

**CERTIFICATE OF CITY ENGINEER
PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(5)(f)**

WHEREAS, M/I Homes of Central Ohio, LLC, Pulte Homes of Ohio, LLC, SW Luxury Apartment Homes, LLC and Walnut Land Holding, LLC (collectively, the “Developers”) plan to develop or are developing approximately ±227.13 acres (the “Developers’ Property”) located within northeast area of the municipal corporate boundaries of the City of Columbus, Ohio, a municipal corporation, (the “City”) as new residential development with a maximum of 765 mixed-residential units pursuant to Ordinance 1765-2019, as amended by Ordinance 0486-2020, and a maximum 296-unit residential development pursuant to Ordinance 1703-2017 along with open space, appropriate associated amenities, and parking necessary to support those uses; and

WHEREAS, pursuant to Ordinance 2932-2019, the Director of Development entered into an agreement dated March 11, 2019 with Pulte Homes of Ohio, LLC (the “Harlem Road Plan”) to outline the plans and respective commitments of the City and Pulte Homes of Ohio, LLC for the fulfillment of the public financing requirements needed for the property rezoned by Ordinance 1702-1017 within the northeast area of the City subject to the City’s Pay As We Grow policy; and

WHEREAS, pursuant to Ordinance 2934-2019, the Director of Development entered into an agreement dated November 22, 2019 with Cimenello Incorporated (the “Walnut Street Plan” and together with the Harlem Road Plan, the “Harlem-Walnut Plans”) to outline the plans and respective commitments of the City and Cimenello Incorporated for the fulfillment of the public financing requirements needed for the property rezoned by Ordinance 1765-2019, as amended by Ordinance 0486-2020, within the northeast area of the City subject to the City’s Pay As We Grow policy; and

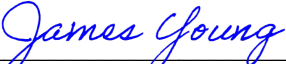
WHEREAS, the City’s Pay As We Grow policy and the Harlem-Walnut Plans identified three revenue generation sources: tax increment financing (TIF), new community authority (NCA) development charges, and per unit developer contributions for regionally beneficial public infrastructure improvements; and

WHEREAS, in relation to the undeveloped portion of the Developers’ Property not already subject to a TIF incentive district and pursuant to the City’s proposed TIF incentive district ordinance (the “Proposed Ordinance”), the City will establish a TIF incentive districts pursuant to Ohio Revised Code (“R.C.”) Section 5709.40(C) (the "Proposed District"), the Proposed District being an area not more than three hundred acres in size and enclosed by a continuous boundary in which the development will be undertaken, for the purpose of declaring the improvements to parcels of real property outlined and defined in Exhibit A to the Proposed Ordinance (the "Parcels") located within the Proposed District to be a public purpose and requiring the owners of the Parcels to make service payments in lieu of taxes for use towards regionally beneficial public infrastructure improvements; and

WHEREAS, pursuant to Ordinance 2534-2003, and as stipulated by R.C. 5709.40(A)(5)(f), the City adopted and approved the Economic Development Plan for the Rocky Fork District (the “Economic Development Plan”), which the Developers’ Property is included within; and

WHEREAS, according to the Economic Development Plan, the establishment of an incentive district will enable the City to provide funding for public infrastructure improvements in the Rocky Fork District planning area to meet the area’s infrastructure needs, which may include streets/roadways such as the northern extension of Hamilton Road; metro parks; schools; park and recreation facilities; and other infrastructure/facilities identified by the Economic Development Plan; and

NOW, THEREFORE, pursuant to R.C. 5709.40(A)(5)(f), I certify that I am the duly appointed, qualified, and acting City Engineer for the City, and that the public infrastructure serving the Proposed District is inadequate to meet the development needs of the Proposed District as evidenced by the Economic Development Plan.



James D. Young, P.E. (Date)
City Engineer / Administrator, Design and Construction



Economic Development Plan

for

Rocky Fork District

Prepared by:

Planning Division

Department of Development

City of Columbus

November 19, 2003

Introduction

Section 5709.40 of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to create, by ordinance, a tax increment financing incentive district and declare residential and other “improvements” within the district to be a public purpose. “Improvements” are defined as increases in assessed values of properties that occur after adoption of the ordinance that created the district.

To be eligible for establishment, an incentive district must be enclosed by a continuous boundary, contain no more than three hundred acres and have either (i) one or more “distress characteristics” (defined by the Code to include lighted property, high unemployment rates and above-average poverty rates) or (ii) a municipal engineer’s certification that the public infrastructure serving the district is inadequate to meet development needs as reflected in an economic development plan for the area. The plan must be adopted by the corresponding legislative authority.

