the area. Portions of Rush Run where possible can be connected into the City's trail systems to better connect the neighborhoods.

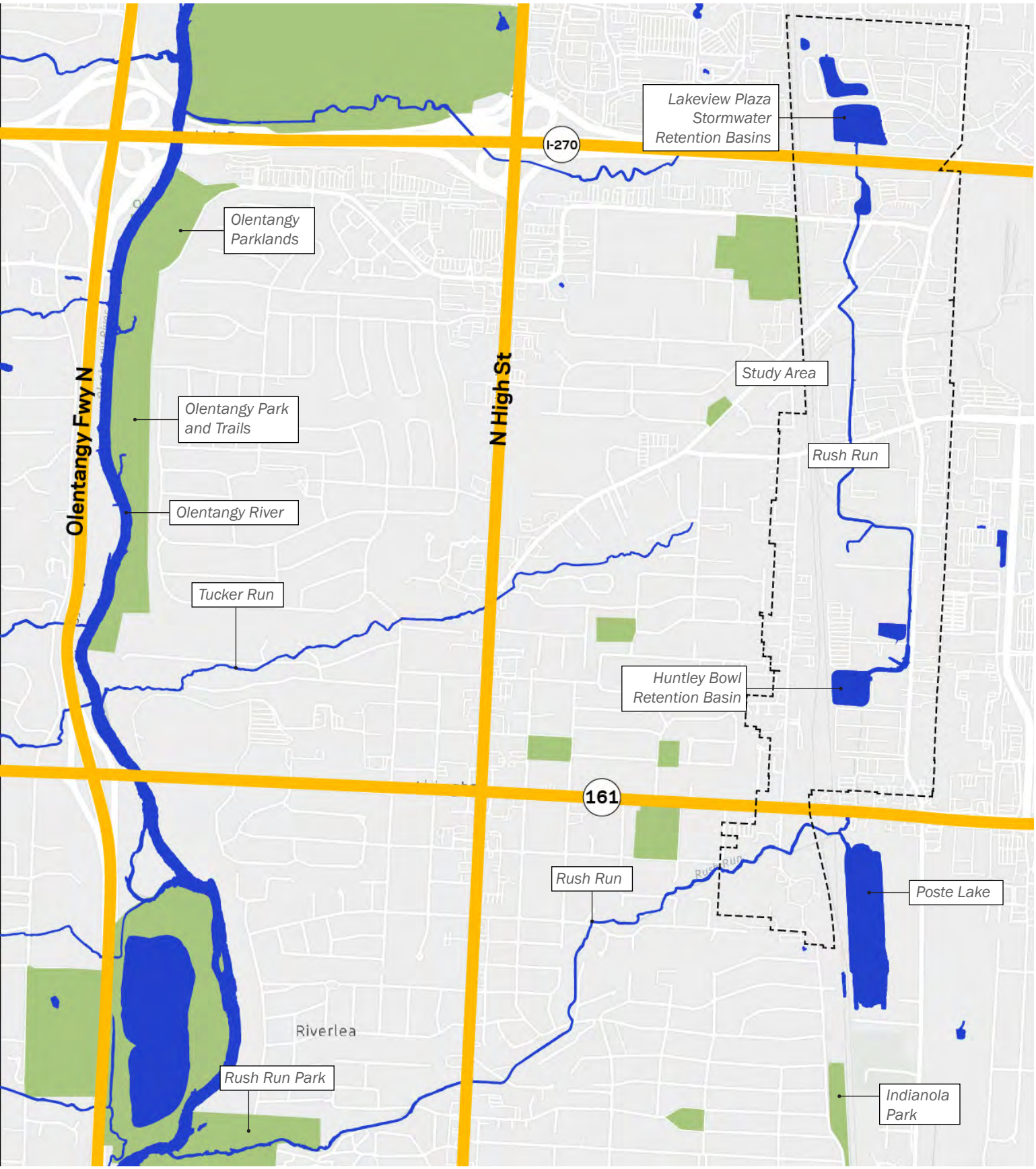
Transit

Currently there are no COTA bus lines that run within the Northeast Area and the nearest bus stops are located just south of the Huntley Road/SR 161 intersection. As the Central Ohio region prepares for a growing workforce, COTA is planning for transit service enhancements as part of the 2022 Link-US Community Action Plan. Some of these improvements include future frequent routes along Schrock Road and Huntley Road along with high frequency routes along SR 161. As the City gears up to attract new businesses within this area, providing a walkable, transit-oriented, and bike-friendly workplace will be high on the priority list.

Open Space and Stormwater Management

The only City-owned green space within the study area is the Huntley Bowl. Established in 1986, this space was primarily created as a stormwater retention basin,

Existing Open Space in the Northeast Area



▲ *Rush Run in the Lower Olentangy Watershed*

allowing the north segment of Rush Run to drain into it. Huntley Bowl also plays a key role in mitigating erosion along the more natural, southern part of Rush Run (South of 161) during storm events by regulating the flow of the stormwater from the basin.

Adjacent to the study area, just west of the railroad tracks, is the Worthington Community Center and McCord Park which serve a large portion of Worthington's residents and schools. The park and the recreation center are accessible from the Northeast Area via Wilson Bridge Road and Worthington Galena Road. However, pedestrian access across Worthington-Galena is limited due to insufficient sidewalks as noted in the previous section. The area also has a significant amount of privately-owned open green space, which if enhanced, has the potential to contribute to the overall open space system and aesthetics of the area.

Rush Run and the Olentangy watershed

Rush Run is an important natural feature and a federally regulated waterway that cuts through the Northeast Area. This water feature, although not very apparent, plays a significant role in managing stormwater in the Lower Olentangy watershed. Rush Run, as highlighted in the figure to the left, stretches south from I-270 all the way to the Olentangy Basin through Rush Run Park. While the southern stretch of the run is mostly natural, the northern stretch resembles a ditch and often gets overlooked. It is important to note that during a storm event, Rush Run collects the run-off from large swathes of impervious surfaces. This stormwater is collected in the Huntley Bowl retention basin and released into the more natural section of Rush Run which eventually joins the Olentangy river system. A collaborative approach to ecologically managing stormwater, on public and private land, will be important to consider.



▲ *Rush Run along Huntley Road*

Vision Worthington: Environmental Stewardship

Vision Statement: Worthington is a model for environmental stewardship.

Nestled along the beautiful Olentangy River, Worthington is a dedicated steward of its land, air and waterways. The parks, paths, woods, green spaces and outdoor recreation throughout our community create a lifetime of memorable experiences. Our dedication to preserving the natural environment is rooted in our desire to live sustainable and healthy lives. We are a community that appreciates the splendor of mature trees, native vegetation and natural waterways. As a community, we ·

- *Maintain and preserve existing public parks and offer creative common and recreational spaces for all ages and abilities to enjoy.*
- *Follow a sustainable, balanced approach to new development and green space.*
- *Encourage the redevelopment of existing buildings to reduce waste and pollution.*
- *Promote access to local and sustainably-grown food, such as restaurant and school sourcing, community events, markets and gardens.*
- *Embrace renewable and clean energy production and strive for an overall reduction in energy consumption within the city.*
- *Strive to be on the leading edge of environmental stewardship.*

2.2 Market Analysis

Economic Trends Analysis

The Northeast Area is the prime industrial area in the City of Worthington. The area is home to some of Worthington's largest employers including Hyperion, Mettler Toledo, Boundless, and DLZ, and the community is desirous of redeveloping the area to capture the industrial growth that will continue to occur in the Columbus region as a result of large investments in the semiconductor, electric vehicle, and gene therapy industries.

The City of Worthington, through its Vision Worthington plan has a goal of being a "Model for Environmental Stewardship" by following a sustained and balanced approach to new development and green space, encourage the redevelopment of existing buildings, embrace renewable and clean energy production, and strive to be on the leading edge of environmental stewardship. The leadership of Worthington wants to see the Northeast Area redeveloped with these environmentally sustainable goals in mind.

