# 2018 RICKENBACKER AREA COMPREHENSIVE STUDY

morpc
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

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

COLUMBUS REGIONAL AIRPORT AUTHORITY

Franklin County
Where Government Works

GROVE CITY OHIO 1852

COTA
CENTRAL OHIO TRANSIT AUTHORITY

CITY OF GROVEPORT OHIO
FOUNDED • 1847

homeport

OCCH
OHIO CAPITAL CORPORATION FOR HOUSING

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

FOR WORK. FOR PLAY. FOR EVERYONE.
Settled
THE VILLAGE OF OBETZ
1838

CANAL WINCHESTER
Established 1828

Northern Pickaway County JEDD

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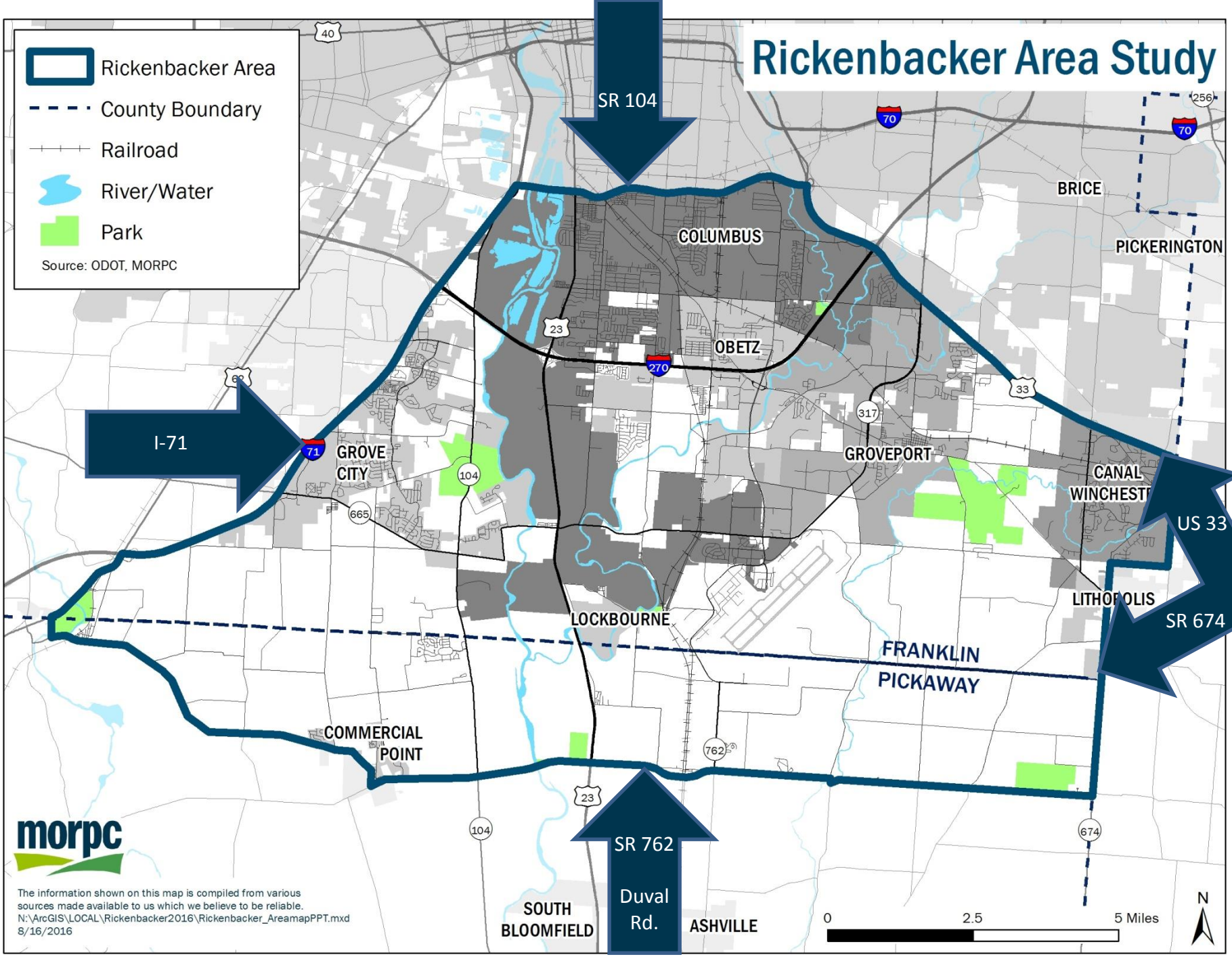
AFFORDABLE HOUSING TRUST
FOR COLUMBUS & FRANKLIN COUNTY


