May 2012

2012-2035 Metropolitan Transportation Plan

Appendix A: Future Land Use Assumptions

2035

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Mid-Ohio Regional Planning Commission

How the Land Use Forecasts were Developed.

The land use forecasts are a primary data set used in the MORPC Travel Demand Model. The travel demand model requires a specific set of variables including population, households, median group quarter population, labor force, median household income, income at place of work, employment for retail and office sectors as well as total employment, school enrollment and parking.

MORPC developed future population, housing and employment projections to determine future transportation capacity needs associated for use in the 2012 Metropolitan Transportation Plan. The horizon year for the projections is 2035. The forecasts are based on county level control totals developed by the Ohio Department Development Office of Strategic Research (OSR). Population is converted to households and employment from household size and labor force participation rate factors developed by MORPC. Factors were developed for the 12 counties in the Columbus-Marion Combined Metropolitan Statistical Area.

Table 1: Population Control Totals

Population	**2010**	**2015**	**2020**	**2025**	**2030**	**2035**
Delaware	182,208	215,482	241,777	266,196	294,853	326,595
Fairfield	153,985	169,543	183,586	201,012	214,320	228,509
Fayette	29,952	29,567	29,739	30,288	30,573	30,859
Franklin	1,196,672	1,238,245	1,281,759	1,326,184	1,358,743	1,392,102
Knox	63,704	65,944	67,936	69,886	71,671	73,502
Licking	170,994	179,054	188,092	198,762	206,461	214,458
Madison	44,445	45,188	46,023	46,520	47,130	47,747
Marion	67,713	67,192	67,811	68,195	68,536	68,879
Morrow	36,639	36,894	37,581	38,654	39,449	40,260
Pickaway	56,600	58,197	59,320	59,978	60,750	61,532
Ross	81,091	82,931	85,037	87,433	89,116	90,832
Union	57,437	64,568	73,357	85,193	94,836	105,571
	2,143,450	2,254,820	2,364,038	2,480,328	2,578,468	2,682,881

Source: Ohio Department of Development, Office of Strategic Research

Table 2: Household Control Totals

Households	**2010**	**2015**	**2020**	**2025**	**2030**	**2035**
Delaware	68,398	75,008	86,292	97,309	107,675	119,866
Fairfield	53,582	57,910	63,526	69,133	76,075	81,520
Fayette y	11,454	11,784	12,098	12,230	12,518	12,699
Franklin	483,604	500,853	521,449	542,486	564,109	580,863
Knox	21,880	23,183	24,350	25,212	26,065	26,866
Licking	59,238	63,382	67,351	71,106	75,518	78,837
Madison	14,907	15,580	15,975	16,351	16,611	16,913
Marion		26,094	26,399	26,776	27,063	27,335
Morrow	15,016	15,492	16,234	16,620	17,181	17,622
Pickaway	20,709	21,677	22,189	22,731	23,098	23,513

Ross	33,372	35,384	36,646	37,766	39,025	39,976
Union	20,848	24,117	27,656	31,578	36,857	41,235
	828,463	870,465	920,164	969,297	1,021,796	1,067,244

Source: MORPC (application of household sizes in Table 4)

Table 3: Employment Control Totals

Employment	2010	2015	2020	2025	2030	2035
Delaware	70,982	82,756	89,413	95,831	102,694	110,214
Fairfield	40,854	44,497	47,825	51,898	55,000	58,299
Fayette	11,658	11,640	12,262	12,488	12,610	12,733
Franklin	663,334	692,077	722,750	754,335	780,264	807,507
Knox	20,498	21,656	22,684	23,704	24,683	25,726
Licking	54,126	56,746	59,557	62,786	65,197	67,711
Madison	14,760	15,464	16,327	17,368	18,377	19,208
Marion	27,687	28,050	28,725	29,354	29,956	30,602
Morrow	4,633	4,988	5,303	5,624	5,969	6,345
Pickaway	17,491	18,341	19,749	21,084	22,266	29,643
Ross	25,487	26,205	26,969	27,828	28,454	29,097
Union	27,928	32,325	35,428	39,192	42,462	46,074
	979,439	1,034,747	1,086,991	1,141,492	1,187,932	1,243,160

Source: MORPC, (application of MORPC employment model)

Household sizes were assumed to decrease by 0.1 percent per year from the household sizes reported in the 2010 Census.

Table 4: Current and Future Household Sizes for Central Ohio County to Convert County Control Population Totals to Households

	2000	2005	2010	2015	2020	2025	2030	2035
Delaware	2.70	2.70	2.52	2.51	2.50	2.48	2.47	2.46
Fairfield	2.65	2.65	2.70	2.68	2.67	2.66	2.64	2.63
Fayette	2.51	2.51	2.47	2.46	2.44	2.43	2.42	2.41
Franklin	2.39	2.39	2.40	2.39	2.37	2.36	2.35	2.34
Knox	2.56	2.56	2.74	2.72	2.71	2.69	2.68	2.67
Licking	2.56	2.56	2.69	2.67	2.66	2.65	2.63	2.62
Madison	2.62	2.62	2.86	2.84	2.83	2.81	2.80	2.79
Marion	2.50	2.50	2.57	2.56	2.55	2.53	2.52	2.51
Morrow	2.72	2.72	2.30	2.28	2.27	2.26	2.25	2.24
Pickaway	2.63	2.63	2.65	2.64	2.62	2.61	2.60	2.58
Ross	2.50	2.50	2.29	2.27	2.26	2.25	2.24	2.23
Union	2.70	2.70	2.36	2.35	2.33	2.32	2.31	2.30

Source: MORPC, trend to 2035 from 2010 Census

Labor force participation rates represent the portion of the population that is expected to be in the labor force, and thereby eligible to work. The portion of the population between the ages of 15-70

was extracted from the OSR county control totals. The share of this population that is actually in the labor force was calculated from Census 2000 data and used as a factor with the labor eligible population to calculate a labor force participation rate.