One Columbus, the regional economic development organization for Central Ohio reports that over the past year it has gotten over 25 leads looking for industrial space between 10,000 and 50,000 square feet. This is in part due to the "Intel" effect in Central Ohio. Suppliers to Intel are not looking for large industrial buildings but are looking for "tech-flex" space that has a combination of manufacturing, research & development, and office. Due to a lack of Class-A industrial buildings or land in the City, Worthington has been unable to respond to any of the One Columbus leads to attract new jobs, new income tax, and new capital investment. 17 million square feet of industrial space was brought online in 2022 in Central Ohio, but it was mainly in spaces over 500,000 square feet. There has been a lack of construction in the smaller flex industry space category throughout the marketplace.

Central Ohio Available Industrial Space						
Area	Inventory (s.f.)	Quarterly Total Net Absorption	YTD Net Absorption (s.f.)	Vacancy Rate	Total Availability	Average Total Asking Rent ($ p.s.f.)
Warehouse and Distribution	264,154,792	3,688,082	4,843,807	5.7%	9.1%	$5.12
Manufacturing	35,371,433	-110,000	217,569	1.1%	2.4%	$5.29
Total	281,526,225	3,578,082	5,061,376	5.2%	8.3%	$5.12
Central Columbus (including Worthington) available industrial space						
Area	Inventory (s.f.)	Quarterly Total Net Absorption	YTD Net Absorption (s.f.)	Vacancy Rate	Total Availability	Average Total Asking Rent ($ p.s.f.)
Warehouse and Distribution	1,716,938	0	0	0.0%	0.0%	$0.00
Manufacturing	573,948	0	0	0.0%	0.0%	$0.00
Total	2,290,886	0	0	0.0%	0.0%	$0.00

▲ *Central Ohio Industrial Outlook: Q2 2023*

Worthington Demographics

- Median Age, 2022: 40.9 (2022 American Community Survey)
- Median Age, 2022, State of Ohio: 39.9

Ohio Job Trends/ In-Demand Jobs

- **Highest demand** for laborers and freight/ stock/material movers
- **Highest paying** job titles – Accounting/ Auditors and Registered Nurses

Columbus MSA Industry Trends

Highest Annual wages:

- Healthcare & Social Assistance
- Professional, Scientific, and Technical Services
- Finance and Insurance
- Manufacturing

One Columbus Target Industries

- Electric Vehicle Manufacturing
- Semiconductor Manufacturing
- Solar Cell Manufacturing
- Life Sciences Supply Chain

2.3 Opportunities and Constraints

The Northeast Area comes with many opportunities to leverage as well as challenges to overcome. With its strategic location along I-270 and SR 161, the Northeast Area offers great regional visibility and ample opportunities for 'tech-flex' developments that support the larger industries coming up in the Central Ohio region.

Existing parcels over two acres in size, offer a substantial opportunity that can support the growth of Class-A industrial spaces between 10,000 and 50,000 square feet. However, some of these lots are largely undeveloped, with interstitial open space or underutilized surface parking - which is not the best and highest use of this land. In contrast, the east side of Huntley Road has much smaller parcels which may prove to be a challenge develop cohesively, but can be assembled to form larger developable parcels.

Although the buildings occupying these lots currently have a high occupancy rate, these structures are functionally obsolete and do not serve the needs of the industrial research and development community, a sector that the City would like to see grow within this area. Further, older structures make it harder to achieve the city's sustainability goals.

A major open space asset within the Northeast Area is Rush Run, which has the potential to transform the neighborhood by providing a much-needed green amenity within the neighborhood. However, there is limited oversight of Rush Run, as a lot of it traverses through private property. With the ongoing growth of green industries in the Central Ohio region, businesses are keen to develop in areas that support workforce wellbeing through open spaces and as properties redevelop, there is an opportunity to get buffers/setbacks from Rush Run. Riparian ecological corridors are a great way to connect the neighborhood and provide bike and pedestrian improvements through the area.

The railroad on the west edge of the area is a physical divide between the Northeast Area and the neighborhoods to the west. The railroad crossings, particularly at Schrock Road and Worthington-Galena Road, are a concern from a pedestrian and bicyclist safety, and a noise control perspective.

Building on the existing assets within the Northeast Area , while also strategically positioning and marketing land to target specific types of companies and developers, would be critical to the success of this plan.

Constraint

Opportunity

I-270 - Regional Gateway



E Wilson Bridge Rd



Railroad Crossing is a pedestrian constraint at E. Wilson Bridge Road and Worthington-Galena Road

Route 23

Worthington-Galena Rd





Schrock Rd

Open space around the railroad spur

Huntley Rd

Busch Blvd

Privately owned open space

Rush Run



Small parcel sizes

Ohio Railway Museum

Huntley Bowl



I-71

Proprietors Rd



Underutilized Land - Surface Parking

Dublin-Granville Rd

161



Rush Run



Huntley Road - Local Gateway



RECOMME

PLAN
ENDATIONS

Innovation District

3. Plan Recommendations

3.1 Economic Development Strategies

The economic development recommendations and action steps below provide guidance on how the City of Worthington can implement their economic development strategy for the Northeast Area to create, high-wage, high-growth jobs in the City of Worthington to grow the economic base and increase income tax revenue and provide long-term economic and environmental sustainability in the area. Some of the major objectives when creating these recommendations include:

- Redevelop the area to capture the industrial growth that will continue to occur in the Columbus region because of large investments in the semiconductor, electric vehicle, and gene therapy industries.
- Redevelop the Northeast Area with the City's environmentally sustainable goals as outlined in the Vision Worthington Plan.
- Redevelop the Northeast Area to construct Class-A industrial spaces between 10,000 square feet and 50,000 square feet.

Goal: Create, high-wage, high-growth jobs in the City of Worthington in order to grow the economic base and increase income tax revenue.

1

Grow Worthington's industrial base through marketing and development of underutilized land through the Community Improvement Corporation (CIC).

2

Redevelop existing buildings as they become available.

3

Develop a business attraction marketing campaign for the renewable and clean energy industry supply chain.

4

Explore funding options for redevelopment of the Northeast Area.

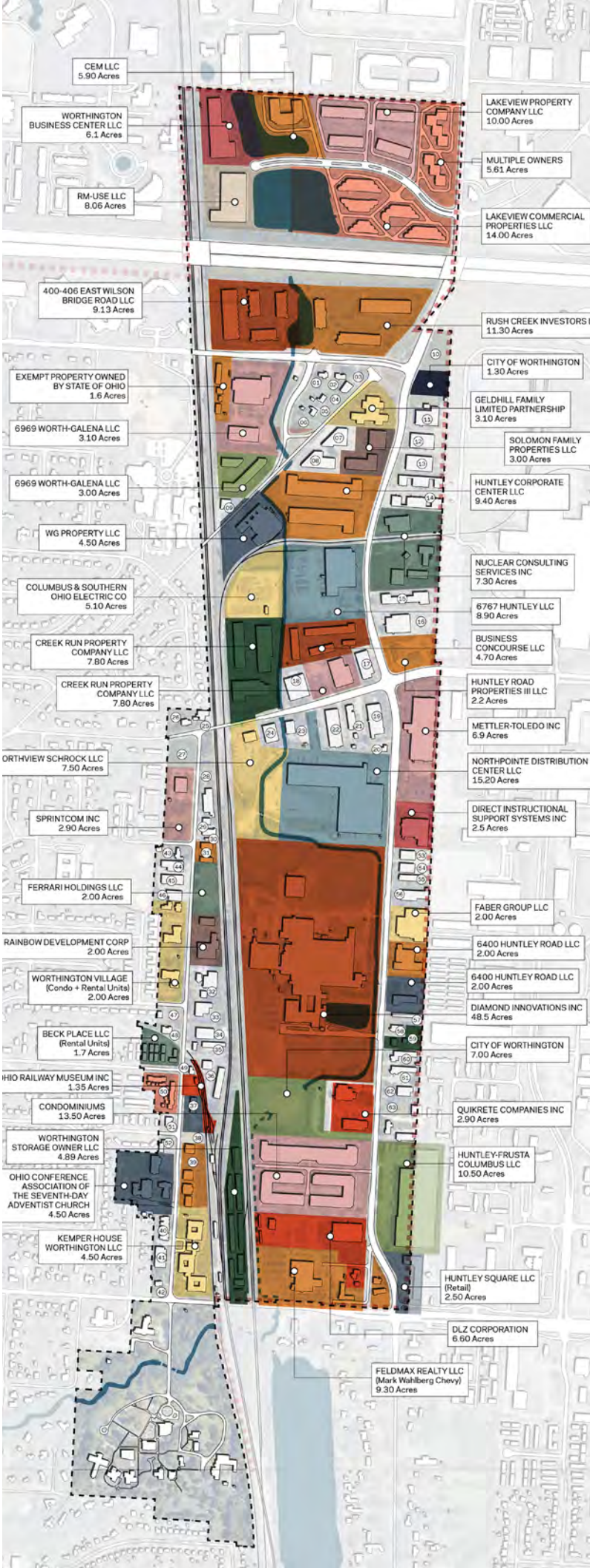
Action Item #1: Grow Worthington's industrial base through marketing and development of underutilized land through the Community Improvement Corporation (CIC).