Rickenbacker Area Study
Rickenbacker Area
County Boundary
Railroad
River/Water
Park
Source: ODOT, MORPC
SR 104
I-71
US 33
SR 674
SR 762
Duval Rd.
COLUMBUS
OBETZ
GROVE CITY
GROVEPORT
CANAL WINCHESTER
LITHOPOLIS
LOCKBOURNE
FRANKLIN
PICKAWAY
COMMERCIAL POINT
SOUTH BLOOMFIELD
ASHVILLE
BRICE
PICKERINGTON
40
70
256
23
270
33
317
71
104
665
762
674
0
2.5
5 Miles
N
morpc
The information shown on this map is compiled from various sources made available to us which we believe to be reliable.
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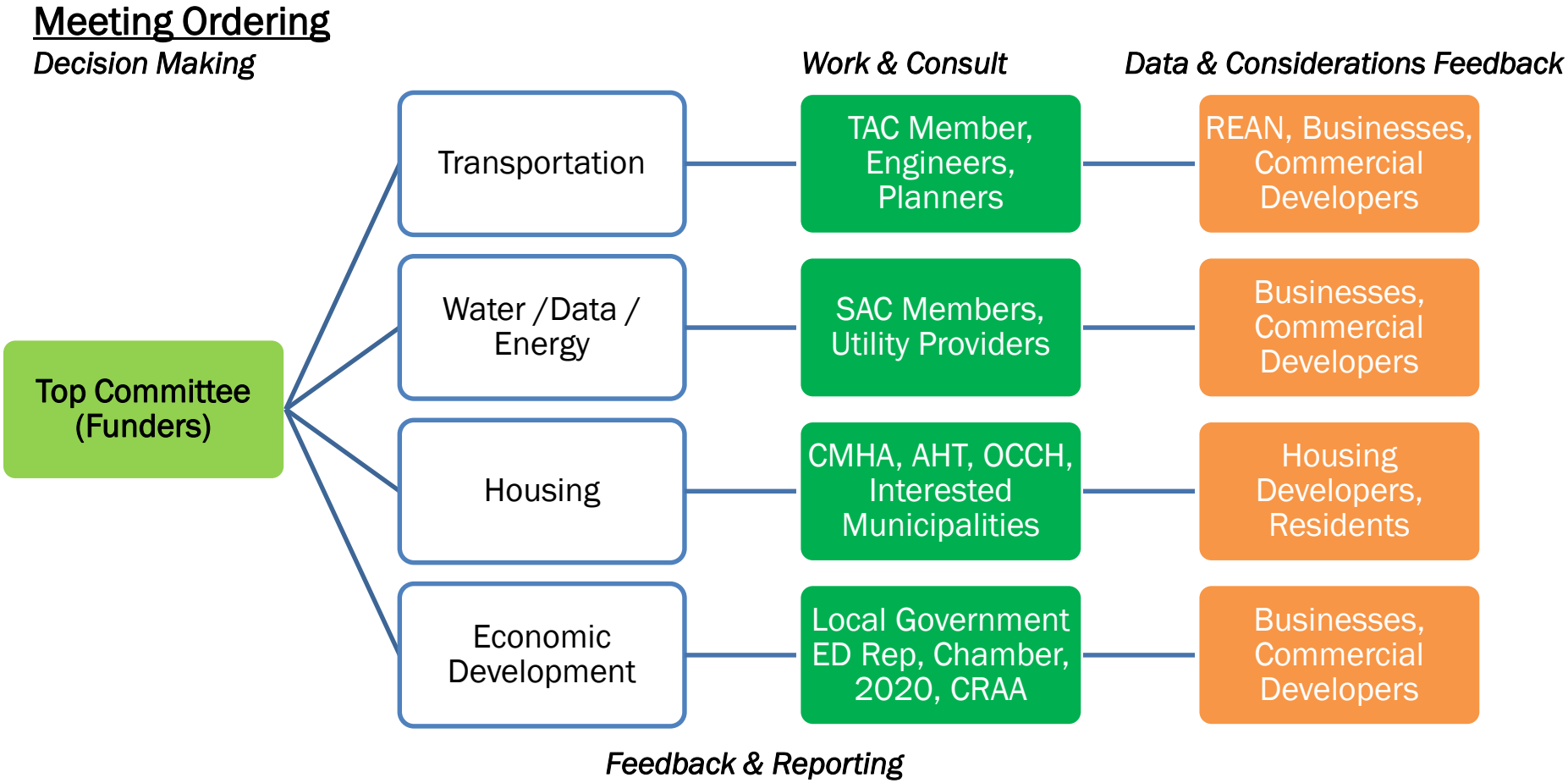
8/16/2016

