

# 2018 Rickenbacker Area Comprehensive Study



Mid-Ohio Regional  
Planning Commission

## Overview

- Study of multifaceted existing factors and their projected growth potential
- Next 10 to 20 years
- CRAA - LCK Airport Master Plan

## Primary areas:

- **Infrastructure** (highways, sanitary, water, broadband)
- **Housing** (review of existing conditions and identification of market relevant infill opportunities)
- **Energy** (savings and production)
- **Economic Development** (development potential, competitiveness, workforce access)
- **Placemaking** (unique identification regionally and internationally)
- **Continuance of Coordination** (MORPC, CRAA, Columbus 2020, Columbus Chamber and Local Governments)



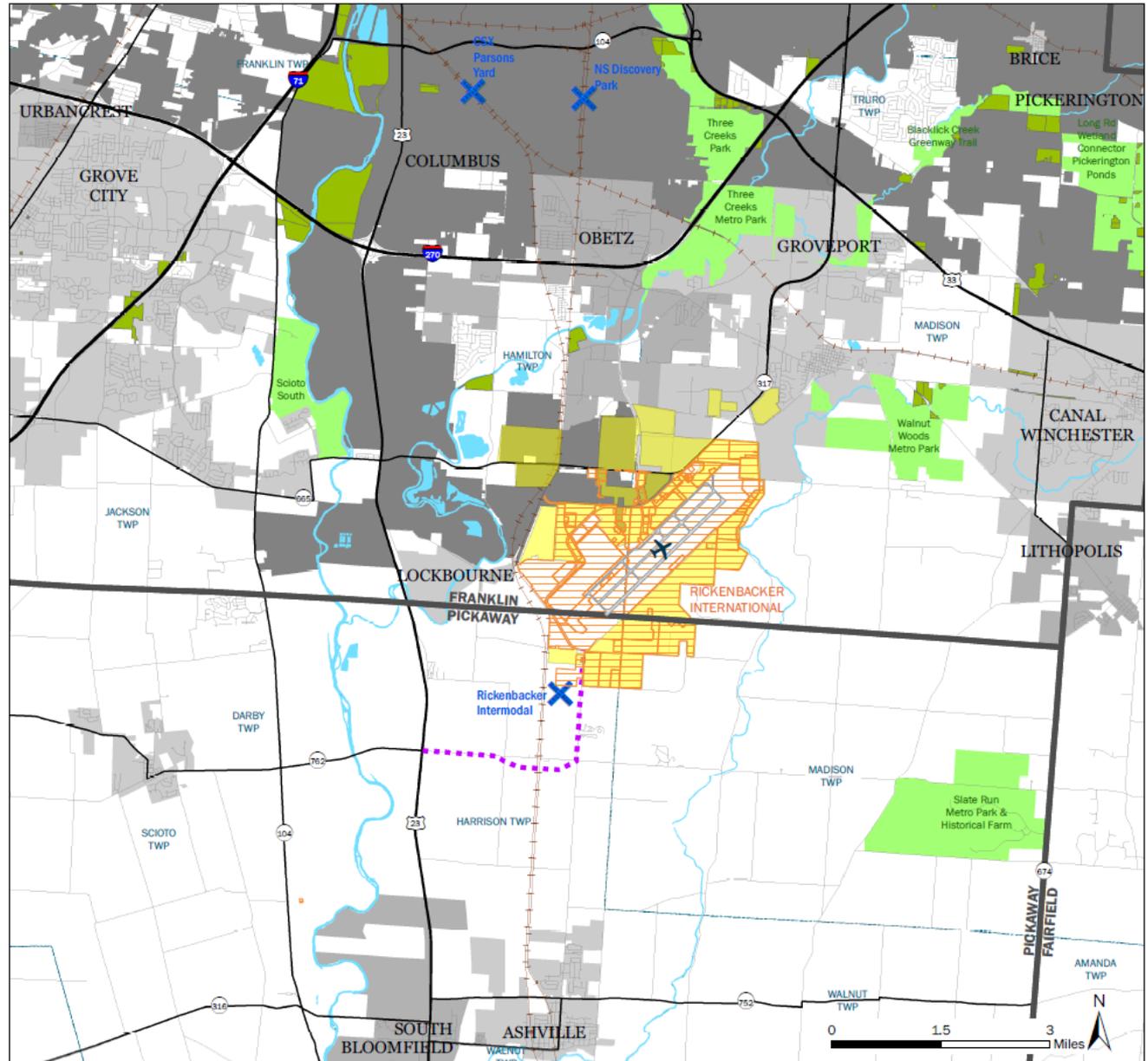
## Resource Investors

Investor	Investment	Year	Contact
MORPC	\$150,000	Split / All	Thea Walsh
City of Columbus	\$25,000	2016	Hannah Reed
Franklin County	\$25,000	2016	Jim Schimmer
CRAA	\$15,000	2016	Tory Richardson
City of Canal Winchester	\$4,000	2016	Amanda Jackson
City of Grove City	\$10,000	2016	Ike Stage
City of Groveport	\$10,000	2016	Steve Farst
Village of Obetz	\$10,000	2016	Stacey Boumis
COTA	\$10,000	2016	Kevin Christopher