The City of Worthington has had limited opportunity to attract new businesses to the Northeast Area and capitalize on the growth in Central Ohio of new industrial sectors due to its lack of available industrial sites. Within the area there are several properties that currently sit underutilized from an industrial and commercial standpoint. Hyperion Technologies, for example, has excess land that has a high potential for new development. This landowner has ten acres that is currently underutilized and could be developed for industrial purposes. This property could support the construction of one 100,000 square feet or two 50,000 square feet industrial buildings using a widely held calculation in industrial real estate that 10,000 square feet of building can be built on one acre. The site also has adequate sewer, water, electric and gas capacity for industrial use.

The City of Worthington has talked with the Hyperion and Atlas property owners about their use of the site, but the City and its Community Improvement Corporation (CIC) should more formally approach such landowners about a partnership to market and develop the site through the following mechanisms.

1. Agreement

The CIC should enter into agreements with landowners that allows the CIC to market the sites for end users and developers for the construction of industrial buildings. The agreement should set a price for the land and determine the steps for the end user or developer to take fee simple title to the property. The agreement should



Northeast Area Key Land Ownership Map ▶

allow the CIC to negotiate in good faith for the purchase of the property. The Agreement should provide for the economic development incentives the City can offer to end users and developers.

2. Site Marketing
Once the Agreements are in place with landowners for underutilized properties, the CIC should begin marketing the sites to both end users and speculative developers. This should be accomplished through the following steps:

a. Site brochure: The CIC should develop a one-page site brochure for each ten-acre site that identifies the pertinent information about the site including location, utilities, transportation infrastructure, price, ownership, development agreement, and economic development incentives.

b. Developer outreach: Through a series of one-on-one meetings the CIC should invite industrial developers in Central Ohio to the sites in the Northeast Area to make them aware of the opportunity to construct speculative buildings on the site. The focus of these meetings should be on industrial developers that specialize in the construction of smaller speculative industrial buildings that are between 50,000 square feet and 100,000 square feet and can be demised to smaller spaces for tenants.

c. End user outreach: One Columbus and the real estate brokerage community in Central Ohio have the capability, through online presence and direct company contact of bringing potential end users to the sites for build-to-suit construction. The CIC should take the following steps with One Columbus and the real estate brokerage community.

- Site Familiarization Tours:
  The CIC should host a series of site familiarization tours with the One Columbus business development and project team, and industrial real estate brokers in the region. The purpose of these site familiarization tours is to avail One Columbus and real estate brokers of the information about the two sites, but also to introduce them to Worthington and the Northeast Area in particular.

- One Columbus Zoom Prospector:
  The CIC should work with One Columbus to get all of the relevant information about the sites including location, utilities, transportation infrastructure, price, ownership, development agreement, and economic development incentives into Zoom prospector. This will provide for marketing of the sites as end users and speculative developers search for site in Central Ohio. Additionally putting the sites in Zoom Prospector will allow the CIC and the City to respond to leads from One Columbus for end users looking for sites.

The table on page 42-43 shows some examples of Community Improvement Corporations for similarly sized cities around Worthington and Columbus.

Organization	Annual Budget	Sources	Uses
Whitehall CIC	N/A	Revenues come from one-time city, federal and state grants for projects such as Broad and Hamilton Mixed-Use Development	Ownership of dilapidated apartment complexes for demolition and redevelopment
Bexley CIC	$500,000	Rent from Bexley Square; $120,000 annual appropriation from City	Property purchases and ownership of Bexley Square
Circleville-Pickaway CIC	$250,000	Public and Private Donations. $40,000 from Pickaway County; $30,000 from City of Circleville	Day-to-day economic development operations
Westerville CIC	$400,000+	Public and Private Donations. Westerville City Council, TIF districts	$100,000 annually (donor-restricted) for the Uptown Improvement Program. $100k for the implementation of a fire suppression incentive program. BusinessWISE is an energy efficiency incentives funded out of the Westerville Electric Division's enterprise funds. Forgivable Loans that vary annually by the portfolio and the loans eligible for forgiveness. City Council allocated $200,000 to "seed" strategic land purchases.
Marysville-Union County CIC	$455,000	Member dues, Interest Income	Marketing of Union County, Program expenses
Dublin CIC	$100,000	City appropriation	Façade grant program to local businesses

▲ *Community Improvement Corporation (CIC) Benchmarking*

Organization	Annual Budget	Sources	Uses
Hilliard CIC	$250,000	Public and Private Donations. During 2022, the Corporation recognized $322,435 in contributions from the City of Hilliard which equals 50% of the 6% City of Hilliard hotel/motel excise tax levied and collected pursuant to Ohio Revised Code Section 5739.08(A). The contribution of hotel/motel excise taxes are to be provided by the City of Hilliard to the Corporation monthly.	Property purchases and management. Small business loans.
Gahanna CIC	$300,000	Revenue sharing agreements (two), Rental income from tenants of properties held while awaiting redevelopment opportunities, sale of properties payments	The Corporation is the lessor of two single family residential properties held for long-term future redevelopment. On December 30, 2022, the Corporation acquired a multi-tenant office building and a single-tenant commercial building subject to tenants' rights. Both properties are held for sale. In May 2022, the Corporation acquired a single-tenant commercial building held for sale, which became vacant by December 31, 2022.

Action Item #2: Redevelop existing buildings as they become available.

The Northeast Area has a collection of buildings that are largely Class-B and Class-C space. In some cases, the buildings have become functionally obsolete for industrial, or research & development uses. This area has a 98% occupancy rate meaning the buildings are almost fully occupied. The challenge for the City is that while these buildings are fully utilized, the tenants of those buildings are not in the high-growth, high-wage industry sectors that are desirous by the City to grow its economic base. The fact that the buildings are functionally obsolete for industrial and research & development uses makes it difficult for the City to attract high-wage, high-growth industry sectors such as semiconductor manufacturing, electric vehicle manufacturing and gene therapy research & development. The age and the functionally of many of the buildings makes it difficult for the City to achieve its environmental sustainability goals in this area. The sites and buildings in the Northeast Area are not large nor are they easily divisible making it difficult for new development to occur.

The owners of the buildings in the Northeast Area have been good partners to the City and have marketed the sites to attract tenants to the area. This has been a positive from a vacancy standpoint, but it becomes challenging with the City's goal of redeveloping the area. The City and the CIC should consider the following approach to redeveloping the Northeast Area.

1. Property Owner Outreach
Through a series of one-on-one meetings, the City should meet with each owner of the existing buildings in the area to understand the current tenants in each building, the length of the leases in each building, and the owners future plans for the building including capital investment and upgrades. The CIC should seek to partner with those property owners for the redevelopment of these buildings with owners that are willing to make sizable investments in the building including, but not limited to, a complete rehabilitation of the building. The partnership with the building owners should include direct financial support for the building rehabilitation and economic development incentives including real estate tax abatement.

2. Property Acquisition
Through its efforts to meet with property owners, the CIC should learn which property owners would be open to selling their property. Alternatively, the CIC should periodically meet with real estate brokers locally and regionally to determine if there are properties that are available for purchase or could become available for purchase. The CIC should work to acquire the properties as they become available. The goal of property acquisition will be to either substantially rehabilitate the properties to make them Class-A industrial space with environmentally sustainable features, or when rehabilitation is not feasible, demolish the building to construct new, environmentally sustainable Class-A industrial buildings. The CIC should also consider development options for these properties and where possible, assist in directly connecting sellers to buyers.

