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# **Economic Development Plan**

*For*

Hayden Run Corridor

*Prepared by:*

*Planning Division*

*Department of Development*

City of Columbus

September 15, 2004

## **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 blighted 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 corresponding legislative authority must adopt the plan.

In accordance with the above, this Economic Development Plan was created to document the public infrastructure needs of the Hayden Run Corridor 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 Exhibit A) lies within the city of Columbus corporate limits and its growth area and contains approximately 2,100 acres of land. It consists of approximately 159 parcels (see Exhibit B) and is an irregularly shaped tract of land including portions of the territory extending westward from I-270 between Hayden Run Road and Rings Road, and then northward between Houchard Road and the Madison County line to the Union County line just north of SR 161 (see Exhibit A).

Current Columbus zoning within the planning area is depicted in Exhibit C and includes R, LAR12, LARLD, PUD-6, PUD-4, TC, NC, NG, NE, CPD, LC4, and LM.

## **Proposed Development**

In accordance with the Hayden Run Corridor Interim Plan as adopted by Columbus City Council on June 14, 2004, the planning area will be developed as a combination of single-family residential, multi-family residential, retail commercial, office, and parks.

Office uses are proposed in the areas nearest to the freeway, to maximize this land's economic potential, as both a generator of jobs and tax revenue. Commercial needs will be met through concentrated nodes located conveniently to residential areas. Two of these nodes will serve community-wide commercial needs; three nodes will serve neighborhood commercial needs. Residential areas will be developed using elements of the Traditional Neighborhood Development Article in the Columbus Zoning Code. Community and neighborhood parks and facilities will be incorporated throughout these areas. These land uses are depicted on the Land Use Map, which is included as Exhibit D. Development Standards are proposed to maintain a high quality of development.

Transportation improvements will respond to the needs of vehicles, bicycles and pedestrians. Due to concerns with traffic issues in this area, The Mid Ohio Regional Planning Commission conducted the Northwest Traffic Study. This study was funded by five affected jurisdictions: Columbus, Hilliard, Dublin, Washington Township, and Brown Township. The recommendations emerging from this cooperative effort have been incorporated into The Hayden Run Corridor Plan. Furthermore, in addition to code-mandated sidewalks, a multi-purpose trail is recommended along Hayden Run Stream, as a parkland connection, and along major roadways. Additionally, a site for a future light rail stop and transit oriented development has been identified along the CSX Railroad, a future light rail corridor identified by COTA (Central Ohio Transit Authority).

Measures to protect natural features in the area, including the Hayden Run Stream and its headwaters, are included in the plan.

## **Infrastructure Needs**

Significant improvements and/or additions to public facilities and infrastructure will be necessary to serve the new construction in the Hayden Run Corridor area. 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 Cosgray Road, Hayden Run Road, Avery Road, Tuttle Road, and Wilcox Roads. Major new roadways that provide east-west connections include the Britton-Cosgray Connector that extends from Cosgray Road to Britton Parkway, and the Tuttle Road extension that will extend Tuttle Road to the Madison County line. Additional north-south roadways include the extensions of Houchard Road from Rings Road to Hayden Run Road, and the extension of Leppert Road north to the new connector. Additional construction of new roadways or extension of other existing roadways may take place to provide access to serve new construction. Access management controls are recommended. Street interconnectivity to adjacent parcels and other arterials is a priority.

Schools – Acquisition of property and development of facilities will be 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. A site in the Hayden Run Corridor, north of Hayden Run Stream and east of Avery Road, has been identified for a Community Center. This site is proposed to include a school and park. Additional school facilities may also be required in the future.

Parks and Recreation Facilities - Acquisition of property and development of facilities will be needed to provide public parks and recreation facilities to serve the development in the area. This will include neighborhood and community parks with recreation facilities, multi-use trails and greenway corridors. Neighborhood parks are recommended as central greens in the neighborhoods, and to serve as protection for natural features such as Hayden Run and existing wetlands. Community parks include a park in conjunction with the Community Center, plus a 30-acre park near the Hayden Run headwaters spring, and a 17-acre park on an existing woodlot in the eastern portion of the corridor. A multi-purpose recreational trail is proposed along Hayden Run, to be built within a 150' required natural buffer along the stream.

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. Included with these improvements and expansions, an additional fire station will be needed when the western portion of the corridor is developed, and a police substation will need to be relocated closer to the corridor. Additional 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 over 500,000 people will move into the region. During the first half of 2004, permits were approved for over \$247 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 development planned in the Hayden Run Corridor 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 2700 new units are expected within the currently zoned central portion of the planning area, resulting in 6233 new residents using the city's average household size of 2.3 (Census 2000). The balance of undeveloped land in the corridor could yield an additional 3338 units, or 7677 new residents. The investment this growth brings will provide the necessary financial flexibility to contribute to such things as open space preservation and roadway improvements/construction.

The corridor's proximity to the interstate, and high-end office developments in adjoining communities, offers the opportunity for the City of Columbus to also develop office uses in this area and benefit from the resulting tax revenue. The Interim Plan has recommended that approximately 117 acres be reserved for office uses near the freeway. Additionally, there is a strong market in this area for commercial services to meet the needs of both the corridor residents and our high-income neighbors, offering potential additional tax revenue for The City of Columbus. The Interim Plan identifies two sites, approximately 42 acres, to be developed for community commercial uses. Neighborhood commercial uses have been recommended for three areas in the corridor. Convenient access to commercial areas that meet every day needs will reduce the required number and length of automobile trips for residents in the area.

## **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 Interim Plan, “The Hayden Run Corridor Plan is intended to serve as a guide for public and private sector decision-making regarding the physical development of the planning area. The primary goal of the plan is to provide guidance for the mix of land uses and the associated public facilities and infrastructure necessary to fulfill the future needs of this growing portion of Central Ohio.” The Hayden Run Corridor Plan is intended to be flexible and will be updated as necessary to meet changing needs in the corridor.

## **Public Process**

The public infrastructure needs anticipated by this economic development plan are based upon, and coincide with, the Hayden Run Corridor Interim Plan as adopted by Columbus City Council on June 14, 2004. The corridor plan development process began with meetings of representatives of the various area jurisdictions to discuss pertinent issues, concerns, and desires related to the plan's creation. Staff took the input from those meetings, continued discussions with members of the various staffs when necessary, and

prepared a draft corridor plan concept map. This map was shared with many stakeholders in and near the corridor, including the jurisdictions, and was modified, as needed, to ensure accuracy. The next phase of the process involved building upon the concept map to develop more detailed recommendations for the various plan elements. This was done through additional research, consultation, and public review, including a public open house. The result is a document, which provides a framework for the area's future. The formula, 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 Hayden Run Corridor 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.

## **Certification**

*As evidenced by the information contained in this economic development plan, I hereby certify that the public infrastructure serving Hayden Run is inadequate to meet the future development needs of the district.*

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*Randall J. Bowman, City Engineer*

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*Date*

## **Attachments**

- Exhibit A: Planning Area
- Exhibit B: Parcel Map
- Exhibit C: Zoning Map
- Exhibit D: Proposed Land Use Map