Columbus Metropolitan Housing	\$5,000	2016	Bryan Brown
Affordable Housing Trust	\$5,000	2016	Steve Gladman
Ohio Capital Corp for Housing	\$5,000	2016	Hal Keller
Homeport	\$5,000	2016	Leah Evans
Pickaway County	\$0		Ryan Scribner
Village of Asheville	\$0		Franklin Christman
Madison Township	\$0		
Village of Lockbourne	\$0		Christie Ward
	\$279,000		

## 2016 Study Scope

### Study Area Description

The study area will be bounded by SR 762/Duval Road on the south, SR 764/US 33 on the east, SR 104 on the north and I-71 on the west.



**TASK I - Establish Advisory Committee**

**various meetings 8/1/2016 – 6/30/2018**

***committee of key coordination and technical experts from the area stakeholders***

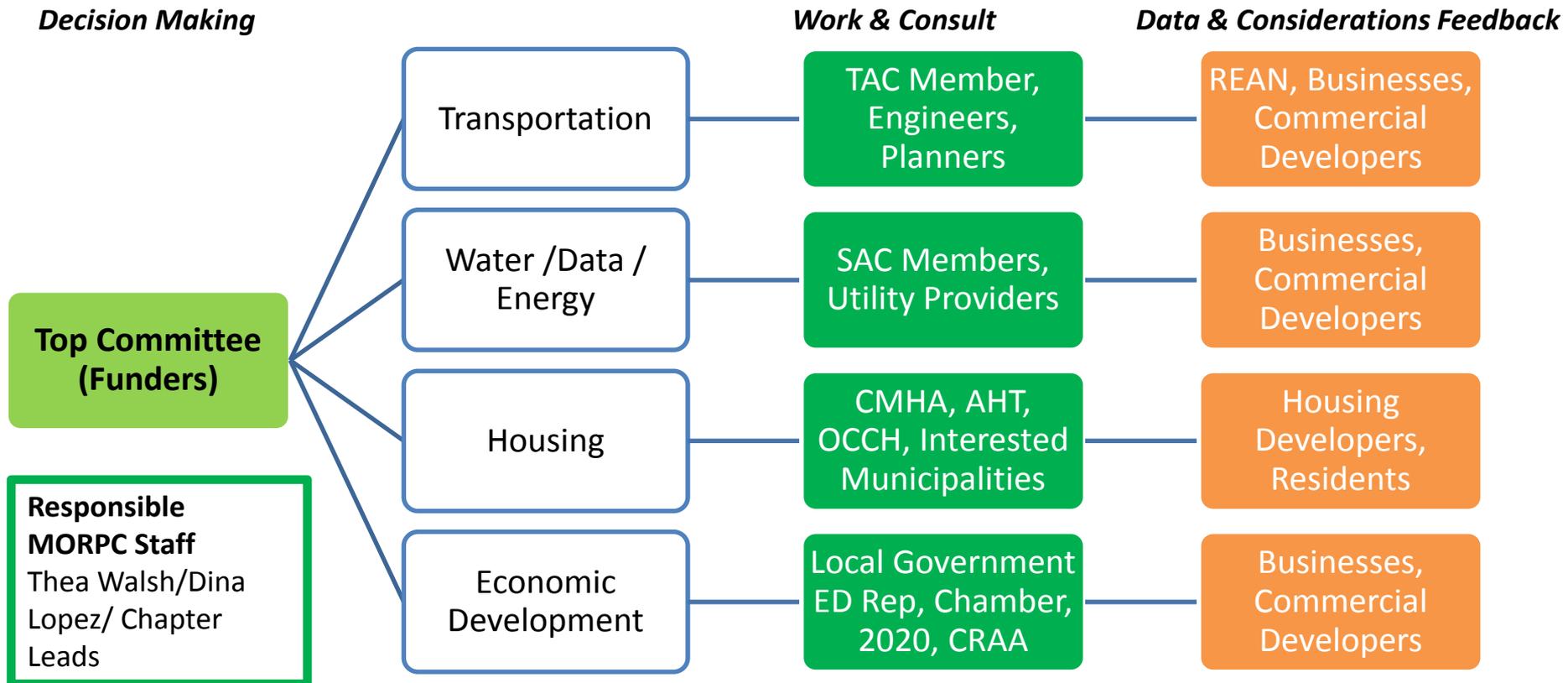
- CRAA and their Master Plan Consultants (Michael Baker International)
- Franklin County
- Pickaway County
- Columbus
- Groveport
- Grove City
- Canal Winchester
- Obetz
- Lockbourne
- Madison Township
- Ohio Capital Corporation for Housing
- Affordable Housing Trust
- Columbus Metropolitan Housing
- Pickaway Progress Partnership
- Columbus 2020
- Columbus Chamber of Commerce Logistics Council
- Rickenbacker Area Employer Network
- Railroads
- Major private developers
- Businesses
- Others