3. Developer Outreach
Once the properties are acquired, the CIC should issue an RFP to regional developers that focus on the construction of smaller speculative industrial buildings. The goal of the RFP would be to seek proposals for the rehabilitation or demolition of buildings, and the subsequent construction of speculative industrial buildings in the Northeast Area.



Cortex Innovation District, St Louis



Sustainable Data Center, Texas



Public/Private Reinvestment Re-Cap Facade Program (2016) - 1028 Proprietor's Rd



Private reinvestment (2016) - 7060 Huntley Rd

Action Item #3: Develop a business attraction marketing campaign for the renewable and clean energy industry supply chain.

The Plan recommends that Worthington should aggressively pursue a Business Attraction Marketing Campaign to industries in the renewable and clean energy supply chain. The goal of the campaign will be to attract companies that are engaged in the production of renewables including solar photovoltaics, energy storage, fuel cells, hydropower, nuclear energy, semiconductors, wind, and cybersecurity. Part of the Vision Worthington plan is to embrace renewable and clean energy production. To accomplish this goal, Worthington should take the following steps that include.

- Participating with One Columbus in organized renewable and clean energy related domestic and global trips to market Worthington.
- Collaborate with One Columbus and JobsOhio to pinpoint specific renewable and clean energy firms within the Central Ohio area, aiming to attract them for expansion into the Northeast Area.
- Creating a list of supply chain targets that include companies connected to the Top 10 Renewable Energy Companies as listed by Sustainability magazine.

1. General Electric
2. NextEra Energy, Inc.
3. Ibrerdola SA
4. Orsted A/S
5. Vestas
6. Siemens Gamesa
7. Algonquin Power & Utilities
8. Brookfield Renewable Partners
9. Plug Power, Inc.
10. Canadian Solar, SA

- Revising the Worthington economic development website, businessworthington.org to include information about the City's sustainability goals in particular around renewable and clean energy.
- Defining the benefits of Worthington that would be attractive to renewable and clean energy companies that includes their connection to area employers, strategic Central Ohio location, critical infrastructure, available workforce, quality of life, available sites, wage rates and tax and labor policies.
- Utilizing the CIC Board of Directors to serve as a resource to coordinate renewable and clean energy attraction activity among local and regional firms.
- Coordinating advertisements and direct contact campaign through social media sites such as LinkedIn, Google, X, and industry trade association sites to drive traffic to the Worthington economic development website.
- Property Tax Abatement. The City should consider utilizing its Community Reinvestment Area (CRA) to offer up to 100%, 15-year tax abatement to companies in the renewable and clean energy industry.

Action Item #4: Explore funding options for redevelopment of the Northeast Area.

The City of Worthington and its CIC will need to explore funding options as it seeks to purchase properties in the Northeast Area for redevelopment. Projects of this kind often require a mix of funding sources to build a capital stack to make the project economically feasible and competitive to new industry. The City will need to combine funding from its general revenue fund, with funding from the CIC and state resources to accomplish redevelopment in the area through the following sources.

1. City of Worthington General Revenue Funds
On an annual basis, the City should dedicate funding to the CIC to target acquisition of properties in the Northeast Area. The CIC should use the money to purchase properties but also to redevelop them once they have been acquired. The City and the CIC should enter into a memorandum of understanding between the two entities that provides for the following:

a. Goals and objectives for the use of funds.
b. Revolving use of funds once the CIC has sold the properties to an end user or developer.
c. Payback to the City once goals and objectives of the program have been achieved.
d. Reporting of use of funds to City administration and Council on an annual basis.
e. Length of MOU.

2. CIC General Funds
The CIC has successfully acquired properties in the City. The redevelopment of properties has provided the CIC with general funds to use for further development throughout the City. The CIC should dedicate a certain portion of its general funds annually to the purchase and redevelopment of properties in the Northeast Area.

3. JobsOhio Ohio Site Inventory Program (OSIP)
JobsOhio announced its Sites 2.0 program in October 2019. The program provides up to $50,000,0000 annually for 5 years to fund construction-ready sites for companies to attract or expand in Ohio. The program is focused on providing funding for sites with lagging infrastructure or economic blight with the goal of filling gaps in Ohio's real estate inventory, mitigating developer risk, and accelerating the process of bringing in-demand projects and sites online. The JobsOhio OSIP program's key components include having a lead development entity (i.e., community, port authority, private developer, etc.) identified; providing loans to support new construction; and providing grants to support costs associated with demolition, environmental remediation, building renovations, site preparation, and infrastructure improvements.

The maximum grant award per project is $2,000,000, with a maximum grant/loan combination of $5,000,000 per project. OSIP funding cannot represent more than 50% of the total project costs. In discussions with JobsOhio they will look at sites with all the development work completed on the site, including environmental reports, appraisals, archaeological studies, geotechnical reports, appropriate zoning, and appropriate incentives. Pre-vet applications are required and are submitted through One Columbus as JobsOhio's Network Partner for central Ohio. The City of Worthington and CIC should pursue OSIP funding for the construction of a speculative tech/flex building in the Northeast Area.

4. Ohio Department of Development Site Demolition and Revitalization Program

This past state budget cycle $150,000,000 was dedicated in FY 2024 for the Ohio Building Demolition and Site Revitalization Program. Funding is available through grants for the demolition of commercial and residential buildings and revitalization of surrounding properties. Eligible Applicants include county land banks. Additional sub-recipients eligible to receive funding include local governments, non-profit organizations, community development corporations, regional planning commissions, county land banks, and community action agencies. Eligible projects include; blighted, vacant, or abandoned structures that are not "brownfields," Commercial and residential buildings on sites that are not brownfields are eligible properties. Commercial properties include buildings that were used for retail, office, manufacturing, industrial, industrial warehousing, institutional, or other non-residential or mixed-use (meaning any mix of these uses or a mix of residential and commercial uses) purposes. Non-vacant and blighted structures are not eligible unless they are contiguous and/or connected to vacant and blighted structures that are necessary to demolish. Awards can be up to 75% of the total project costs. The City of Worthington and the CIC, with the Central Ohio CIC, should be the lead applicant in Franklin County for these grants to identify and pursue buildings in the Northeast Area that the CIC can acquire or partner with the property owner to demolish with the goal of redeveloping the property through new construction of a tech/flex speculative industrial building.

5. Ohio Department of Development Brownfield Remediation Program

Funding is available as grants for the remediation of brownfield sites across Ohio to clean up the sites and prepare them for future economic development. For FY 24 & FY 25, $350 Million in grants are available. Worthington City officials and the CIC, alongside the Central Ohio CIC - the primary grant applicant in Franklin County - should collaborate to recognize and pursue brownfield remediation prospects in the Northeast Area, engaging with existing building and property owners.

6. Continue use of existing tools and grant programs

- **City of Worthington Energy Audits**

In partnership with Plug Smart, the City of Worthington offers grant funding to building owners for energy audits that can be used to make building improvements for energy related items such as HVAC, windows, doors, dock doors, elevators and other items. The program is typically used for Property Accessed Clean Energy (PACE) financing through an energy special improvement district (eSID).

- **City of Worthington FACE program**

Grants and no-cost financing are available under FACE to fund commercial building exterior enhancements. FACE assistance is provided as one-time, up-front cash payments to awardees, each in the form of a half-grant and half-loan. This assistance is intended to partially fund exterior enhancements to the properties and improve the aesthetics of the area to prevent devaluation and disinvestment in the area.



3.2 Eco Innovation District Framework

Creating an Eco Innovation District

The "Intel" effect in Central Ohio is creating a market for suppliers to Intel that are looking for "tech-flex" space that has a combination of manufacturing, research & development, and office. The region is also welcoming clean industries and industries in the green/renewable energy sector. The Northeast Area can be positioned to attract these innovative companies.

With appropriate policy changes and investment, the Northeast Area can also be positioned to be a "Model for Environmental Stewardship" by following a sustained and balanced approach to enhance ecological assets like Rush Run, develop new green spaces, encourage the redevelopment of existing buildings, and embrace renewable and clean energy production.

