Lifestyle Communities Presentation Notes
Building Worthington's Future meeting
6/3/19

Goals

- Build new empty nester housing that the people who own single family homes can move into, freeing up "shadow housing inventory" as empty nesters down-size/right-size). Home builders can't afford to build new single-family homes at today's prices.
- Build 1 & 2 bedroom apartments targeting the young professional demographic, giving many new adults an option of moving back to Worthington. This will bring new income taxes and commercial property taxes to the City of Worthington with minimal school enrollment increase, as the target audience has not yet started a family.
- Stitch together Old Worthington and the Shops at Worthington to make it walkable. Ohio Health will be their first tenant if the project is approved.
- Help with current low office occupancy rates by giving younger workers more amenities.
- Provide thoughtful retail, with partners like Yarmir Steiner.
- Make Tucker Park an amenity for the entire community.

Background

- Several years ago when LC got an option to purchase the UMCH site, the City of Worthington asked LC not to file until LC got community support. That has not worked, so LC is going to try a different approach. They will file an application with this plan and hear out the community in a public forum.
- LC has 10-year option and he is not planning to sell his option.
- Cardinal Health drove Bridge Park development and kept Dublin taxes from increasing.
- New Albany cannot even support their current restaurants with 6,000 residents. Worthington is a prime location for this kind of development because of its proximity to metro Columbus employment, latent demand, and stable / mature economic conditions.
- LC talked to leaders at the Worthington City Schools several years ago. They said they could not support it even though it would add net revenue from property taxes minus the cost of incremental new students.

Jode's Review of the Plan Visual Materials

- Mixed-use will help relieve call on city services by reducing commute times.
- LC is closing on the purchase of the two homes on Larrimer on the north side of the UMCH property in June. LC will ask for permit to demo them.
- LC will come back with a revised plan based on what they heard tonight. They will try to not surprise our group with things and intend to let us know first when they are planning something.
- The Worthington location is much more accessible than Bridge Park and we can attract desired businesses and entertainment as Bridge Park has.

Questions

- *What is unique about this situation?* Can attract people without raising taxes. You have some buildable land.
- *Why did Dublin change their growth stance and agree to Bridge Park?* Cardinal Industries asked for help.
- *What will you change about the community involvement plan this time around?* First time, we asked the community what they wanted. This time, we will file our plan, do a study, and let the facts speak for themselves.
- *Will you have a role in the Visioning process that the city is undertaking?* LC proposed three plans and let the community comment on each. Now not sure how to communicate their information to the city.
- *What will you do about parking?* We "over park" a project. We won't do a Gahanna parking garage with three stories, though.
- *How have you dealt with lack of diversity in the other communities where you've developed mixed-use projects?* The mayor of Brentwood TN stood up and said "we're going to do it." Look up the background of an organization called "Up For Growth"
- *How will you make the space from UMCH to Old Worthington walkable?* No answer yet; we will work with our national planning firm.
- *What is unique about UMCH in the way that Bridge Park is unique?* We don't have the same issues to fix that Dublin did. Worthington won't need something sexy like the bridge to fix things. Need to solve connectivity and green space. (An example is the green space behind Brio at Easton.)
- *What sold Bridge Park to the residents who initially opposed it?* The developer said "Do you want to see your grandkids? If so, where will you live in Dublin?"
- *Have you set up any social media set up to help with this project?* We are getting set up with the help of an outside communications firm. We have to do financial, space and traffic plans first.
- *What is the timing for you to file the plan with the City?* We will file within the next few months.
- *Is this private information?* No, but we won't file until the UMCH leadership is in agreement with our plan.
- *Does David Fisher still represent both UMCH and LC? That created a perception of conflict of interest*? David still represents UMCH. LC has its own attorney now.

Suggestions

- Add amenities like bike pathways (frees up the kids to not have to cross over roads)
- Solve the fact that North Street is the only option for getting to High Street. Bike path from Evening to High Streets.
- Make it wider than sidewalk, wider than minimum.
- Tunnel under High St? Would rather see a bridge over WWBR to mall.
- Not getting clear signal from City about ingress/egress for Evening Street. Could connect with Longfellow.

- Proposing 5 stories of office/retail and 4 stories of apartment with the bottom 2 as parking and the top 2 as apartment. Rent will be $2/foot. Don't call it "affordable housing"; how about "professional housing"?
- Stress that you are going to own the housing long-term; think about the Continent. (Build in that the first option to purchase it will be the City?)
- Keep vehicles away from the main street where restaurants are located?
- People want a splash pad.
- Start going to private parties in homes around Worthington. Sheri Holcomb can host one on Tucker Drive.
- Get on the same page with city leadership on the details. (They have not heard enough from you in the last few years.)
- Market it as an "active community." Sixty is the new fifty!
- Council does not want to make decisions until visioning process is complete in 6 to 9 months. Why act before then?
- How about an amenity like a small children's museum? The one in Lancaster could be a model. Give back something like this as a symbol.
- Add Evening Street School to the map on slide 2.

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