Table 5: Labor Force Participation Rates

	2000	2005	2010	2015	2020	2025	2030	2035
Delaware	55%	55%	55%	55%	55%	55%	55%	55%
Fairfield	52%	52%	52%	52%	52%	52%	52%	52%
Fayette	51%	51%	51%	51%	51%	51%	51%	51%
Franklin	55%	55%	55%	55%	55%	55%	55%	55%
Knox	50%	50%	50%	50%	50%	50%	50%	50%
Licking	52%	52%	52%	52%	52%	52%	52%	52%
Madison	47%	47%	47%	47%	47%	47%	47%	47%
Marion	47%	47%	47%	47%	47%	47%	47%	47%
Morrow	51%	51%	51%	51%	51%	51%	51%	51%
Pickaway	44%	44%	44%	44%	44%	44%	44%	44%
Ross	45%	45%	45%	45%	45%	45%	45%	45%
Union	52%	52%	52%	52%	52%	52%	52%	52%

Source: MORPC, trend to 2035 using 2000 Census labor force/cohort ratio and OSR county population controls

Employment controls were calculated by assuming that 95 percent of the labor force should be working. To account for employment moving into and out of the region, MORPC developed a O/D employment model. It was assumed that employment sites would diversify in the future and that more people from Franklin County would be travelling to other counties to work, and that less residents from adjacent counties would travel to Franklin for work.

Table 6: Home based workers, 2000 and 2035

	2000	2010	2015	2020	2025	2030	2035
Delaware	37%	36%	40%	40%	40%	40%	37%
Fairfield	49%	52%	52%	52%	52%	52%	49%
Fayette	80%	82%	82%	82%	82%	82%	80%
Franklin	90%	87%	87%	87%	87%	87%	90%
Knox	64%	57%	57%	57%	57%	57%	64%
Licking	60%	57%	57%	57%	57%	57%	60%
Madison	43%	49%	42%	42%	43%	44%	43%
Marion	78%	76%	76%	76%	76%	76%	78%
Morrow	25%	15%	15%	15%	15%	15%	25%
Pickaway	45%	26%	26%	27%	28%	29%	45%
Ross	73%	73%	73%	73%	73%	73%	73%
Union	55%	55%	55%	55%	55%	55%	55%

Source: MORPC Employment Model

Employment was divided into general industries that the travel demand model including office, retail, industrial, and other. The expected share of employment by these sectors was based on statistics from the 2009 QEW data. other year shares adjustments made by MORPC staff based on future land use plans.

Table 7: Share of Employment by Industry, 2009-2035

2009

	Office	Retail	Industrial	Other
Delaware	36%	30%	19%	15%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%
Licking	33%	25%	21%	21%
Madison	29%	20%	32%	19%
Marion	33%	18%	28%	21%
Morrow	30%	20%	26%	25%
Pickaway	37%	18%	23%	23%
Ross	34%	27%	17%	22%
Union	29%	19%	40%	13%

2025

	Office	Retail	Industrial	Other
Delaware	36%	33%	17%	14%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%
Licking	33%	25%	21%	21%
Madison	29%	20%	32%	19%
Marion	33%	18%	28%	21%
Morrow	30%	20%	26%	25%
Pickaway	27%	16%	37%	20%
Ross	34%	27%	17%	22%
Union	29%	19%	40%	13%

2015

	Office	Retail	Industrial	Other
Delaware	36%	32%	18%	14%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%
Licking	33%	25%	21%	21%
Madison	29%	20%	32%	19%
Marion	33%	18%	28%	21%
Morrow	30%	20%	26%	25%
Pickaway	30%	17%	31%	22%
Ross	34%	27%	17%	22%
Union	29%	19%	40%	13%

2030

	Office	Retail	Industrial	Other
Delaware	36%	33%	17%	14%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%
Licking	33%	25%	21%	21%
Madison	29%	20%	32%	19%
Marion	33%	18%	28%	21%
Morrow	30%	20%	26%	25%
Pickaway	27%	16%	39%	18%
Ross	34%	27%	17%	22%
Union	29%	19%	40%	13%

2020

	Office	Retail	Industrial	Other
Delaware	36%	33%	17%	14%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%

2035

	Office	Retail	Industrial	Other
Delaware	36%	33%	17%	14%
Fairfield	30%	30%	19%	21%
Fayette	21%	40%	28%	11%
Franklin	45%	22%	16%	16%
Knox	31%	19%	27%	23%

Licking	33%	25%	21%	21%	33%	25%	21%	21%
Madison	29%	20%	32%	19%	29%	20%	32%	19%
Marion	33%	18%	28%	21%	33%	18%	28%	21%
Morrow	30%	20%	26%	25%	30%	20%	26%	25%
Pickaway	27%	17%	35%	21%	27%	16%	39%	18%
Ross	34%	27%	17%	22%	34%	27%	17%	22%
Union	29%	19%	40%	13%	29%	19%	40%	13%

Source: 2009 QEW employment statistics, MORPC Staff

The starting point for the projections is the 2010 Census. Projections are made using information from local plans regarding land use. The land use forecasts used in the 2012 Metropolitan Transportation Plan are not a regional land use plan, but rather a compilation of local plans used to estimate future traffic estimates. Table 4 is a listing of the local plans referenced in the development of the 2012 Metropolitan Transportation Plan.

Table 8: Local Plans Used in Developing the 2035 Land Use Forecasts

Community Name	Plan Name	Plan Year
Delaware County		
Ashley	Village of Ashley Comprehensive Plan	2005
Berkshire Township	Berkshire Township Comprehensive Plan	2008
Berlin Township	Berlin Township Comprehensive Plan	2007
Brown Township	Brown Township Comprehensive Plan	2001
Berkshire Township	Northstar Development website	2010
Concord Township	Concord Township Comprehensive Plan	2003
Delaware	Delaware Comprehensive Plan Draft	2004
Dublin	City of Dublin Community Plan	2007
Galena	Galena Master Plan	2010
Genoa Township	Genoa Township Comprehensive Plan	2008
Harlem Township	Harlem Township Comprehensive Plan	2007
Kingston Township	Kingston Township Comprehensive Plan	2006
Liberty Township	Liberty Township Comprehensive Plan	2006
Orange Township	Orange Township Comprehensive Plan	2010
Oxford Township	Oxford Township Comprehensive Plan	2006
Porter Township	Porter Township Comprehensive Plan	2001
Powell	Powell Comprehensive Plan	1995
Scioto Township	Scioto Township Comprehensive Plan	2005
Shawnee Hills	Shawnee Hills Comprehensive Plan	2002
Sunbury	Sunbury Comprehensive Plan - Draft	2004
Trenton Township	Trenton Township Comprehensive Plan	2003
Troy Township	Troy Township Comprehensive Land Use Plan	2006
Westerville	Westerville Zoning/Landuse Plan	2003
Fairfield County		
Fairfield County	Fairfield County Development Strategy and Land Use Plan	2002