**Top Committee**  
**Responsible MORPC Staff**  
Thea Walsh / Dina Lopez

# LCK Advisory Committee Structure & Process

## Meeting Ordering

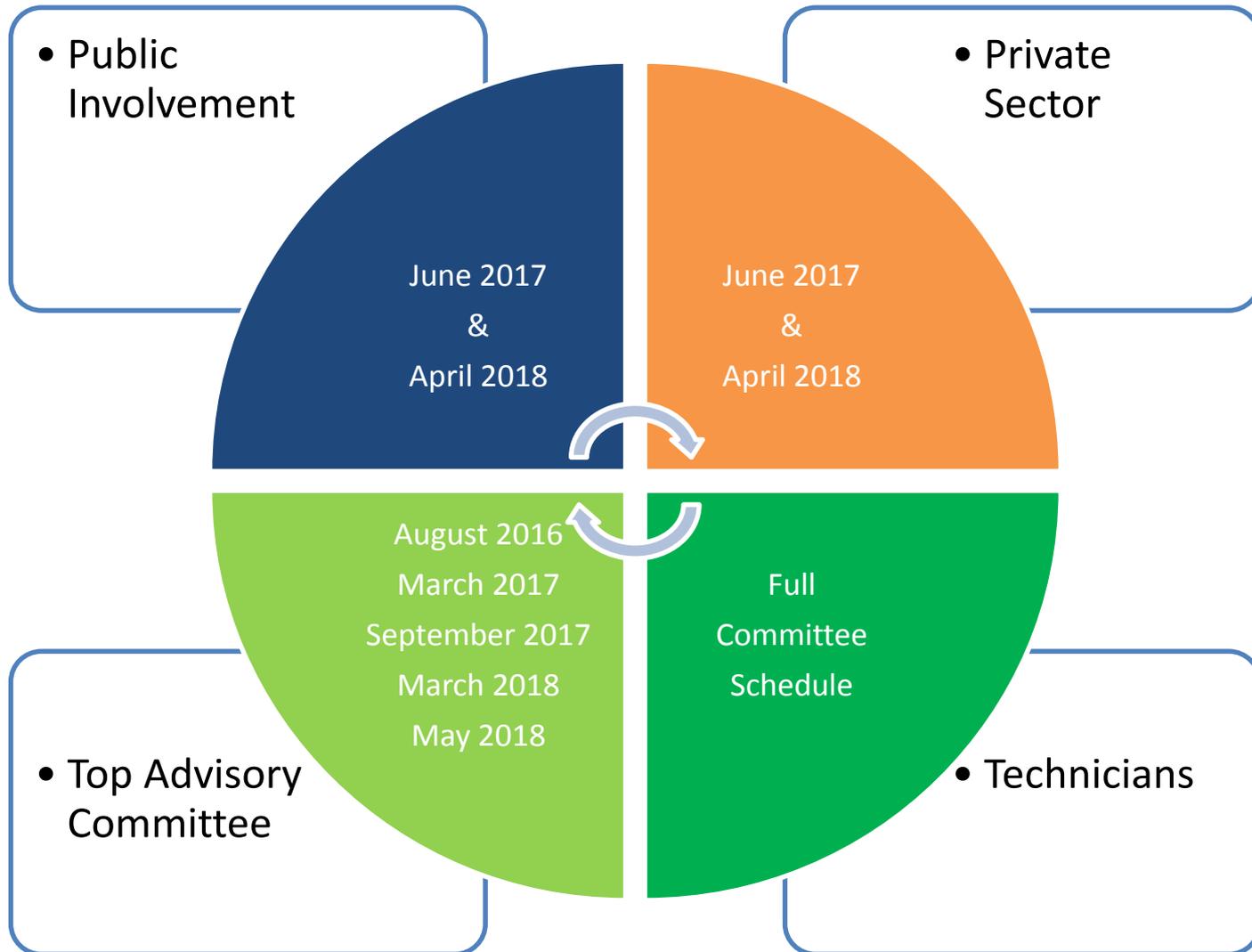
*Decision Making*



*Feedback & Reporting*

Public Involvement

# Committee Schedule Breakdown





## TASK II - Land Use Forecasts

developed 12/1/2016 – 3/31/2017

- MORPC regional land use projections for the year 2040
- adjustments
- existing land use by parcel
- points of interest
- future land use by parcel
- zoning
- land use plans
- other regionally collected data

**Responsible MORPC Staff**  
Nancy Reger/?

Advisory Committee may decide to develop a second land use scenario that may represent additional growth above the 2040 base data set.

## CHAPTER 1: Transportation

developed 4/1/2016 – 5/30/2018

- Current road and highway network
- Transit Services
- TDM Services
- Transit stops
- Bikeways
- Sidewalks
- Current congestion
- Projected congestion
- Truck traffic
- Crashes
- Current volumes
- Projected volumes
- Financially committed projects
  
- Considerations
  - Highways
  - COTA service
  - Bike and pedestrian routing
  - Other travel mobility

**Responsible MORPC Staff**  
Nick Gill / Maria Schaper

## CHAPTER 1: Transportation

developed 4/1/2016 – 5/30/2018

### Travel Demand Modeling

(A) Transportation Demand Model Validation

(B) Future Base Transportation Network

(C) 2040 Traffic Volume Projections

(D) Future Alternative Transportation Networks

**Responsible MORPC Staff**  
Nick Gill / Zhuojun Jiang



## CHAPTER 1: Transportation

developed 4/1/2016 – 5/30/2018

### Transportation System Analysis

Existing analysis

Future Planning Level

Future Detailed analysis

Identification of Projects

**Responsible MORPC Staff**  
Nick Gill / Maria Schaper

## CHAPTER 2: Housing

developed 12/1/2016 – 8/31/2017

- Zoning