In accordance with the above, this Economic Development Plan was created to document the public infrastructure needs of the Rocky Fork District planning area. The properties within the planning area have been approved for development, and public improvements will be necessary to ensure that the development is adequately served by parks, utilities, roadways and other forms of infrastructure. The establishment of an incentive district will enable the city of Columbus to provide funding for these public improvements and thus meet the planning area’s infrastructure needs.

Planning Area

The planning area (see Attachment A) lies within the city of Columbus corporate limits and its growth area and contains approximately 5,500 acres of land. It consists of approximately 1,400 parcels (see Attachment B) and is generally bounded by the Franklin/Delaware county border on the north, the Franklin/Licking County border and Columbus/New Albany border on the east, Walnut Street and SR 161 on the south and the Plain/Blendon township border on the west. Current Columbus zoning within the planning area is depicted in Attachment C and includes LAR12, LARLD, LARO, PUD-6, NC, NG, NE, LR2, LR2F, SR, RR, CPD, LC3, LC4, LM2, and R.

Proposed Development

In accordance with the Rocky Fork-Blacklick Accord Update approved by the Development Commission on November 20, 2003 and by Columbus City Council on December 1, 2003, the planning

area will be developed as a combination of single-family residential, multi-family residential, retail commercial, office, and Metro Park. The proposed park will be located to the north of Walnut Street within a larger area designated as the Park Zone. The highest concentration of development will occur in the West Village area. The West Village will be a mixed-use neighborhood, using elements of the Traditional Neighborhood Development Article in the Columbus Zoning Code. These land uses are depicted on the Land Use Map, which is included as attachment D.

Infrastructure Needs

Significant improvements and/or additions to public facilities and infrastructure will be necessary to serve the new construction in the Rocky Fork District. By providing additional infrastructure capacity where needed, the improvements and/or additions will also serve to mitigate any adverse impact upon adjoining properties, thereby preserving and enhancing economic values in the area. Infrastructure and facilities improvements and/or additions may include:

Streets/Roadways - To provide safe vehicular access, right-of-way will be dedicated and roadway improvements will be constructed along such roads as Warner, Central College, Walnut, Harlem, and Hamilton. Additionally, the construction of new roadways or extension of existing roadways may take place to provide access to serve new construction. This includes east-west connections in the West Village, the northern extension of Hamilton Road, and provision of a new east-west connection to the New Albany Road West area.

Metro Park – As depicted in the Accord Update, a 1200-acre Metro Park is planned in the area north of Walnut Street. Property will be acquired and improvements will be made to create this facility and provide linkages with surrounding neighborhoods and open space, such as Hoover Reservoir.

Schools – Acquisition of property and development of facilities needed in the provision of public schools for the area. These improvements may occur in conjunction with other public infrastructure and facility improvements such as parks and recreation facilities.

Parks and Recreation Facilities - Acquisition of property and development of facilities needed in the provision of public parks and recreation facilities to serve the development in the area. This may include neighborhood and community parks, multi-use trails, greenway corridors, and recreation facilities.

Other Infrastructure/Facilities - Provisions for internal vehicular access, pedestrian access, fire and police facilities, storm water drainage and/or sanitary sewer service will also be made. Other improvements may include connections to water, telephone, electric and/or natural gas lines.

Economic Impact

According to the Mid-Ohio Regional Planning Commission, the central Ohio region has the highest growth rate in the state of Ohio. During the next twenty-three years some 500,000 people will move into the region. During the first half of 2003, permits were approved for over \$276 million worth of residential development in Columbus alone. These new residents will serve as the base of workers needed to help fuel the economic growth that has marked Central Ohio for several decades. Additionally, these residents will themselves create demand for wide variety of goods and services.

The northeast area is a key growth corridor for Columbus and the development planned in the Rocky Fork District is desirable for several reasons. Upon completion, the development will provide new housing options and job opportunities for local residents and thus help to enhance the physical, social and economic health of the surrounding area. Approximately 5,700 new units are expected within the West Village portion of the planning area, resulting in 13,110 new residents using the city's average household size of 2.3 (Census 2000). The investment this growth brings will provide the necessary financial flexibility to contribute to such things as open space preservation and roadway improvements/construction.