Pickerington	City of Pickerington Comprehensive and Land Use Plan	2000
Violet Township	Violet Township Land Use and Transportation Plan	2005
Franklin County		
Bexley	Southwest Bexley Master Plan	2002
Blendon Township	Blendon Community Plan	2010
Brown Township	Brown Township Plan Update	1999
Clinton Township	Clinton-Mifflin Land Use Plan	2009
Columbus	Brewery District Plan	1992
Columbus	Brice Tussing	1990
Columbus	Clintonville Neighborhood Plan	2009
Columbus	Far North Area Plan	1994
Columbus	Franklinton Plan and Revision	2003
Columbus	Grant/Washington Discovery Dist Plan	1989
Columbus	Greater Hilltop Plan Amendment	2010
Columbus	Hayden Run Corridor Plan	2004
Columbus	Holtzman-Main Neighborhood Plan	2001
Columbus	I-670 Corridor Development Plan	1989
Columbus	Italian Village East Redevelopment Plan	2000
Columbus	King-Lincoln District Plan	2002
Columbus	Livingston East Area Plan	2009
Columbus	Master Plan Update Port Columbus International Airport	1999
Columbus	McKinley Avenue Corridor Plan	2002
Columbus	Near East Area Plan and Revision	2005
Columbus	Near Southside Plan	1997
Columbus	North Central Plan	2007
Columbus	North Linden Neighborhood Plan	2003
Columbus	Northeast Area Plan	2007
Columbus	Northland Plan- Volumes I	2000
Columbus	Northland Plan - Volume II	2002
Columbus	Northwest Plan	2007
Columbus	Olde Towne Quarter Economic Development Strategy	2010
Columbus	Olentangy River Road Urban Design Plan	2003
Columbus	Northwest Plan	2007
Columbus	Riverfront Vision Plan	1998
Columbus	Rocky Fork-Blacklick Accord Revision	2003
Columbus	Scioto Southland Area Plan	2007
Columbus	South Central Accord	1997
Columbus	South Linden Plan	2005
Columbus	South Side Plan	2002
Columbus	Southeast Area Plan	1999
Columbus	Southwest Area Plan	2009
Columbus	Trabue/Roberts Area Plan	2011
Columbus	University Neighborhoods Revitalization Plan	1996

Columbus	University/High Street plan	2000
Columbus	West Columbus Interim Development Plan	2001
Columbus	Westland Plan and Revision	2003
Dublin	Bridge Street Corridor Vision Report	2010
Dublin	City of Dublin Community Plan	2007
Franklin County	Southwest Area Plan	2009
Gahanna	Gahanna Land Use Map	2003
Grandview Heights	Grandview Heights Comprehensive Plan	1987
Grove City	Eastern Grove City Thoroughfare Plan	1996
Groveport	Groveport Ohio Comprehensive Plan	2004
Hamilton Township	South Central Accord	1997
Hilliard	Comprehensive Economic Development Master Plan	2002
Jackson Township	Jackson Township Comprehensive Plan	1991
Jefferson Township	Jefferson Township Comprehensive Land Use Plan	1996
Madison Township	Madison Township Comprehensive Plan	1999
Mifflin Township	Clinton-Mifflin Land Use Plan	2009
New Albany	New Albany Village Center Plan	2005
New Albany	Village of New Albany Strategic Plan	1998
Norwich Township	Norwich Township Land Use Plan	2001
Obetz	Obetz Triangle Plan	2003
Perry Township	Northeast Area Plan	1991
Plain Township	Land Use Master Plan Update	2007
Plain Township	Rocky Fork Accord Update	2003
Prairie Township	Comprehensive Plan Update	2006
Upper Arlington	Upper Arlington Comprehensive Plan	2001
Washington Township	Washington Township Comprehensive Plan	2005
Westerville	Westerville Zoning/Landuse Plan	2003
Whitehall	Port Columbus Area Economic Development Partnership	2008
Worthington	Comprehensive Plan and 2005 Strategic Update	2005
Licking County		
Etna Township	Draft Etna Township Future Land Use Map	2011
Etna Township	Etna Land Use Plan Draft	2003
Pataskala	City of Pataskala Comprehensive Plan	2006

Source: MORPC Plan Library

Current and future land use information was translated into standard categories and assigned to a quarter mile by quarter mile square grid. Each grid is approximately 40 acres. (The standard categories were developed with input from a technical advisory group that participated in the Regional Connections project in 2003 that included land use planners and engineers.) The categories include agricultural, various scales of retail, office, various type of industrial, various public uses, various densities of residential, and mixed uses. Each land use category includes a maximum amount of development, including households or jobs.

MORPC staff assigned grid categories to parcel level data. The parcel level data were than translated to the grid geography by intersecting the grids with the parcels through GIS and assigning the grid the land use category that had the highest proportion within the grid. The results were reviewed visually to adjust any obvious errors.