The Northeast Area Plan recommends embracing the principles of innovation and ecology to transform the Northeast Area from an industrial zone into a future-forward Eco Innovation District.

Land Use Goals

To transform into an Eco Innovation District, the types of allowable land uses need to be focused on attracting businesses and industries that directly create or provide support to renewable and clean energy research, development, manufacturing, and distribution. In addition, the study process highlighted that employees of the businesses and industries the City wants to attract to this area are looking for a higher level of services and amenities than currently exist.

Overall goals for the district should include maintaining this area as an economic engine for the City, attracting future-forward industries, and establishing a live-work

Eco Innovation District Land Use Recommendations Plan

Eco Industrial Zone

Primary Uses

- Light manufacturing, advanced industries, renewable and clean energy industries
- Tech-flex spaces (high bay, divisible)
- Class-A office space
- Research & Development
- Green infrastructure (for renewable energy, electric vehicles, etc.)
- Private open space and plazas

Mixed Use Zone

Primary Uses

- Light manufacturing, advanced industries, renewable and clean energy industries
- Tech-flex spaces (high bay, divisible)
- Class-A office
- Research & Development
- Green infrastructure (for renewable energy, electric vehicles, etc.)
- Private open space and plazas

Secondary Uses

- Residential
- Retail & services
- Food & beverage
- Amenities in support of live-work environment

Boundless Mixed-Use Zone

Primary Uses – SR-161 Frontage

- Class-A office
- Amenities in support of live-work environment
- Private open space and plazas

Primary Uses – Andover Frontage

- Low density residential

Primary Uses – South of Rush Run Ravine

(No vehicular connector to Indianola Avenue is planned as part of any development on this site.)

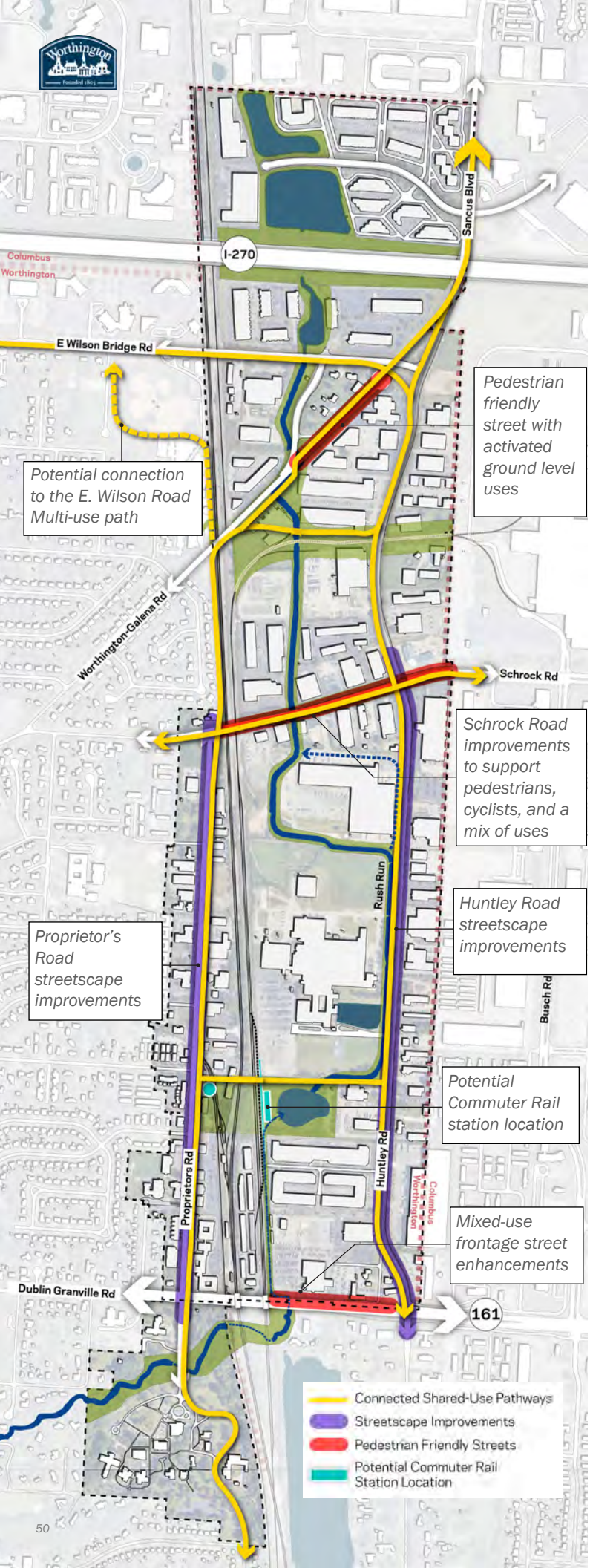
- Class-A office
- Residential
- Institutional

environment that integrates placemaking and wellbeing throughout. The plan also recommends matching development potential with the utilities capacity of the area. When development exceeds utilities capacity, consider increasing the capacity through infrastructure investments. Mixed-use zones should be integrated into the district that allow the inclusion of residential, retail, food/beverage, and other services in support of a live-work environment, in an attractive, place-based setting

With these goals in mind, the Plan recommends three land use categories: an Eco Industrial Zone as the overall land use with, Mixed-Use Zone and Boundless Mixed-Use Zone as supporting land uses. The latter zone was added later in the planning process and includes an area south of Route 161, along Rush Run that is currently in the process of redevelopment. Due to this area's unique characteristics; Route 161 frontage, Andover frontage and relationship to the Rush Run Ravine, the Plan recommends that future land uses focus on Class-A office space, residential, and institutional in the same live-work environment envisioned for the rest of the Eco Innovation District. It is also important to note that a vertical mix of uses is recommended in the commercial areas and a horizontal mix of uses is recommended in the light industrial areas. The preferred uses within these three land use categories are listed to the left.

Zoning Code Update

The Plan recommends the City update it's current zoning codes for the Northeast Area to reflect the proposed land use and allow for implementation of the rest of the recommendations as described in this report. This update could take place most effectively by creating either an Eco Innovation District or an overlay zone. Finally, to ensure future development aligns with the urban design goals described in this Plan, it is recommended to include development standards and guidelines in the updated zoning code language.



Connectivity

The recent roadway and infrastructure improvements in the Northeast Gateway project, realigning and improving Wilson Bridge Road, Worthington-Galena Road and Huntley Road has greatly transformed that part of the district, improving traffic flow, road safely and enhancing mobility trough the introduction of sidewalks and bike lanes. To further enhance the district and make it more attractive to economic development, the Plan recommends completing the roadway and infrastructure improvements on Huntley Road from the Budweiser railway spur to Route 161. These improvements would include rebuilding the roadway, adding a pedestrian sidewalk on the east side, a shared-use path for pedestrians and bicycles on the west side, street trees, lighting, and streetscape amenities. The multi-use path will allow off-street bicycle connectivity for a safer and more comfortable environment. These enhancements would require a street right-of-way ranging from 65-75 feet.

Proprietors Road is also an important north-south connection for the district, especially for the proposed mixed-use area on the west side of the rail line. Proprietors Road is also recommended for new roadway and streetscape improvements including a shared use path on the east side providing enhanced pedestrian and bikeway connectivity. New street lighting, street trees and other streetscape amenities are also recommended. These enhancements would require a street right-of-way ranging from 55-65 feet. While Proprietors Road will not extend south into the Boundless Mixed-Use area, pedestrian and bikeway connections should extend south of Route 161 into this area.

Schrock Road is a key east-west street that traverses the district and connects across adjoining communities to the east and west. Schrock Road is also one of the mixed-use focus areas of the district. As Schrock Road connects across the district, roadway and streetscape improvement

Connectivity Recommendations

are recommended to include enhanced sidewalks, a shared -use path providing bicycle connectivity between Huntley Road and Proprietors Road, on street parking to support ground level service uses, street trees, enhanced pedestrian lighting, and other streetscape amenities.