Supporting Policies

The Columbus Comprehensive Plan states:

"Infrastructure is necessary whenever development and redevelopment occur. When adequate public infrastructure investments are planned and programmed to accompany development activities of the private sector, 'growing pains' can be minimized. It is one of the principal aims of this Plan to ensure that the city of Columbus coordinate and plan infrastructure investments, as well as investments in other municipal functions and services, to meet the needs of this growing community and enhance the quality of life for all."

Similarly, the Principles of Progress contained in the Columbus Covenant 2000 recognize that provisions for adequate infrastructure are essential for economic growth and job creation. The Covenant also notes that the efficient delivery of services contributes to quality of life and helps to promote “strong, distinct and vibrant neighborhoods”.

As stated in the opening pages of the Accord, “the Rocky Fork-Blacklick Accord is an initiative of the city of Columbus and village of New Albany to establish long range planning guidelines to manage future growth and development within the defined planning area.” The Accord further states that the plan “is intended to be elastic and changeable so that it may grow with the planning area.” Since its initial adoption in 1997, the Accord has undergone several amendments to ensure ongoing relevance as a planning tool.

Public Process

The public infrastructure needs anticipated by this economic development plan are based upon, and coincide with, the Rocky Fork-Blacklick Accord as updated and approved by the Development Commission and Columbus City Council. In the review and approval of the initial Accord and subsequent updates, the nature of the development proposal was made public through notification of interested parties, advertisements in the Columbus City Bulletin, information on the Planning Division website, public meetings and hearings, and newspaper articles.

Conclusion

The development of the Rocky Fork-Blacklick Accord planning area will contribute to the economic and physical growth of the city of Columbus. Though desirable, this growth must be served with adequate public infrastructure -- at significant expense. The creation of an incentive district will help the city of Columbus to provide this infrastructure and accommodate future growth, while providing for the safe and efficient delivery of public goods and services.