## TASK I – Establish Stakeholder Advisory Committee (SAC) & Working Groups

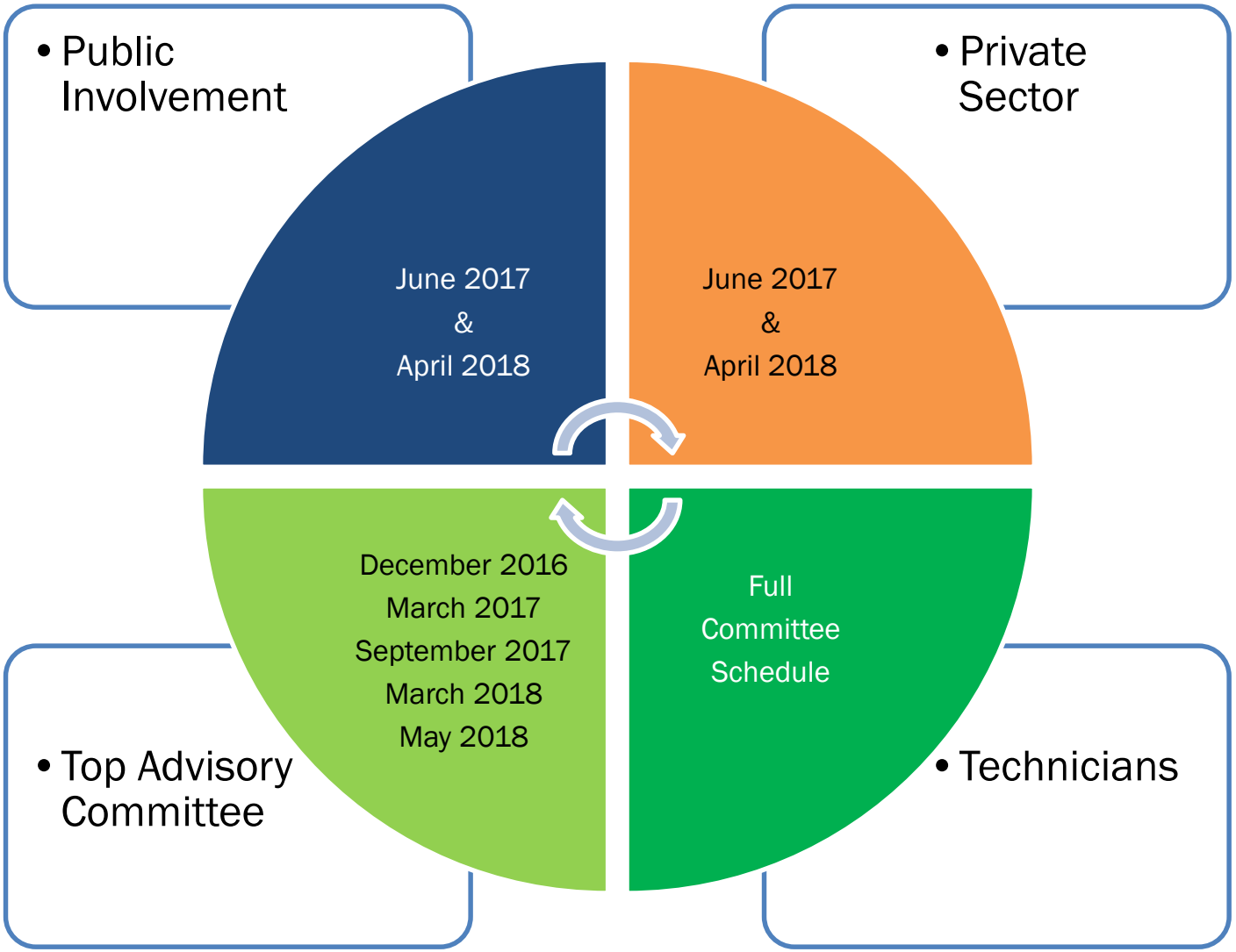
The committee and working groups will include key coordination and technical experts from the area:

- 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

# Advisory Committee Structure & Process



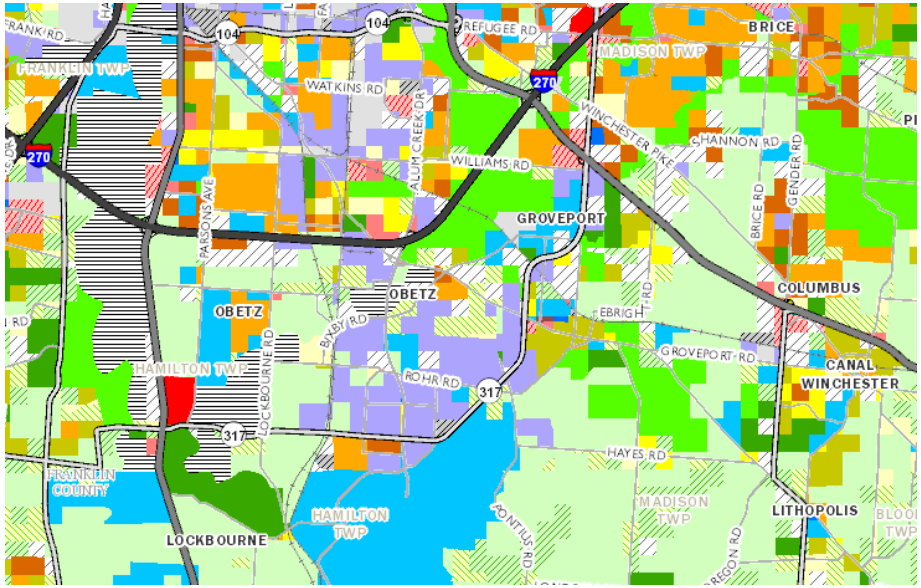
# Committee Schedule Breakdown



## TASK II - Existing Conditions and Land Use Forecasts

We are Here

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



# TASK III – Chapter/Discipline Development

## CHAPTER 1: Transportation

- Transportation System Analysis
  - Transit Services
  - Ridesharing Services
  - Bike/Pedestrian Facilities
- Travel Demand Modeling
- Current and projected congestion
- Crashes
- Improvement projects

## Chapter 2: Housing

- Zoning
- Existing Housing Inventory (by type, by age, other factors)
- Market Values and 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 and Income
- 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

## Chapter 3: Water Infrastructure

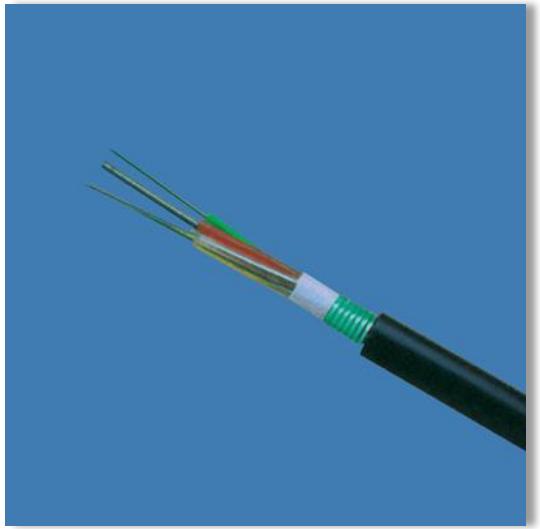
- Water lines
- Sanitary Sewer
- Storm water management system
- Coverage by provider

- Considerations:
  - Water needs of industrial users in the Rickenbacker Area
  - Current  and future usage

## Chapter 4: Data Infrastructure

- Broadband
- Public and private coverage
- Building assets

- Considerations:
  - data infrastructure needs of the logistics business users
  - data warehousing
  - wireless systems for logistical movements
  - aviation systems
  - autonomous/ connected vehicle potential



## Chapter 5: Energy Infrastructure

- Building inventory and efficiency
- Renewable energy production and usage
- Electric charging stations (vehicles)
- Mobile fuel stations
- Utility easements
- LEED buildings

- Considerations:
  - Mobile fuel sources used
  - energy/utility efficiency
  - diversification of energy resources
  - energy infrastructure assets

## Chapter 6: Economic Development

- Origin and destination of workers daily commutes
- Existing and future labor force
- Vocational training opportunities
- Employment per site
- 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)

- Considerations:
  - Determine priority development locations
  - Explore additional incentives
  - Identify growth opportunities
  - Workforce accommodations

## Chapter 7: Placemaking

- 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 predominantly characterizes the study area.