Table 9: Land Use Model Grid Descriptions

Land Use Name	Land Use Descriptions	Grid Formation Rules
Agriculture	Any agricultural use including agricultural vacant land, crop farms or livestock farms.	99.9 % agricultural
Office (Urban - as in downtowns, county seats, towns and villages)	Includes office parks and multi-story hotels where more than 20% of the land was used for multi-story offices or hotels.	15% residential, 85% office. 20% of land taken out for roads and streets. Residential assumed at 10 units per acre. Office assumed at 40000 square feet per acre with 350 square feet per employee
Office (as in suburban areas)	Includes office parks and multi-story hotels where more than 20% of the land was used for multi-story offices or hotels.	10% residential, 90% office. 20% of land taken out for roads and streets. Residential assumed at 10 units per acre. Office assumed at 10000 square feet per acre with 350 square feet per employee
Regional Commercial	Regional scale can be either retail, office or a combination of the two. These include, but are not limited to, Easton, Polaris, Tuttle and Eastland. These types of developments have over 1,000,000 square feet associated with them.	100% commercial. 15% of land taken out for roads and streets. Commercial assumed at 10000 square feet per acre with 250 square feet per employee
Community Commercial	These are major shopping areas that are smaller than malls. Community scale commercial development includes large strip shopping centers and big-box commercial. They can include retail, office or a combination of the two. Lowes, Meijers, Kohls or grocery store anchor strip centers are examples of these. Lennox and Graceland Shopping Center are examples.	10% residential, 90% commercial. 20% of land taken out for roads and streets. Residential assumed at 10 units per acre. Commercial assumed at 10000 square feet per acre with 350 square feet per employee
Neighborhood Mix (Urban - as in downtowns, county seats, towns and villages)	This is similar to Neighborhood Commercial, being constituted of free standing structures or clustered with other similar scale uses. An example is a grocery store, or a grocery store connected to a drug store, maybe with a bank or restaurant as an outlot. Residential uses are prevalent surrounding these commercial uses, however. Commercial uses constitute 25 percent of the parcels, with 75 percent of the land uses being residential.	40% residential, 60% commercial. 20% of land taken out for roads and streets. Residential assumed at 7 units per acre. Commercial assumed at 10000 square feet per acre with 250 square feet per employee
Neighborhood Mix (as in suburban areas)	This is similar to Neighborhood Commercial, being constituted of free standing structures or clustered with other similar scale uses. An example is a grocery store, or a grocery store connected to a drug store, maybe with a bank or restaurant as an outlot. Residential uses are prevalent surrounding these commercial uses, however. Commercial uses constitute 25 percent of the parcels, with 75 percent of the land uses being residential.	60% residential, 40% commercial. 20% of land taken out for roads and streets. Residential assumed at 5 units per acre. Commercial assumed at 10000 square feet per acre with 250 square feet per employee

Land Use Name	Land Use Descriptions	Grid Formation Rules
Industrial	These parcels have at least 50 percent of the land use identified as manufacturing. These include processing and manufacturing plants.	5% residential, 95% industrial. 20% of land taken out for roads and streets. Residential assumed at 3 units per acre. industrial assumed at 12500 square feet per acre with 800 square feet per employee, and an additional 10% land reduction
Light Industrial	These parcels have at least 50 percent of their land use identified a slight industrial uses. Light industrial uses include "light" assembly plants, or small industrial shops include things such as mechanics (Auditor land use code 330 & 340,370). Land uses also include grain elevators.	25% residential, 75% industrial. 20% of land taken out for roads and streets. Residential assumed at 2 units per acre. industrial assumed at 12500 square feet per acre with 800 square feet per employee, and an additional 10% land reduction
Warehouse/Distribution	These have more than 50% of their land dedicated to warehouse or distribution space.	0% residential, 100% industrial. 20% of land taken out for roads and streets. Residential assumed at 8 units per acre. industrial assumed at 12500 square feet per acre with1500 square feet per employee, and an additional 10% land reduction
Quarry	These have at least 50 percent of the land used in quarry. These should be "active quarries".	100% quarry. 10% of land taken out for roads and streets. 12500 square feet per acre, 2500 square feet per employee.
Open Space	These parcels type includes golf courses, cemeteries and private conservation areas. Open space considered to have some sense of "permanent openness" attached to it, but not necessarily as public space.	no residential, no employment
Protected		no residential, no employment
Park	Park parcels are those that are primarily publicly owned parkland which is not Open Space.	no residential, no employment, .03 employees per acre
Residential High Urban	Residential High Urban parcels are those that have at least 50 percent of their land use in residential uses with densities more than 20 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	50% residential, 50% commercial. 20% of land taken out for roads and streets. Residential at 16 units per acre. Commercial at 40000 square feet per acre, and 350 square feet per employee
Residential Low Urban	Residential Low Urban parcels are those that have at least 50 percent of their land use in residential uses with densities between 8 and 20 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	60% residential, 40% commercial. 10% of land taken out for roads and streets. Residential at 10 units per acre. Commercial at 10000 square feet per acre, and 300 square feet per employee
Residential High Suburban	Residential High Suburban parcels are those that have at least 50 percent of their land use in residential uses with densities between 5 and 8 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	75% residential, 25% commercial. 10% of land taken out for roads and streets. Residential at 10 units per acre. Commercial at 10000 square feet per acre, and 300 square feet per employee

Land Use Name	Land Use Descriptions	Grid Formation Rules
Residential Mod Suburban	Residential Moderate Suburban parcels are those that have at least 50 percent of their land use in residential uses with densities between 3 and 5 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	95% residential, 5% commercial. 20% of land taken out for roads and streets. Residential at 4 units per acre. Commercial at 10000 square feet per acre, and 300 square feet per employee
Residential Suburban	Residential Suburban parcels are those that have at least 50 percent of their land use in residential uses with densities between 1.5 and 3 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	95% residential, 5% commercial. 20% of land taken out for roads and streets. Residential at 2 units per acre. Commercial at 10000 square feet per acre, and 300 square feet per employee
Residential Low	Residential Low Suburban parcels are those that have at least 50 percent of their land use in residential uses with densities between 0.5 and 1.5 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	95% residential, 5% commercial. 20% of land taken out for roads and streets. Residential at 1.5 units per acre. Commercial at 8500 square feet per acre, and 300 square feet per employee
Residential Rural	Residential Rural are parcels that have at least 50 percent of their land use in residential uses with densities between 0.01 and 0.2 units per acre. Less than 1 percent of the land is used for commercial, industrial or quarry uses. Land may be in open space, public service, or park uses.	100% residential, 0% commercial. 20% of land taken out for roads and streets. Residential at 0.5 units per acre.
Residential Rural Estate	Residential Rural Estate includes residential development that lies outside of the 5.0 acre subdivision regulation. A 20 acre lot size was arbitrarily set.	100% residential, 0% commercial. 20% of land taken out for roads and streets. Residential at 0.2 units per acre.
Higher Education	Includes community colleges, 2- and 4-year colleges and universities.	10% residential, 90% university. 25% of land taken out for roads and streets. Residential at 5 units per acre. University at 8500 square feet per acre, and 80 square feet per employee
Education	Includes elementary, middle and high schools.	20% residential, 80% school. 20% of land taken out for roads and streets. Residential at 2.5 units per acre. School at 8500 square feet per acre, and 200 square feet per employee
Correctional Facility		No residential, 100% correctional facility. 10% of land taken out for roads and streets. Correctional facility at 9000 square feet per acre, and 250 square feet per employee
Government	Includes government-related offices and public meeting facilities.	10% residential, 90% university. 20% of land taken out for roads and streets. Residential at 3.5 units per acre. Govt bldgs at 8500 square feet per acre, and 350 square feet per employee
Utility	Includes public and private utilites such as wastewater treatment plants, electrical substations, etc.	No residential, 100% utility. 20% of land taken out for roads and streets. Utility at 5000 square feet per acre, and 10000 square feet per employee