The section of Worthington-Galena Road that has been abandoned as a through-street is at the heart of the northern mixed-use are of the district. This section of street is recommended to be more pedestrian in character, with on-street parking and a dynamic streetscape that supports proposed ground level service uses along it. As it is not a through-street, it could be closed for special events and activities that would truly make this a key placemaking part of the district.

The Plan is aligned with the recommendations of the Worthington Bike and Pedestrian Master Plan and expands upon it to better serve the recommendations of the Eco Innovation District. The Plan recommends additional shared use path along the Budweiser rail spur in conjunction with a new greenway along the rail corridor. In addition, a shared use path is recommended along the north side of Huntley Bowl, connecting from Huntley Road to the Ohio Railway Museum and Proprietors Road, incorporating a grade separated pedestrian/bike crossing over the railway tracks.

Open Space and Ecology

The Northeast has long been considered an industrial area with minimal focus on the inclusion of open space, ecological water management or mitigation heat island impacts. Rush Run traverses the district from north to south and is part of a larger ecological corridor that serves the City of Worthington and is part of a regional watershed. It has been relocated and manipulated over time to accommodate public infrastructure improvements and maximize developable real estate and is now a channel that conveys water from north to south across



Open Space and Ecology Recommendations ▶



▲ *Conceptual Rendering of Rush Run and Schrock Road Hub Recommendation (looking northeast)*

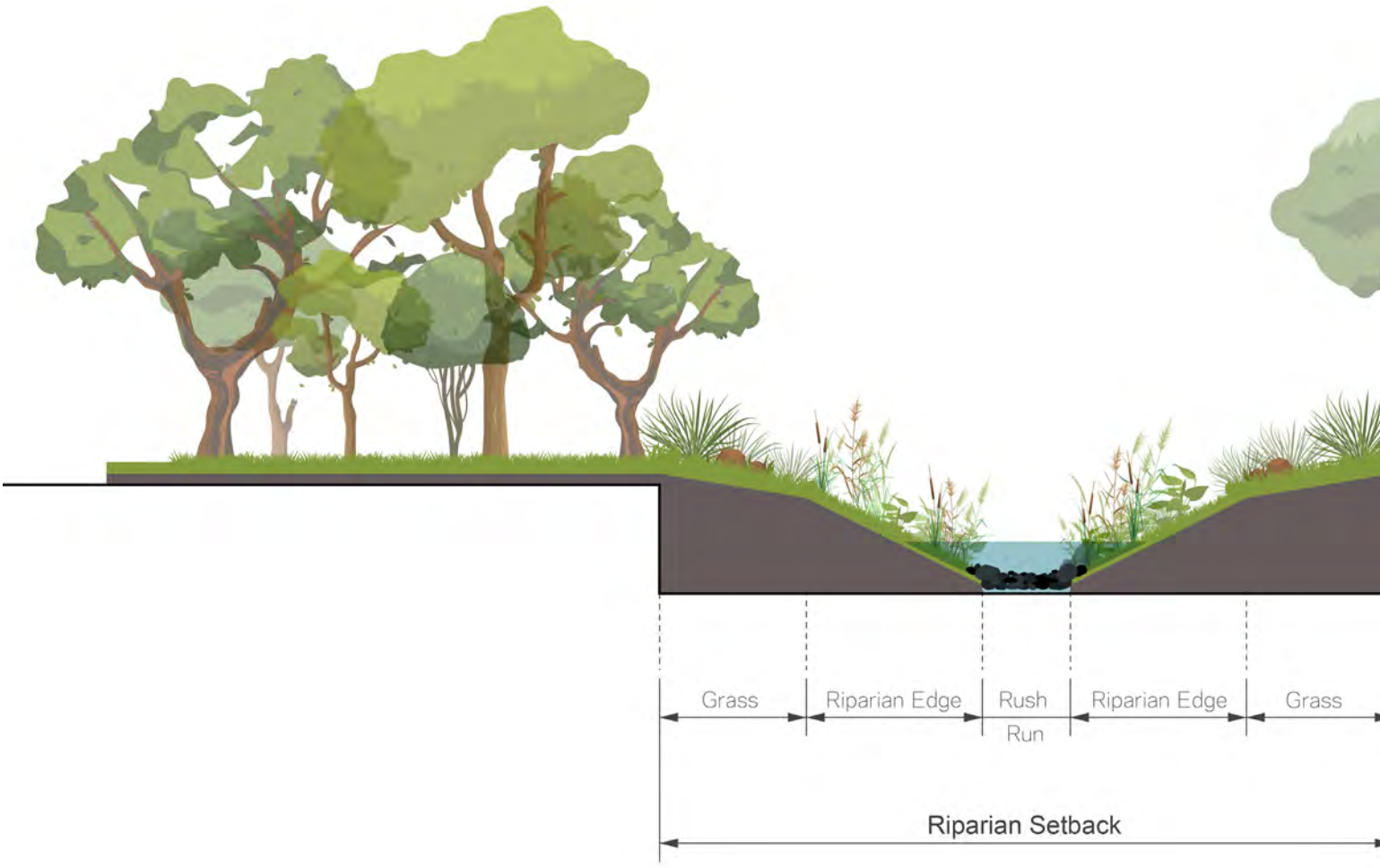

Mixed-Use Development
Ground-level Activation
Rush Run Greenway

the district. Huntley Bowl was created in the southern part of the area and is highly engineered to manage stormwater during significant storm events. The basin is grass covered and mostly dry and used to be an active park for sports and recreation activities.

The Eco Innovation District recognizes the need to create more open green space for the use and enjoyment of employees working in the district and to provide a more ecological solution to stormwater management.

With these goals in mind, the Plan recommends enhancing Rush Run as an ecological corridor, with a 40-50 feet riparian setback, maintainable side slopes, and planted with native riparian plant materials that prevent erosion and provide an attractive setting for the Eco Innovation District development.

Pedestrian access to Rush Run is encouraged along the stretch that parallels Huntley Road where it crosses Schrock Road, Worthington-Galena Road, and West