- This chapter will be informed by the analysis, findings and recommendations of the other chapters

- *Used to prioritize projects in other chapters*

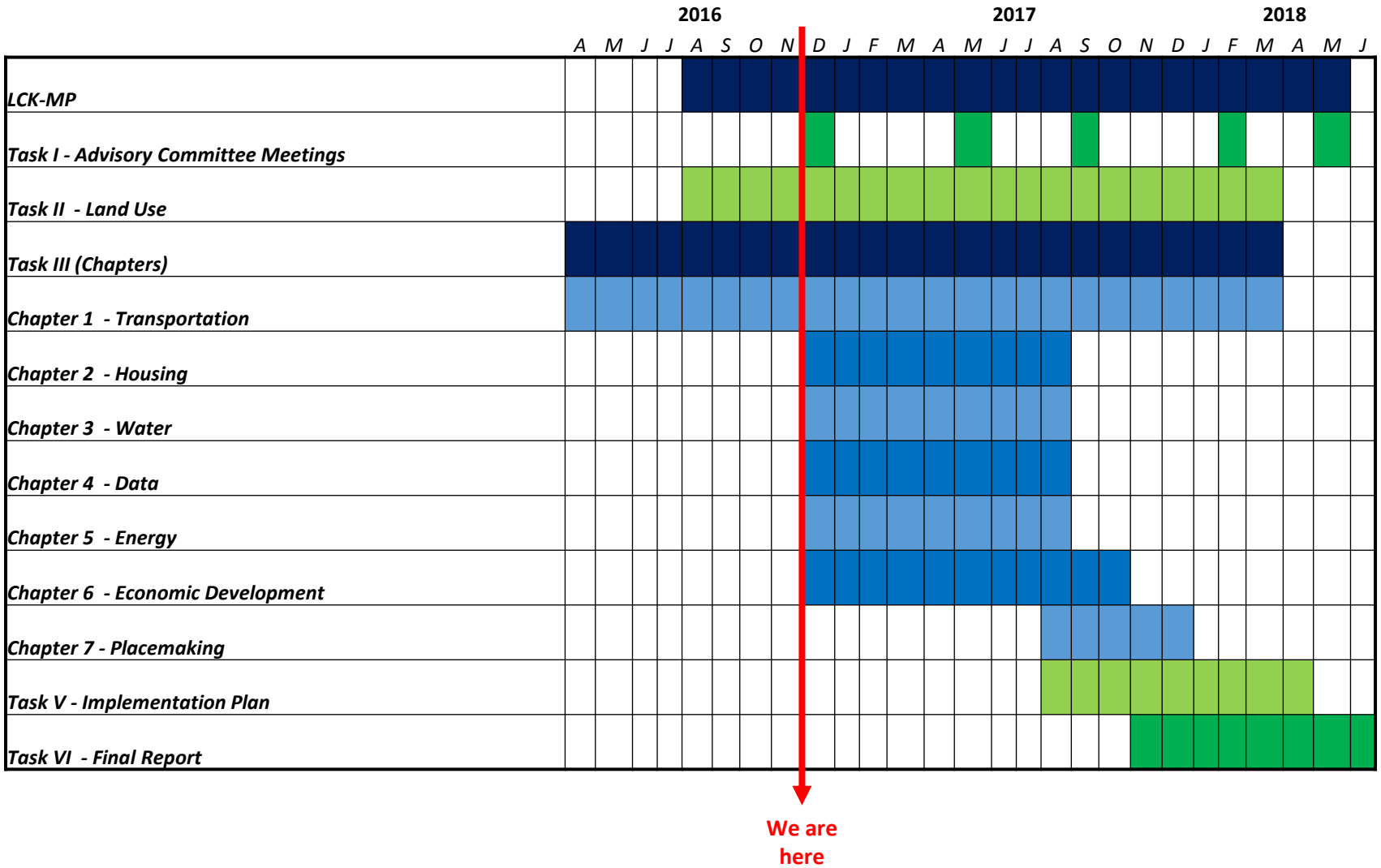
## TASK IV – Implementation Plan

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

## TASK V – Summary Report

- Preparation and submission of draft reports with findings from each chapter to working groups for review
- Submission of final report

# 2016 – 2018 Rickenbacker Area Study Timeline



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