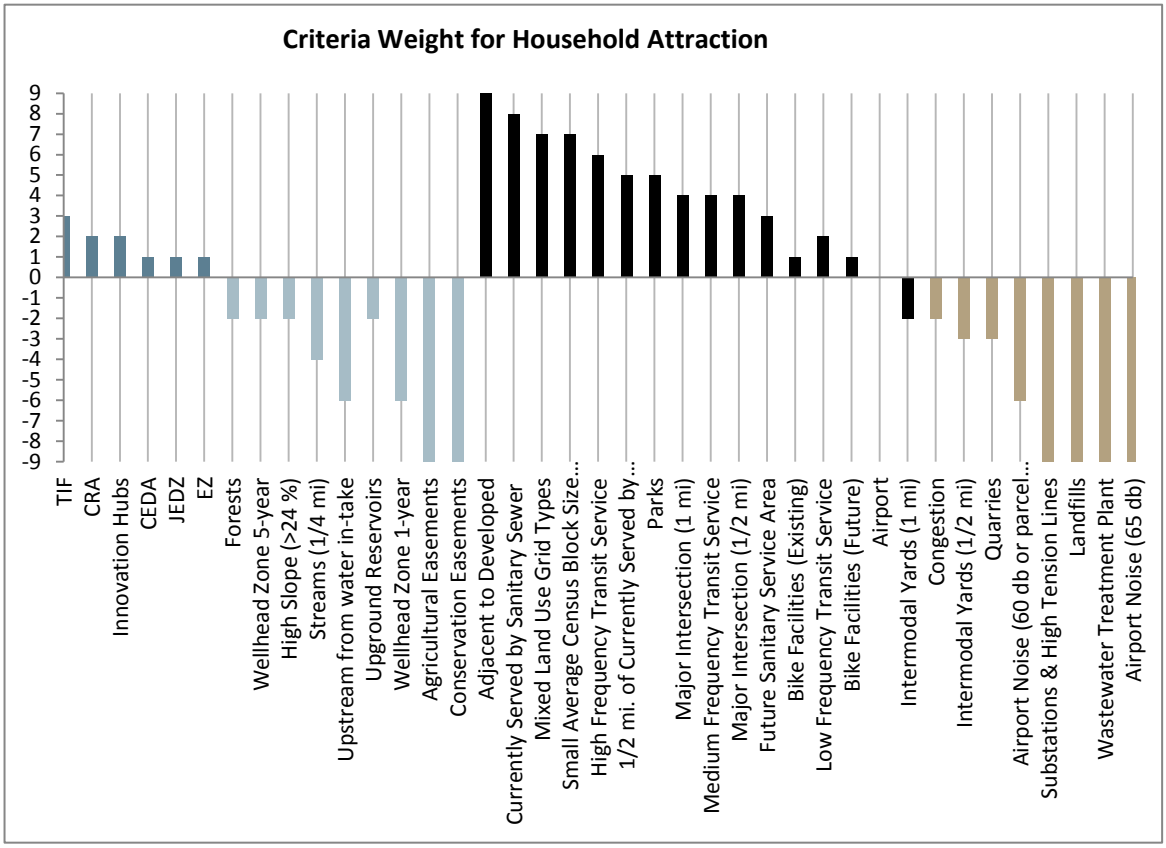
Land Use Name	Land Use Descriptions	Grid Formation Rules
Religious Facility	Includes established places of worship.	10% residential, 90% religious. 20% of land taken out for roads and streets. Residential at 3.5 units per acre. Religious at 8500 square feet per acre, and 1000 square feet per employee
Hospital	Includes hospitals and urgent care facilities.	10% residential, 90% university. 20% of land taken out for roads and streets. Residential at 3.5 units per acre. University at 8500 square feet per acre, and 100 square feet per employee
Airport		No residential, 100% utility. 10% of land taken out for roads and streets. Utility at 3000 square feet per acre, and 2500 square feet per employee
Rail Yard		No residential, 100% utility. 25% of land taken out for roads and streets. Utility at 5000 square feet per acre, and 2500 square feet per employee

Source: MORPC Land Use Allocation Model

MORPC uses the gridded land use in a land use allocation model to distribute future households and employment into the grids. New housing and jobs are distributed by assigning a score to each grid based on weighted criteria including expected land use, environmental sensitivity, access to infrastructure, and economic development incentives. The scores of the grids are determined using GIS. (Weights are assigned to the criteria with input from an advisory group that includes representatives from the transportation, land use planning, development, and environmental communities.)

Because the attractiveness of development for residential uses differs from the attractiveness of non-residential uses, two sets of weights are assigned, with one set for residential and one for non-residential development. Development is then allocated into the grids through the model based on their attractiveness until the county level control totals for jobs and households are reached.

Figure 1: Criteria Used in Allocation Future Households to Grids



Source: MORPC Land Use Allocation Model, developed by MORPC Staff, w/input from development community

