

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



homeport



OCCH
OHIO CAPITAL
CORPORATION
FOR HOUSING



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.



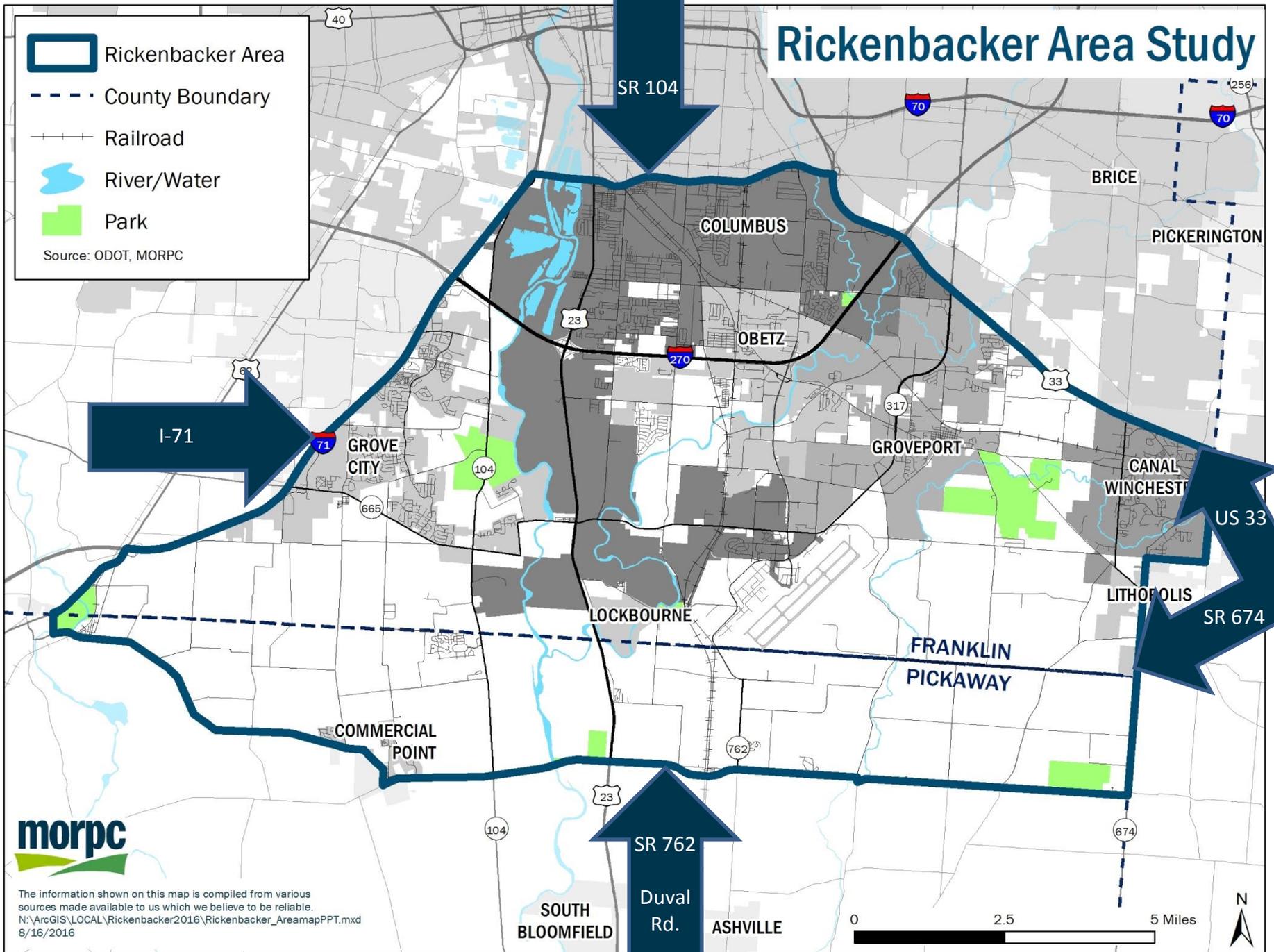
Northern
Pickaway County
JEDD



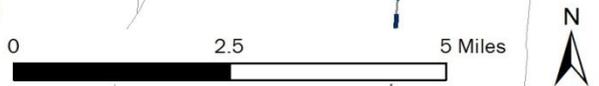