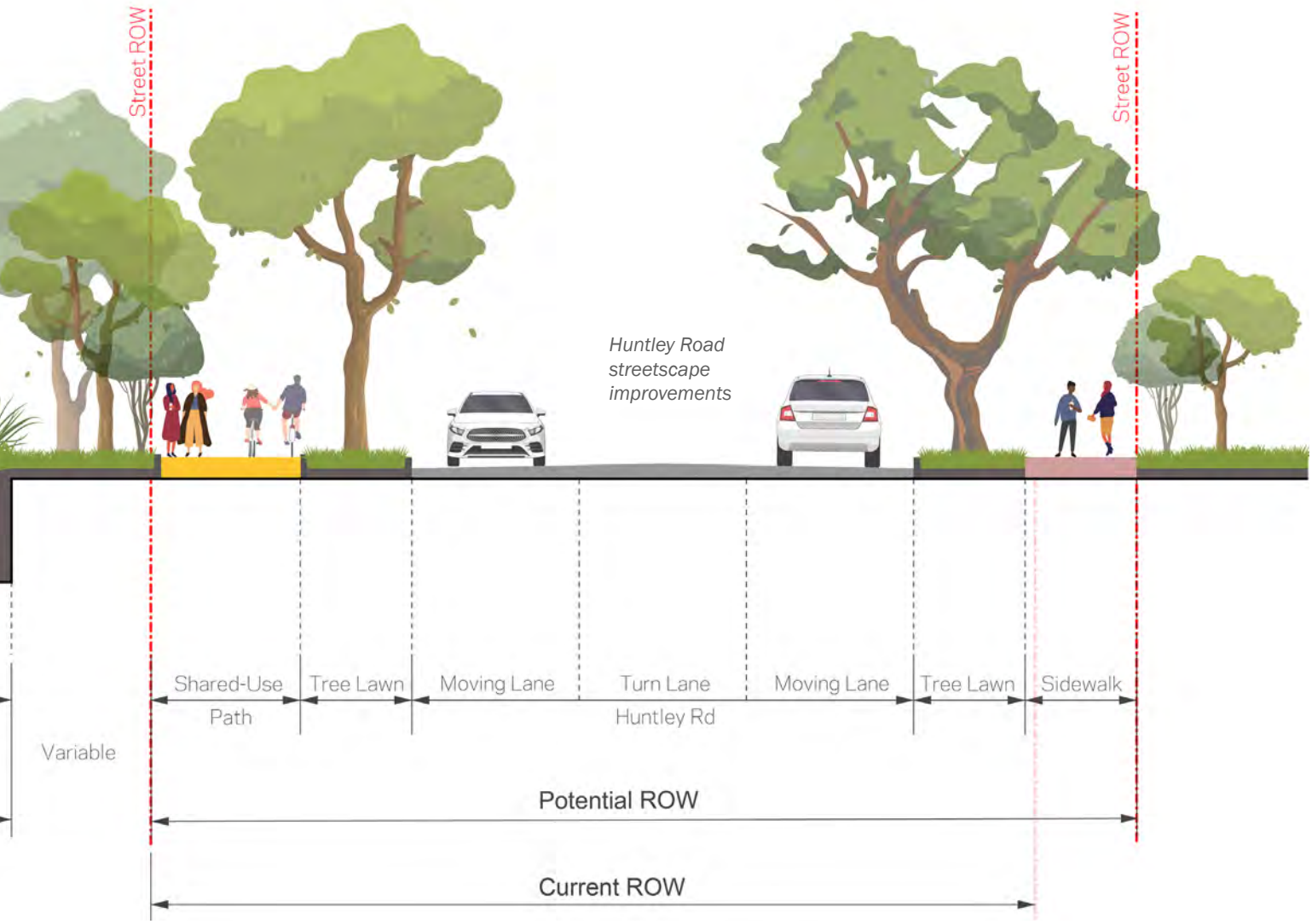


▲ *Conceptual Section of Rush Run and Huntley Road Recommendations*

Wilson Bridge Road. Access is also recommended around Huntley Bowl that intersects and receives Rush Run.

Expanded green ecological buffers are encouraged along I-270 and along the Budweiser rail spur. In addition, enhanced streetscape along Huntley Road, Proprietors Road, W. Wilson Bridge Road, Worthington-Galena Road, Schrock Road, and Route 161 will add to the open space feel and character of the Eco Innovation District.

Other ecological measures that are recommended, include on-site rain gardens, bio-swales, green roofs, solar panel and arrays, a reduction in impervious surfaces and shade trees in surface parking lots to reduce heat island effect.




Eco-Industrial Zone
Mixed-Use Zone
Boundless Mixed-Use Zone
Green buffer along the highway
I-270
Columbus
Worthington
Sancus Blvd
E Wilson Bridge Rd
Wilson Bridge Road+ Worthington Galena Road Hub
Pedestrian-friendly Streetscape
Northeast gateway Streetscape Improvements
Shared-use path
Park Space around Railroad Spur
Rush Run Greenway
Worthington-Galena Rd
Huntley Road Streetscape Improvements + Shared-use path
Pedestrian-friendly Streetscape
Schrock Rd
Huntley Road+ Schrock Road Hub

3.3 Urban Design and Infrastructure Recommendations

The following infrastructure and capital recommendations for the Eco Innovation District are in support of transforming the Northeast Area into the next generation economic development engine for the City of Worthington. This transformation is intended to upgrade the overall character and quality of the district, provide amenities and services that attract businesses and their employees to the City and to establish an eco-friendly, sustainable, and resilient place.

Huntley Road is the key address street for the district and needs to project a high-quality image and identity for the Eco Innovation District. The improvements completed as part of the Northeast Gateway project, improve traffic flow and safety. They also initiated the redesign of Huntley Road with new sidewalks, street trees, lighting, and bike lanes. This project ended at the Budweiser rail spur. The Plan recommends completing the improvement of Huntley Road south to Route 161.

In addition, Proprietors Road serves a mix of residential and commercial businesses that are important to the Eco Innovation District. As another important address street in the district, the Plan recommends street improvements to include new sidewalk, a shared-use path on the east side, new street trees, lighting, and signage.

To further enhance the character and quality of the district, the Plan recommends the improvement and enhancement of Rush Run and Huntley Bowl as key open space areas. The Plan recommends restoring Rush Run as stormwater management infrastructure and as a riparian ecological corridor though the district. Huntley Bowl should be transformed into an ecological area in addition to its current stormwater management role in the watershed. The ponds to the north of I-270, in Lakeview Plaza and south of I-270 in the Rush Creek development should continue to serve as key components of the Rush Run corridor.

The Plan also recommends a buffer to the north and south of the Budweiser rail spur to mitigate its impact on the district. The buffer connects with Rush Run to create a new east-west open space.

Recommendations for Mixed-Use Zones
To introduce services and amenities into the district in support of the businesses and employees that work in the district, the Plan recommends a series of Mixed-Use Hubs strategically located in the district along Huntley Road; The Northeast Gateway Hub, the Schrock Road Hub, and the Route 161 Gateway Hub. While not designated specifically as hubs, two other areas are recommended for a mix of uses in support of the district: the Proprietors Road Mixed-Use corridor and the Boundless Mixed-Use area.

Northeast Gateway Hub:
The Northeast Gateway Hub anchors the northern part of the district and is bounded by E. Wilson Bridge Road, Huntley Road, and the realigned Worthington-Galena Road. The Plan recommends that a mix of uses be allowed in this zone with ground level activation; retail, food & beverage, business services with workforce focused residential located above.

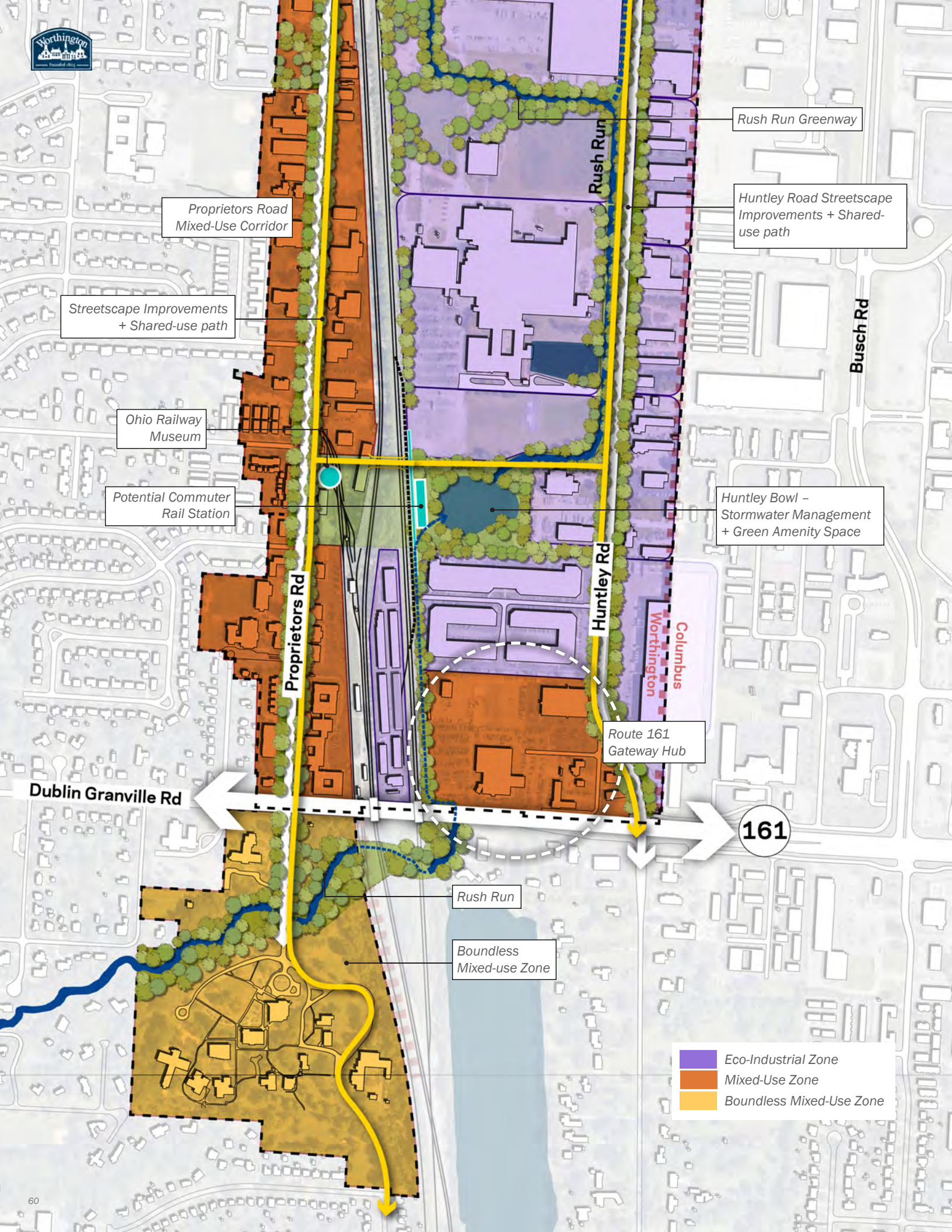
The old section of Worthington-Galena Road that was closed to through traffic with the Northeast Gateway Project, provides a prefect placemaking opportunity. This section of street can be traffic calmed and made more pedestrian friendly, with wide sidewalks, street trees and convenient on-street parking to serve the businesses. During special events or large outdoor gatherings, the street could be closed to traffic and transformed into an urban plaza.