Figure 2: Criteria Use in Allocation of Future Employment to Grids

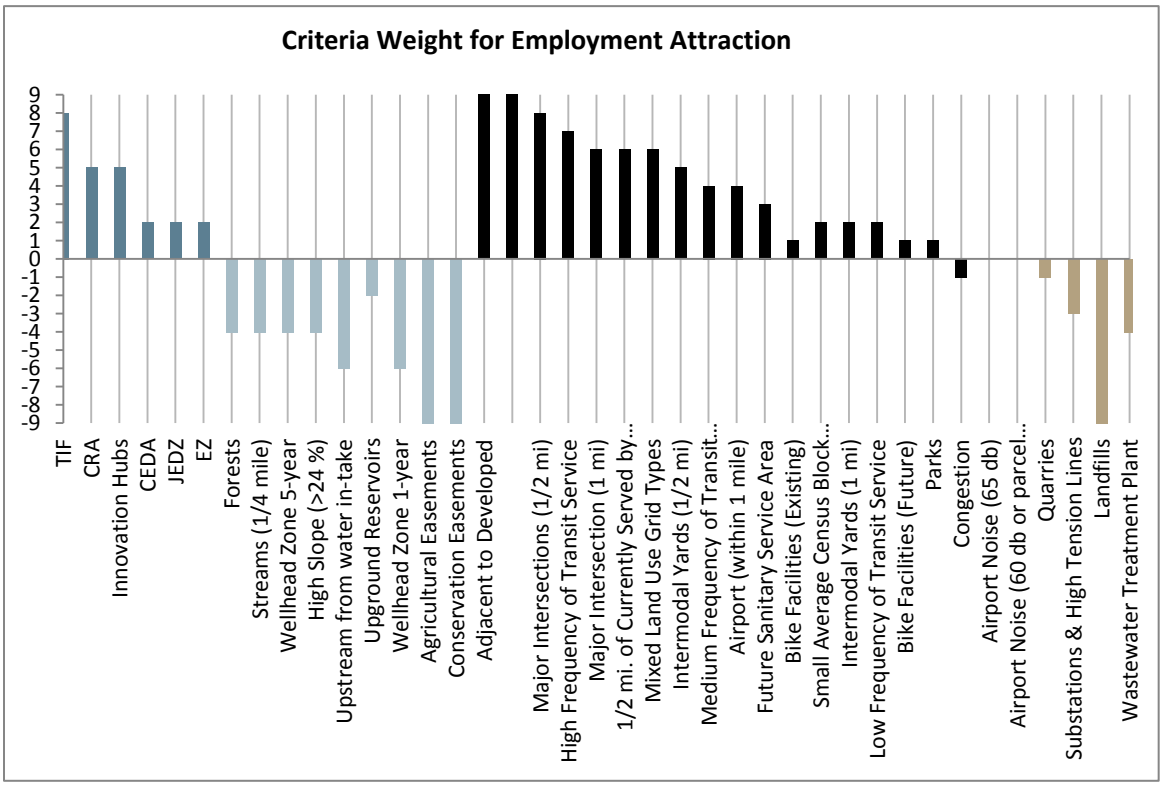