Rickenbacker Area Study

-  Rickenbacker Area
-  County Boundary
-  Railroad
-  River/Water
-  Park

Source: ODOT, 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

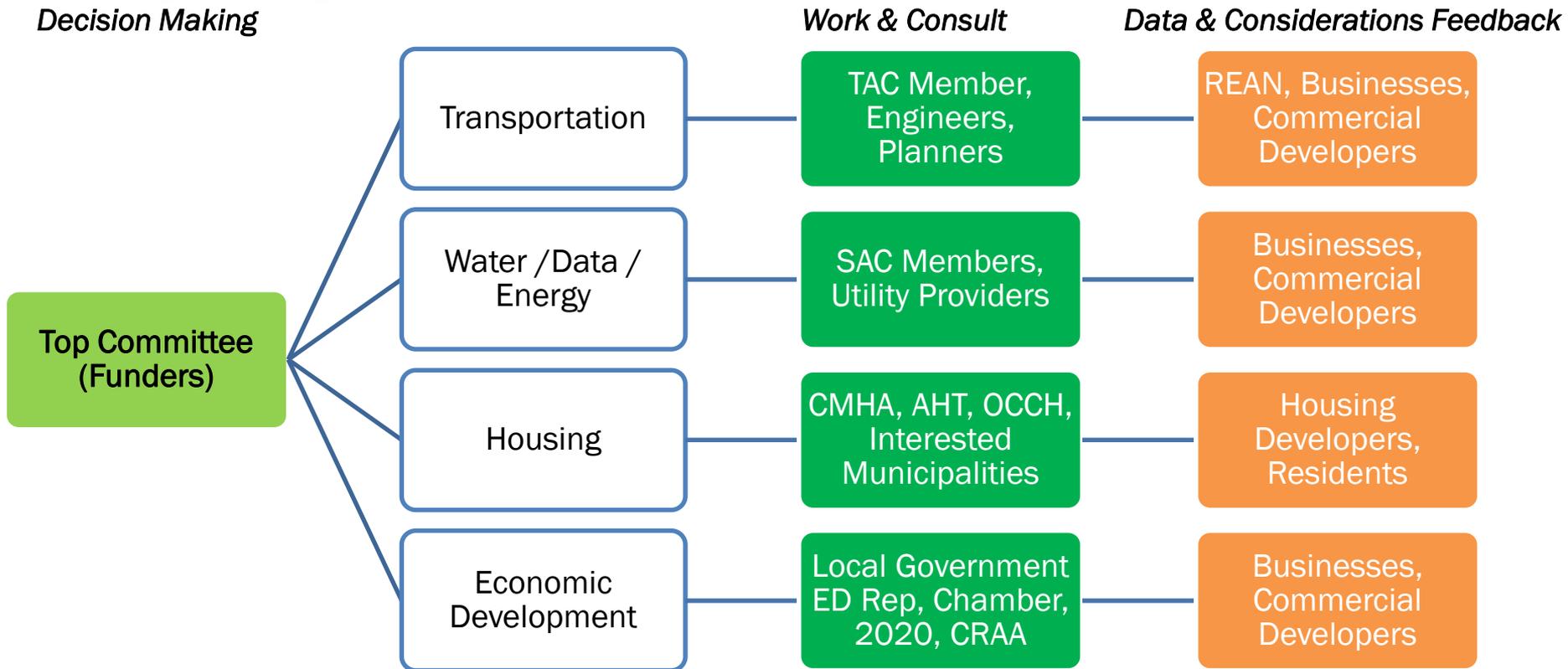
The committee and working groups will include key coordination and technical experts from the area:

- 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

Meeting Ordering

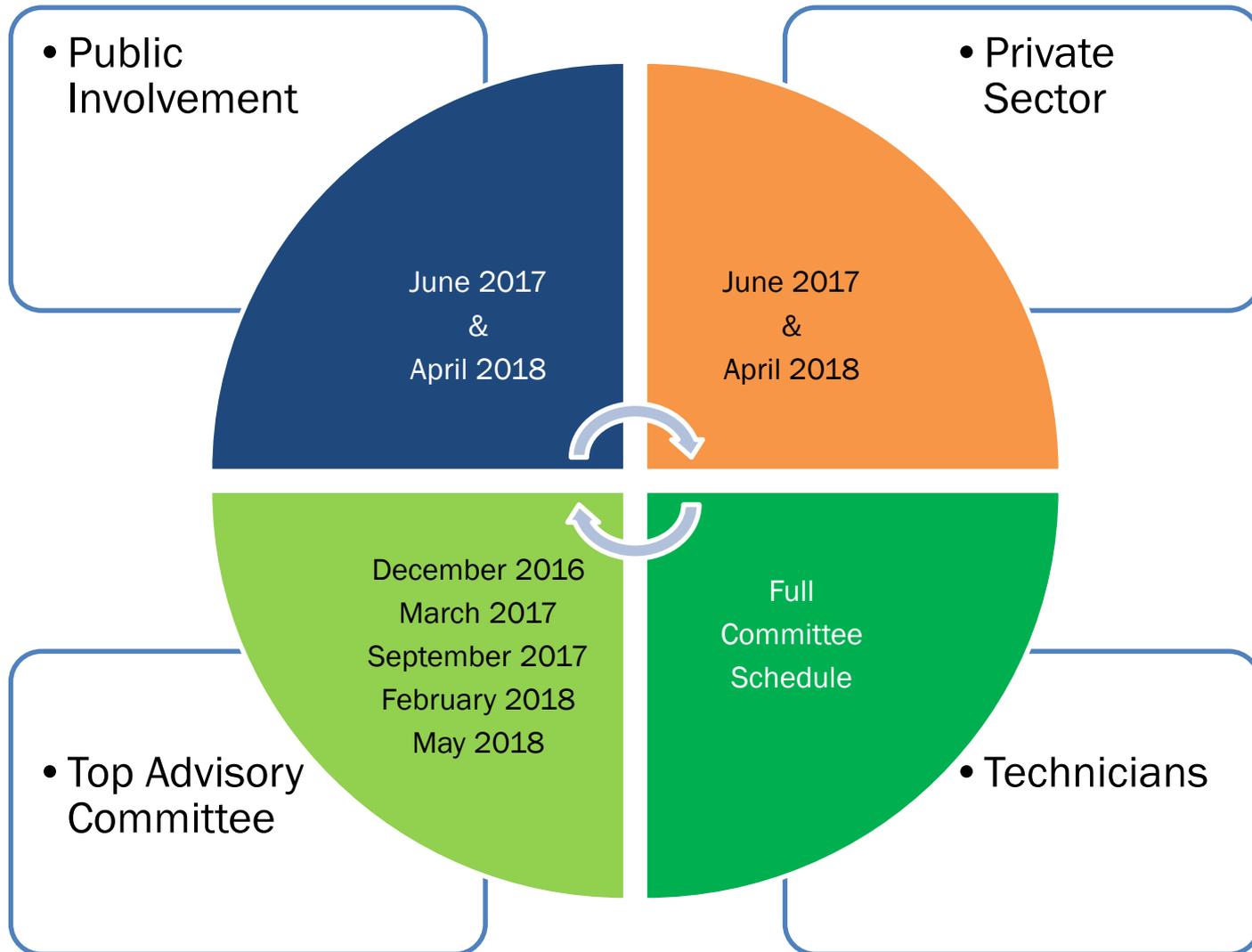
Decision Making



Feedback & Reporting

Public Involvement

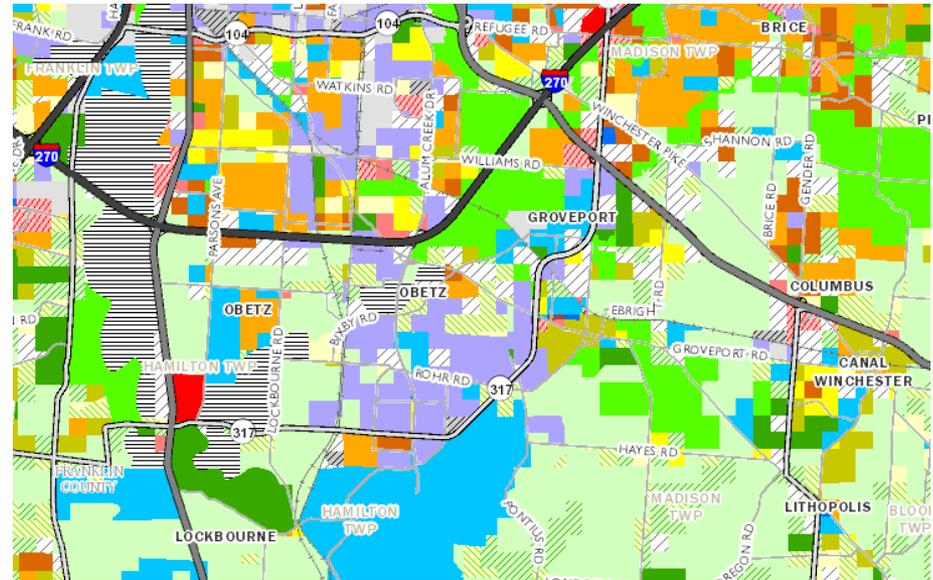
Committee Schedule Breakdown



TASK II - Existing Conditions and Land Use Forecasts

- 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

We
are
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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