Schrock Road Hub:
Schrock Road is a key east-west thoroughfare that cuts across the district and connects to several other communities. The Plan recommends that Schrock Road



▲ *Conceptual Rendering of Northeast Hub Recommendations (looking east)*


Placemaking Opportunities
Like Outdoor Dining,
Community Event Spaces etc.
Ground-Level Activation
Potential Rain Gardens
and Native Plantings


Rush Run Greenway
Rush Run
Huntley Road Streetscape Improvements + Shared-use path
Proprietors Road Mixed-Use Corridor
Busch Rd
Streetscape Improvements + Shared-use path
Ohio Railway Museum
Potential Commuter Rail Station
Huntley Bowl – Stormwater Management + Green Amenity Space
Proprietors Rd
Huntley Rd
Columbus
Worthington
Route 161 Gateway Hub
Dublin Granville Rd
161
Rush Run
Boundless Mixed-use Zone
Eco-Industrial Zone
Mixed-Use Zone
Boundless Mixed-Use Zone

be narrowed through the district and incorporate on-street parking with an enhanced streetscape, wide sidewalks, street trees, lighting, and pedestrian amenities. The Plan also recommends that a mix of uses be allowed in this centrally located hub with ground level uses that activate the street; retail, food & beverage, business services with workforce focused housing located above.

The Schrock Road Hub is anchored by Huntley Road to the east and Proprietors Road to the west. It also intersects with the enhanced Rush Run ecological corridor that establishes a unique place in the district where pedestrians can view and access the water and engage with its riparian landscape.

Route 161 Gateway Hub:
The Route 161 Gateway Hub is at the intersection of Huntley Road and Route 161. It is currently occupied by commercial uses including a well-established car dealership. With Route 161 being an important east-west roadway connecting across the region and having a direct interchange with Interstate 71, this area is clearly the primary gateway into the Eco Innovation District. As such, the Plan recommends that future redevelopment of this hub focus on a mix of uses that supports the businesses and employees, provides an attractive and welcoming environment, and promotes the brand and identity of the Eco Innovation District. The Route 161 frontage should be more regionally focused with office and commercial uses and the Huntley Road frontage should provide ground-level activation with retail, food and beverage, business services and workforce housing above.

Proprietors Road Mixed-Use Corridor:
The Proprietors Road Mixed-Use Corridor is unique onto itself and serves as a transition between the Northeast industrial area and railway on the east, to the residential single- family neighborhoods to the west. The corridor has traditionally been a blend of mixed residential on the west side of the street and commercial enterprises on the east. The Plan recommends that this area remain a mix of uses, including vertical mixed-use with workforce housing located over retail or commercial space at the ground level. The Plan also recommends that new development be encouraged to front directly on Proprietors Road with active ground level uses, and parking located behind the building frontages. This is especially recommended along the railway, with parking and enhanced landscape used to provide a visual and sound buffer to the rail line.

Boundless Mixed-Use Area:
The Boundless Mixed-Use Area includes a 45-acre campus owned by Boundless Health, a not-for-profit health and wellness organization. Boundless Health plans to sell about 25 acres of their campus in this unique area of Worthington, along Route 161 and with Rush Run crossing it. This area abuts existing single-family neighborhoods to the south and west. As such, the Plan recommends that future land uses in this area focus on Class-A office space (likely along Route 161), residential (low density) and institutional (likely education oriented) in the same mixed-use live-work environment envisioned for the rest of the district. Rush Run should be preserved and enhanced as an open space amenity and natural riparian corridor as it bisects this area.

The primary access point to the Boundless campus aligns with the Route 161/Proprietors Road intersection. This access point will continue to serve this area and no other road connection is recommended. No vehicular connection to Andover Street or Indianola Avenue is recommended. The shared use path along Proprietor's Road can connect into Indianola Avenue, south of SR 161.



▲ *Conceptual Rendering of Proprietor's Road Mixed-Use Corridor Recommendations (looking north)*


Infill Mixed-Use Development
Ground-Level Activation

3.4 Implementation and Next Steps

The Northeast Area Plan is meant to serve as a living document for day-to-day planning and budgetary guidance. While detailed recommendations and implementation strategies are included in the previous sections, this concluding section provides a summary of the action items necessary to help achieve the vision and goals of the Plan.

The action items listed in the table below indicates the primary entity responsible to lead the action item, potential collaborations, and potential time frame to target. The last column lists the page numbers within this report where further details related to the action items and related recommendations can be found.

	Action Items	Responsible Entity	In Collaboration With	Timeframe	Ref.
1	**Grow Worthington's industrial base through marketing and development of underutilized land**	CIC/ City - Economic Development	Land owners and One Columbus	**Short to long term**	Pg 40-41
2	**Redevelop existing buildings as they become available**	City/CIC	Existing property owners and the development community.	**Short to long term**	Pg 44
	• City to continue conversations with property owners and businesses	Economic Development/ Planning and Building	Existing property owners	Ongoing	Pg 44
	• Reach out to the development community	City/CIC	Development community	Ongoing	Pg 44
3	**Develop a business attraction marketing campaign for the renewable and clean energy industry supply chain**	City - Economic Development	One Columbus	**Short term**	Pg 45-46
4	**Explore funding options for redevelopment of the Northeast Area**	City - Economic Development	Grant funding entities	**Short to long term**	Pg 46-47
5	**Ensure ongoing and future studies (ex. Comprehensive Plan, Housing Assessment etc.) are informed by the recommendations in this plan**	City - Planning and Building	-	**Ongoing**	Pg 49

▲ *Action Items Matrix*

	Action Items	Responsible Entity	In Collaboration With	Timeframe	Ref.
6	**Update City's zoning code for the Northeast Area**	City	-	**Short to medium term**	Pg 49
	• Update land use for the Eco Innovation District	Planning and Building	-	Short to medium term	Pg 48
	• New development standards	Planning and Building	-	Short to medium term	Pg 49
	• Consider noise mitigation options (quiet zones), particularly at railroad crossings	Planning and Building	-	Short to medium term	Pg 51 (image)
7	**Identify public infrastructure improvements, capital projects, and funding strategies**	City	-	**Medium to long term**	Pg 48-63
	• Rush Run riparian restoration	Service and Engineering/ Parks and Rec	-	Medium to long term	Pg 51-52, 54, 61
	• Huntley Bowl improvements	Parks and Rec	-	Medium to long term	Pg 54, 57
	• Huntley Road and Proprietors Road streetscape improvements	Planning and Building/ Service and Engineering	-	Medium to long term	Pg 50, 57, 61
	• Completing pedestrian and bike path improvements	Service and Engineering/ Parks and Rec	-	Medium to long term	Pg 49-50
8	**Marketing and branding strategy to attract private sector development**	City	Private branding consultants	**Short term**	Pg 45-46
	• Implement primary gateway signage strategy	Planning and Building	Private branding consultants	Short to medium term	-
9	**Identify a signature (catalyst) project for this area**	City/CIC	One Columbus, development community, landowners, etc.	**Short to medium term**	-