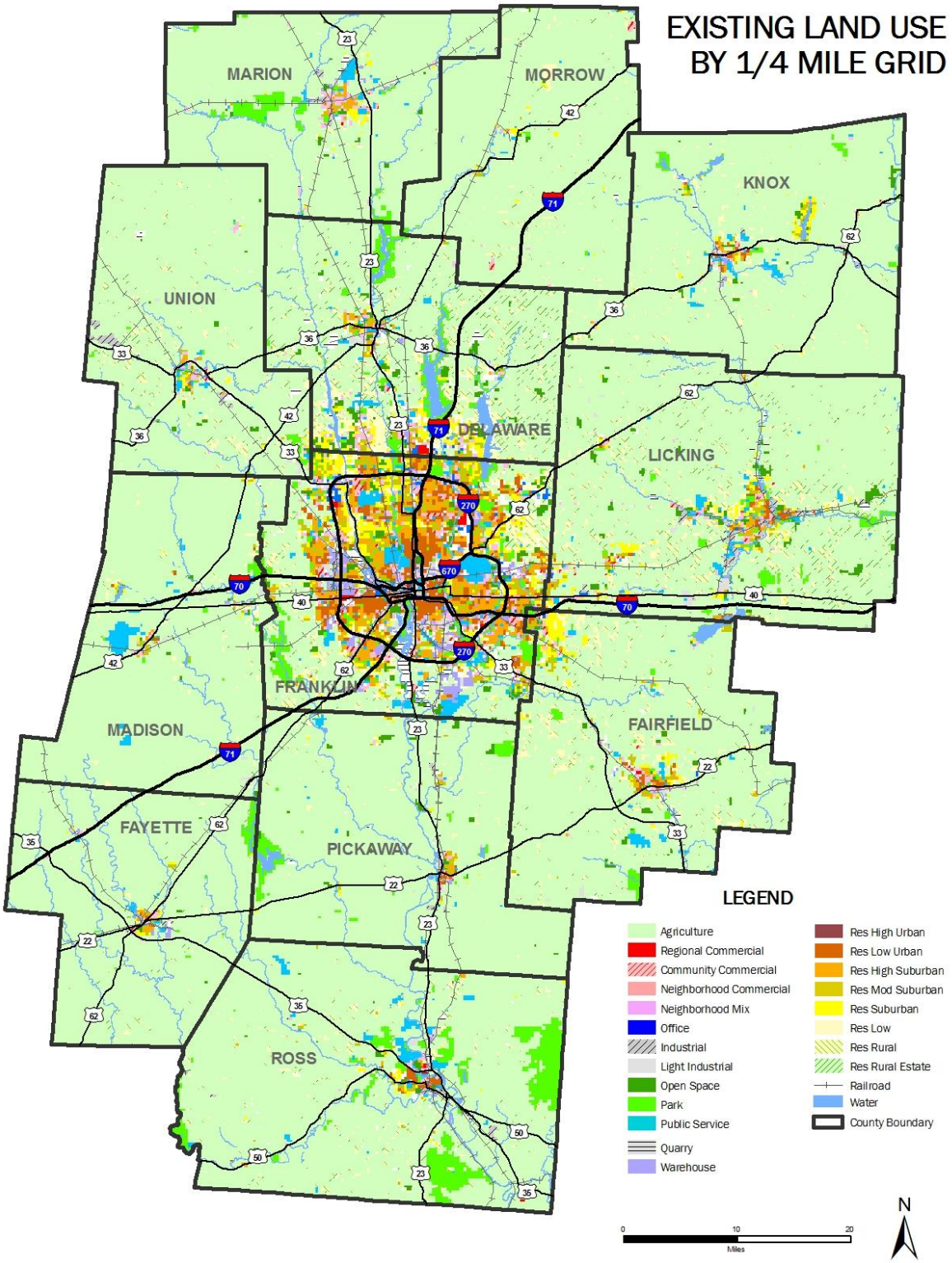
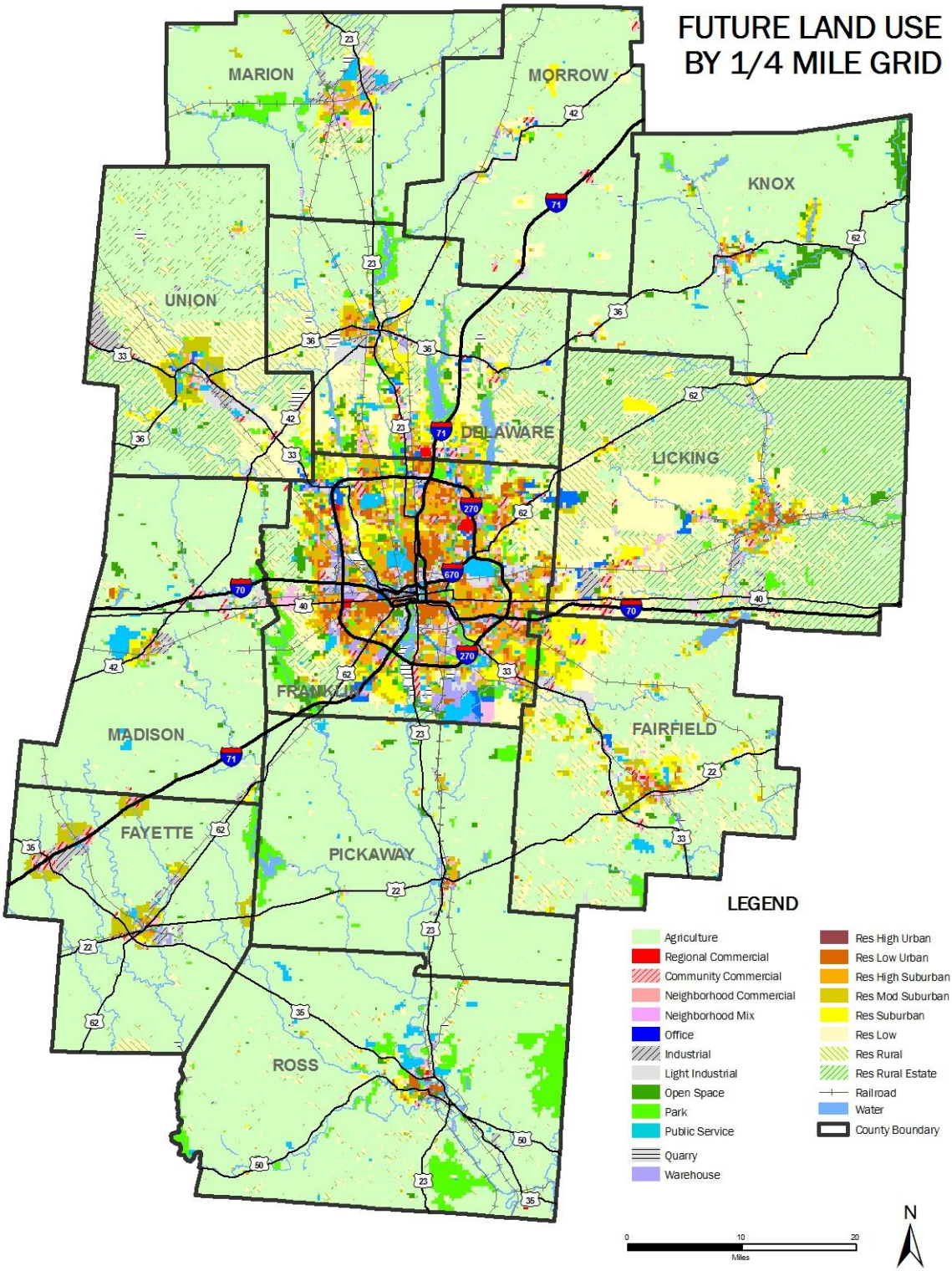