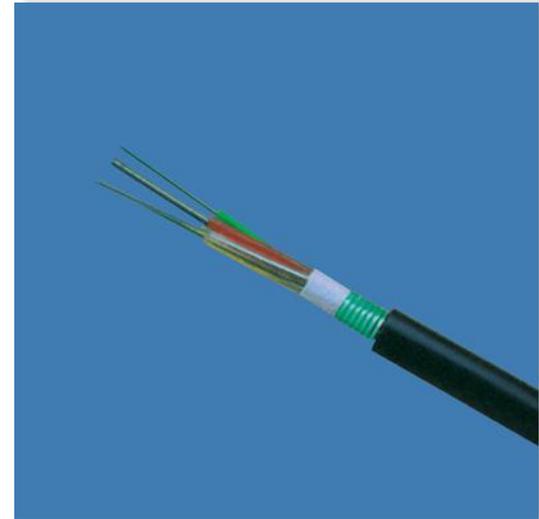
Chapter 3: Water Infrastructure

- 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

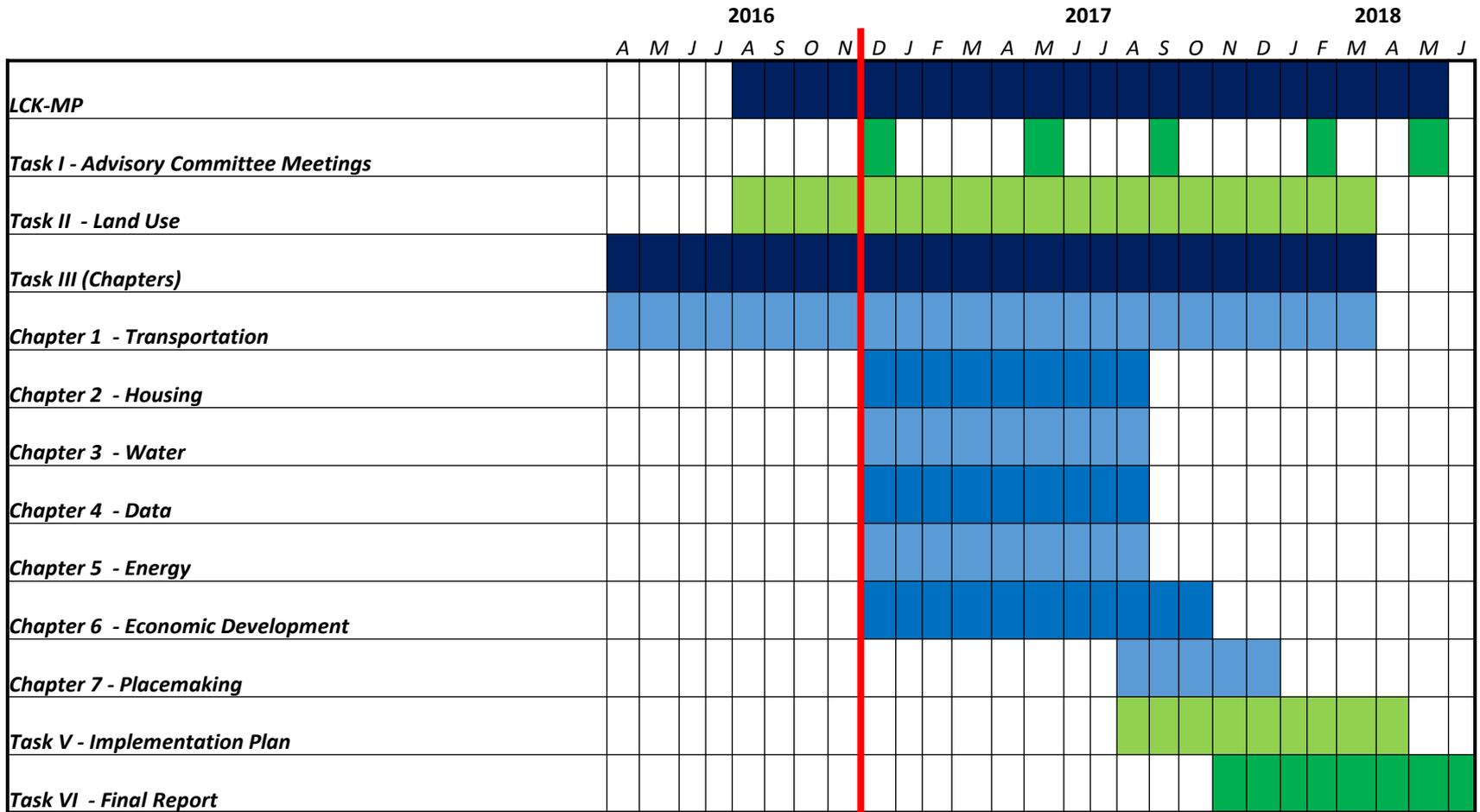
- Realistic schedule
- Projected cost
- Potential funding source
- Responsible stakeholder
- Monitoring/Indicators (to assess plan implementation results)

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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Planning Commission

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