- Existing Housing Inventory (by type, by age, other factors)
- Market Values
- Markets Rents
- Property-based MLS Listing timeline
- Police, Fire and EMS runs to Residential Properties
- Property-based service coverages (trash, recycling, utilities, other)
- Property-based proximity to open space
- Household Size
- Household Income
- Environmental Justice Data
- Household Vehicle Count
- Other Demographic Data
  
- Considerations
  - Housing availability and needs based on market demand
  - Proximity to services and local jobs
  - Scan for affordable home ownership and rental for working households and seniors
  
- Identify attraction techniques for partners with resources to strategically investment in the residential market.

**Responsible MORPC Staff**  
Nancy Reger/ Consultant?

## CHAPTER 3: Water Infrastructure

developed 4/1/2017 – 8/31/2017

- Water lines
- Sanitary Sewer
- Storm water management system
- Existing coverage by provider
- Proposed coverage by provider
- Considerations:
  - Water needs of industrial users in the Rickenbacker Area
  - Current usage
  - Future usage based on land use projections for the area
- Determine if service is sufficient and sustainable
- Identify service area weaknesses and vulnerabilities
- Identify needs and appropriate financial resources required to address the needs

**Responsible MORPC Staff**  
Dina Lopez/ Consultant

## CHAPTER 4 Data Infrastructure

developed 4/1/2017 – 8/31/2017

- Broadband
- Public coverage
- Private coverage
- Building assets
- Building assets by age of structure
  
- Considerations:
  - data infrastructure needs of the logistics business users
  - data warehousing
  - wireless systems for logistical movements
  - aviation systems
  - autonomous/ connected vehicle potential
  
- **Projects**
  - Cost estimates, schedule estimates and potential funding resources
  - Select priorities for future focus