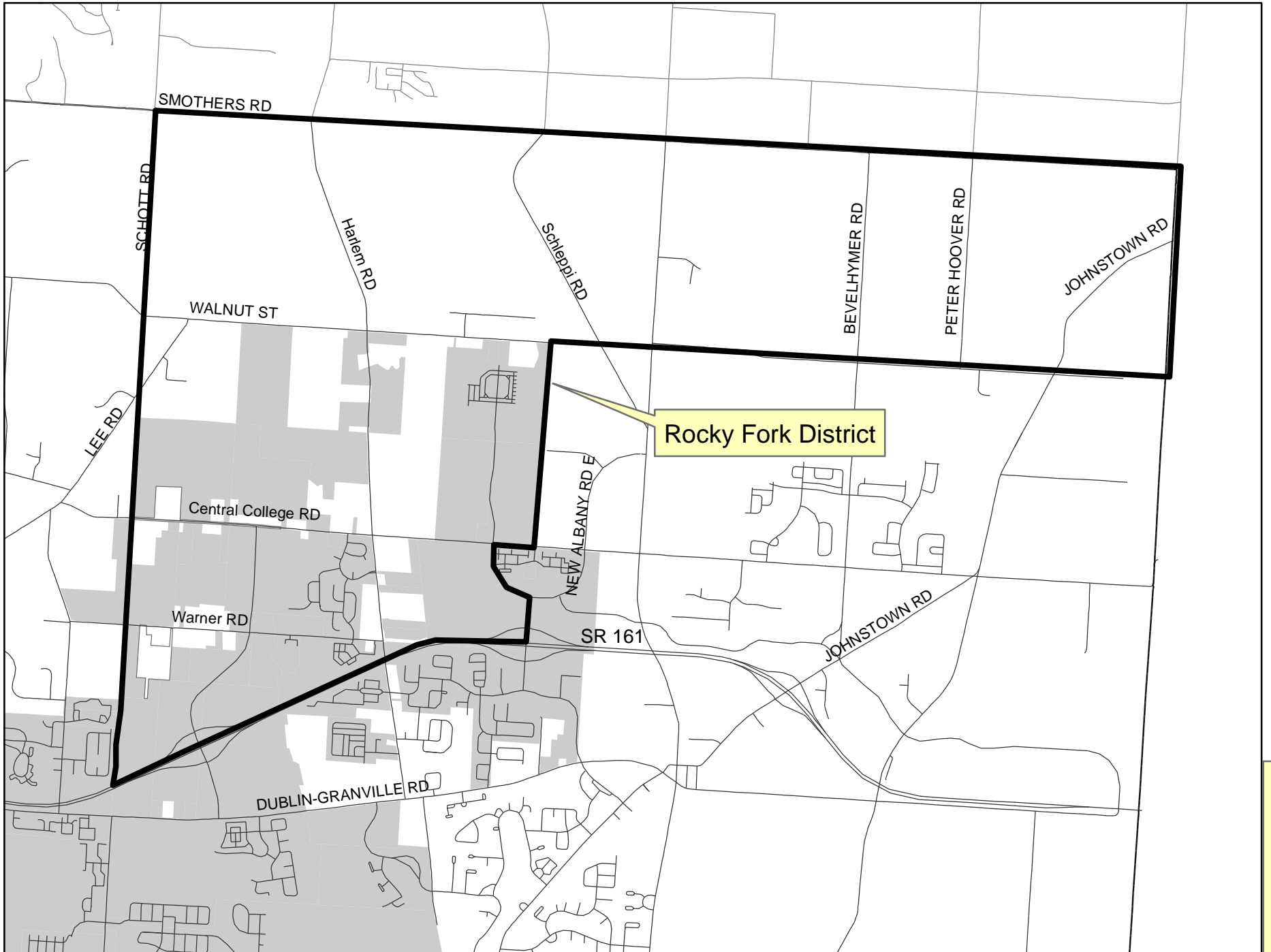
Attachments

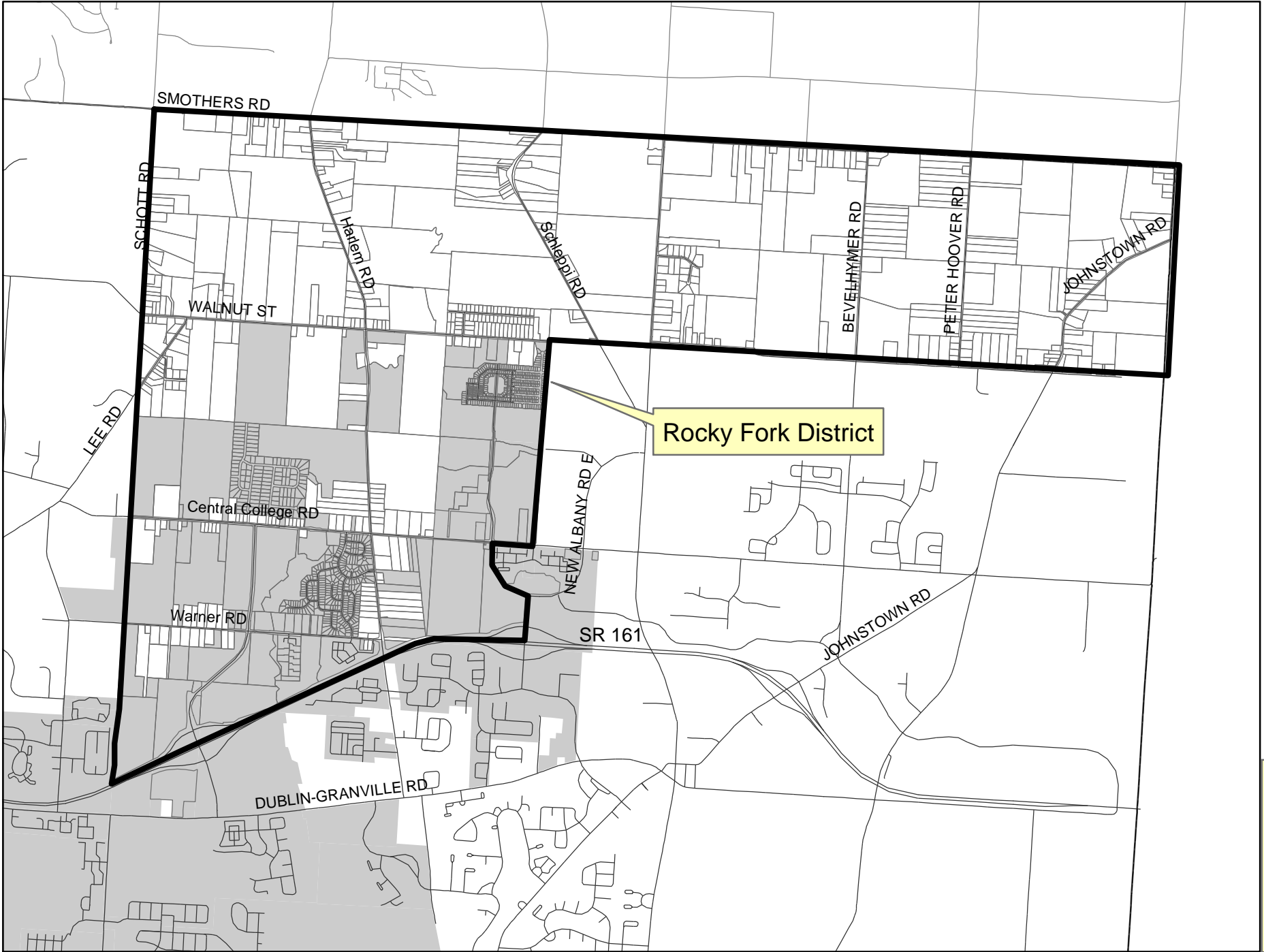
Attachment A: Planning Area

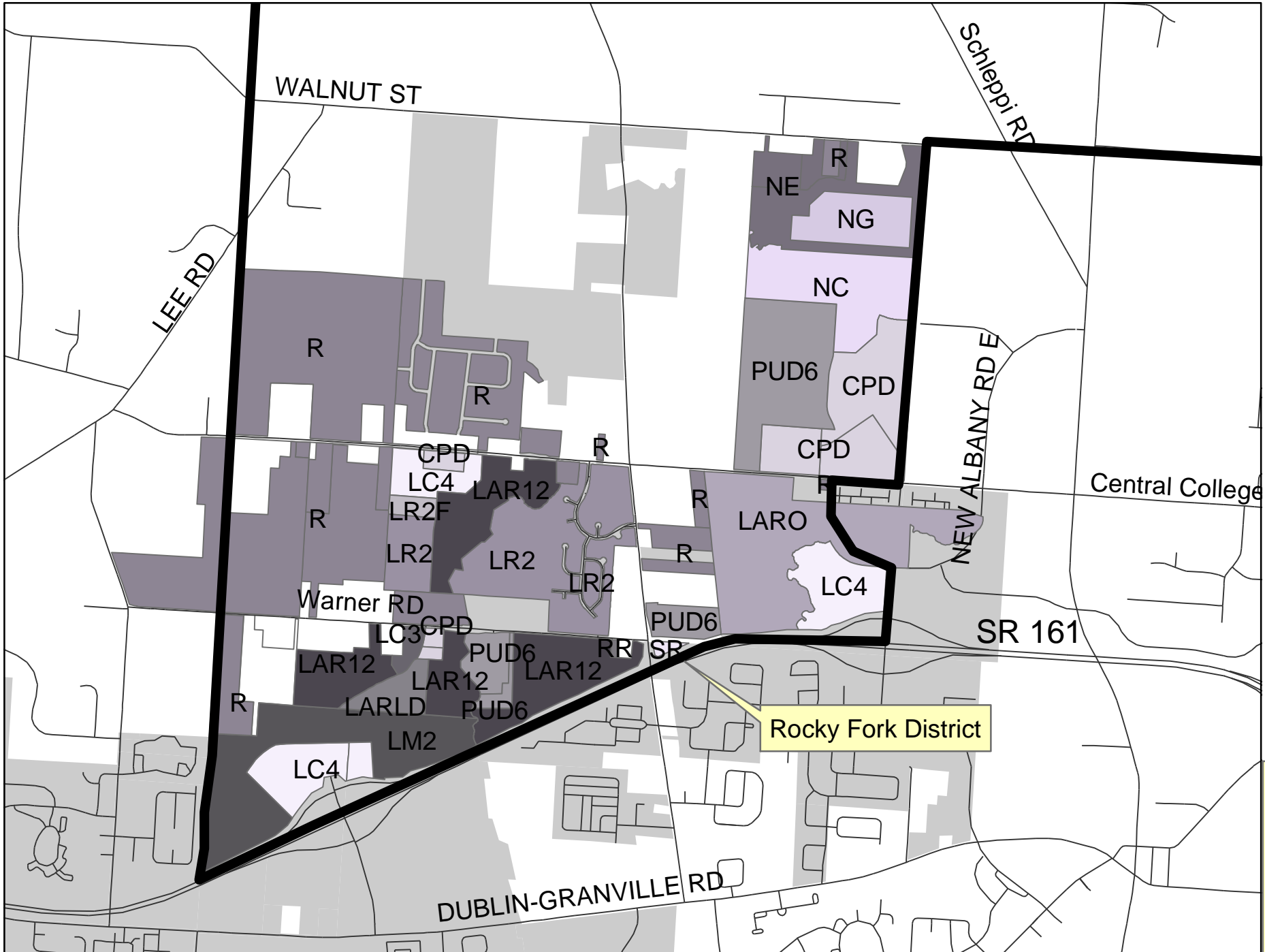
Attachment B: Parcel Map

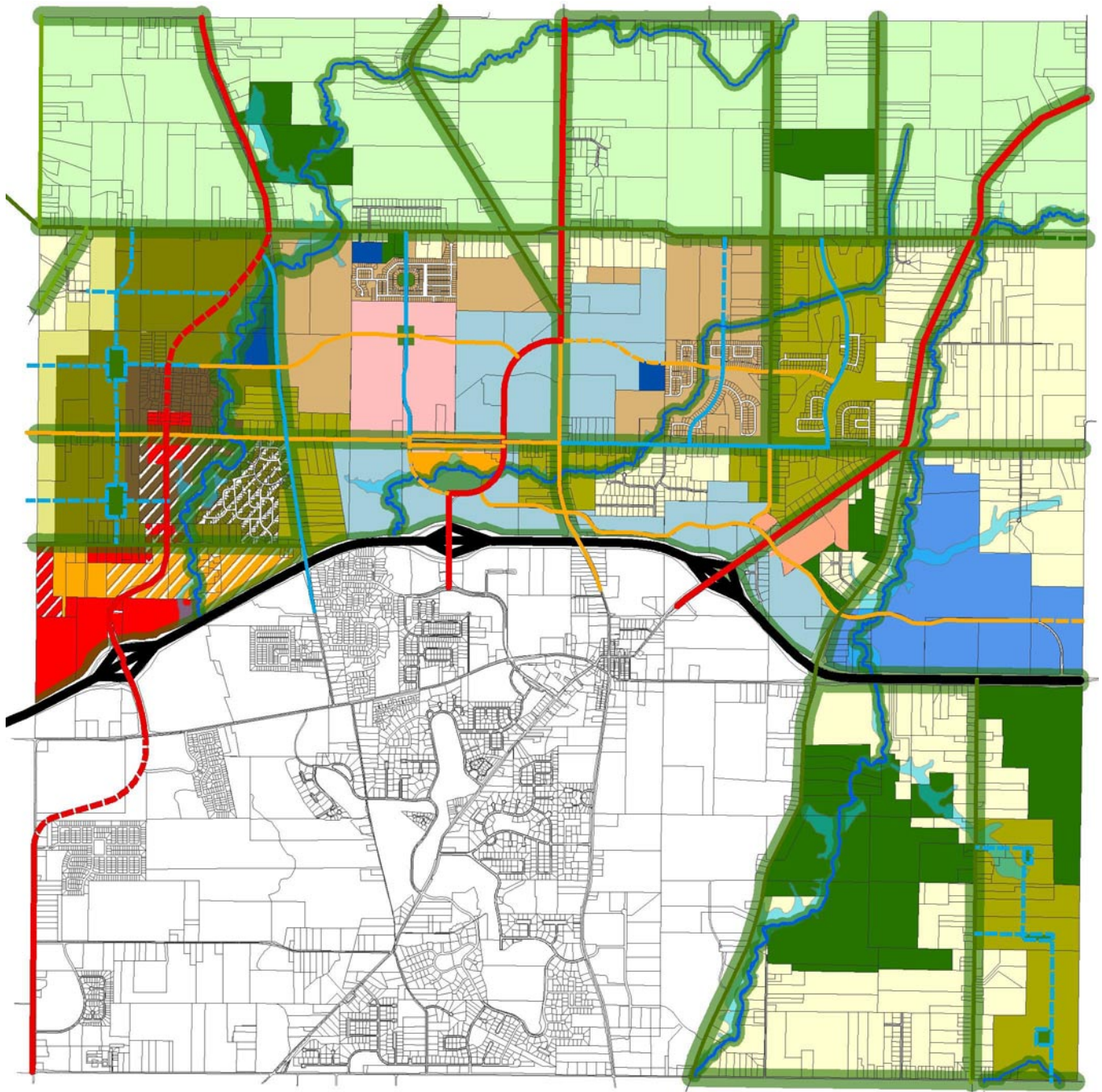
Attachment C: Zoning Map

Attachment D: Rocky Fork-Blacklick Accord Update (Land Use Map)

























Legend

 Office	 Park/Open Space	 Edge
 Office/Warehouse	 Village Mixed Use	 Neighborhood
 Town Mixed Use	 Town Residential	 Neighborhood Center
 Commercial	 Village Residential	 Neighborhood Center Commercial
 Multi-Family	 Rural Residential	 Park Zone
 Civic/Schools		

Preexisting zoning represented by hatching.