**Responsible MORPC Staff**  
Nancy Reger/ Consultant

## CHAPTER 5: Energy Infrastructure

developed 4/1/2017 – 8/31/2017

- Building inventory
- Renewable energy production
- Renewable energy usage
- Building efficiency
- Electric charging stations (vehicles)
- Mobile fuel stations
- Utility easements
- LEED buildings
  
- Considerations:
  - Mobile fuel sources used
  - energy/utility efficiency
  - power generation
  - diversification of energy resources
  - energy infrastructure assets
  
- Determine if service is sufficient and sustainable
- Identify service area weaknesses and vulnerabilities
- Identify needs and appropriate financial resources required to address the needs

**Responsible MORPC Staff**

Christina O’Keeffe/ Consultant?

## **CHAPTER 6: Economic Development**

developed 4/1/2017 – 12/31/2017

- Origin and destination of workers daily commutes
- Existing labor force
- Future labor force
- Vocational training opportunities
- Employment per site normal
- Employment per site high season
- Federal Trade Zone designated area
- Joint Economic Development District/ Zones (JEDD) & (JEDZ) Area(s)
- Enterprise Zone (EZ) Area(s)
- Cooperative Economic Development Agreements (CEDA) Area(s)
- TIF Area(s)
- Importance to state and national economy
  
- Considerations:
  - Determine priority development locations
  - Explore additional incentives
  - Identify growth opportunities
  - Workforce accommodations

### **Responsible MORPC Staff**

Thea Walsh/ CAP Man/ Consultant

- ***Used to prioritize projects in other chapters***

## CHAPTER 7: Placemaking

developed 8/1/2017 – 12/31/2017

- The Rickenbacker Area is a unique area that has a mix of logistics users and nearby neighborhoods. The relationship between these vastly different land uses defines the area often.
- Long List of support Data
- *Used to prioritize projects in other chapters*

### **Responsible MORPC Staff**

Kerstin Carr/ Amelia Costanzo/ Consultant?

#### TASK IV – Plan Coordination

developed 1/1/2018 – 3/31/2018

- Airport Master Plan
- other existing and new resources
- **Coordinate ED & PM with Chapters ahead**

**Responsible MORPC Staff**

Dina Lopez / Consultant

#### TASK V – Implementation Plan

developed 3/1/2018 – 4/30/2018

- Realistic schedule
- Projected cost
- Potential funding source
- Responsible stakeholder
- 

**Responsible MORPC Staff**

Maria Schaper/ Cap Man / Consultant

#### TASK VI – Summary Report

developed 4/1/2018 – 6/30/2018

- Preparation and submission of interim reports with findings from each chapter
- Submission of final report

**Responsible MORPC Staff**

Chapter Lead/ Dina Lopez/ Consultant



### Study Budget & Labor Breakdown

Uses		MORPC Labor	Consultant	Total Cost
Task I	<i>Committee</i>	\$10,000		\$10,000
Task II	<i>Land Use</i>	\$30,000		\$30,000
Task III	<i>Chapters</i>			\$0
Chapter 1	<i>Transportation</i>	\$50,000		\$50,000
Chapter 2	<i>Housing</i>	\$12,500	\$2,500	\$15,000
Chapter 3	<i>Water</i>	\$2,500	\$12,500	\$15,000
Chapter 4	<i>Data</i>	\$2,500	\$12,500	\$15,000
Chapter 5	<i>Energy</i>	\$2,500	\$40,000	\$42,500
Chapter 6	<i>Economic Development</i>	\$10,000	\$40,000	\$50,000
Chapter 7	<i>Placemaking</i>	\$12,500	\$2,500	\$15,000
Task IV	<i>Plan Coordination</i>	\$5,000	\$2,500	\$7,500
Task V	<i>Implementation Plan</i>	\$10,000	\$2,500	\$12,500
Task VI	<i>Reporting</i>	\$2,500	\$10,000	\$12,500
		\$150,000	\$125,000	\$275,000
Sources				
	<i>MORPC Contribution</i>	\$150,000	<i>(\$50,000 per year)</i>	
	<i>Match</i>	\$125,000		
	<b>Total Budget</b>	<b>\$275,000</b>		





Mid-Ohio Regional  
Planning Commission

Thea J. Walsh, AICP

Director of Transportation Systems & Funding

twalsh@morpc.org

111 Liberty Street, Suite 100

Columbus, Ohio 43215

Phone: 614.233.4160

[www.morpc.org](http://www.morpc.org)