Figure 3: 2010 Land Use Grids



Source: MORPC. Grid Assigned by MORPC Staff from auditor parcel data and aerial photogrphy

Figure 4: 2035 Land Use by Grid

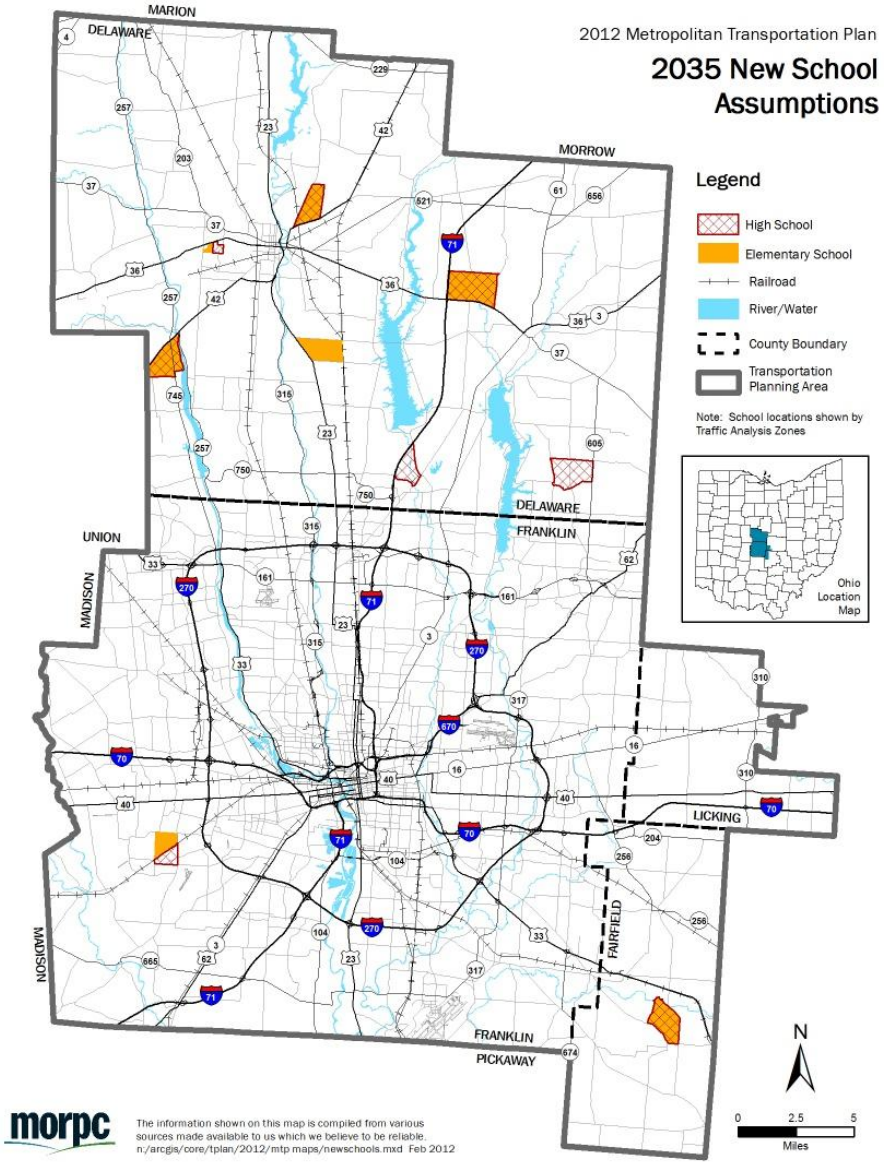


Source: MORPC. Grid Assigned by MORPC Land Allocation model

The grid geography was then translated to the Traffic Analysis Zone (TAZ) geography by intersecting the grids with the TAZ geography to tabulate households and employment by the various sectors. The results were reviewed manually to eliminate “slivers”, where a small number of households or employment was put into the wrong TAZ as a result of the intersection.

New schools were assumed to be needed in areas where sufficient residential growth warranted. Average elementary enrollment of 400 , middle school enrollment of 650, and high school enrollment of 900 students were applied. In addition, university enrollment was trended based on information supplied by the institution where available. Figure 5 is a display of where new schools were assumed for the year 2035.

Figure 5: Location of New Schools for 2035

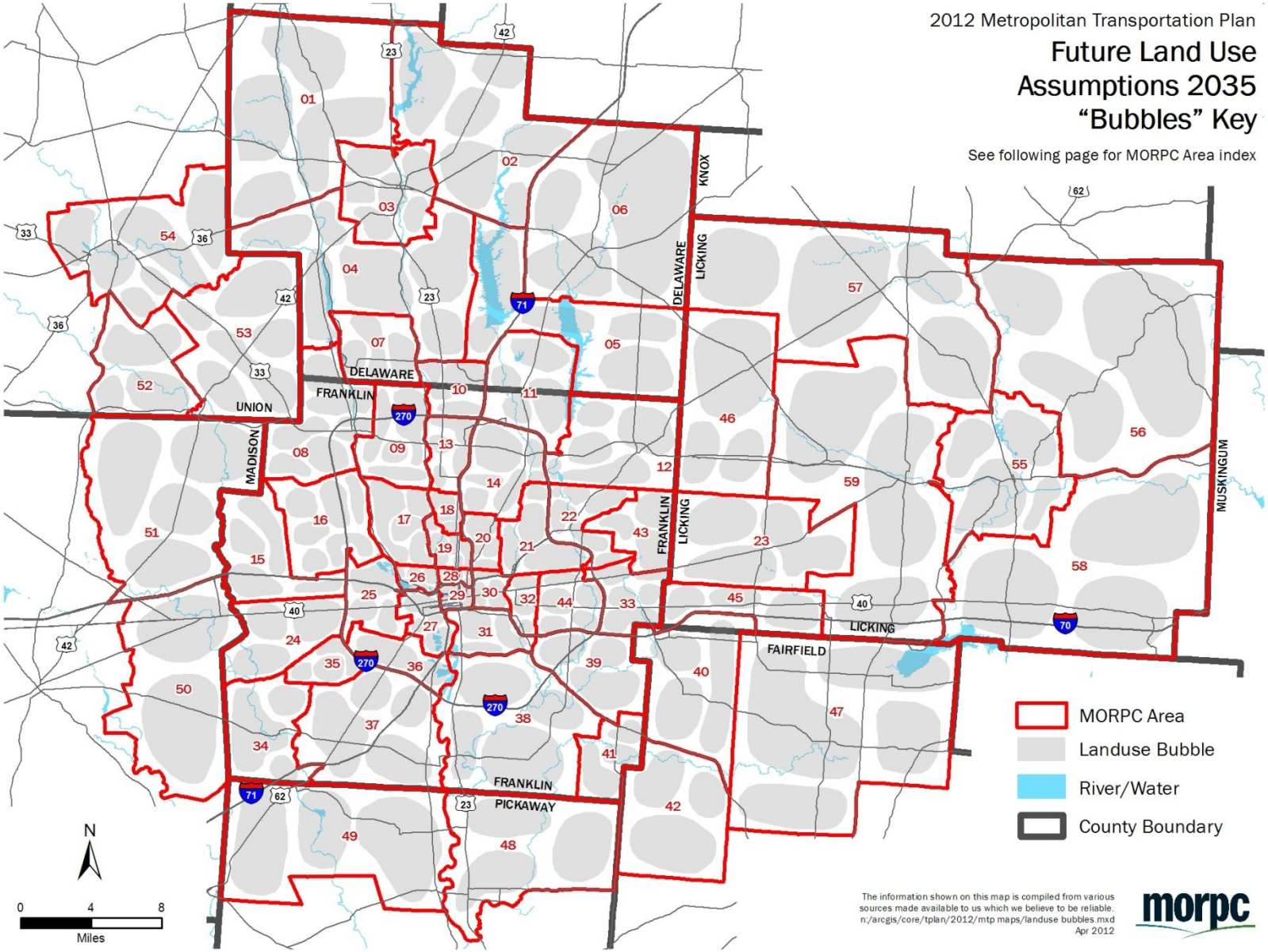


Source: MORPC, based on allocation of population in 2035

Group quarter population was adjusted based on known plans for new group quarter facilities, such as dormitories, nursing homes, or correctional facilities. Income for median household and place of work income was grown from 2010 to 2035 using the 1982 Consumer Price Index where $1.00 from 1982 = $1.30 in 2010 and $1.48 in 2035. Earnings at place of work and median household income were adjusted manually after the household and employment allocations were completed at the TAZ level. Income data from similar TAZs were applied to those instances where the type of development in 2035 was expected to be significantly different from what was in place in 2010. "Significant" was based on MORPC staff's professional opinion.

The results of the allocation are summarized in the following planning area "bubbles."

Area Key ID	Area Name
1	Northwest Delaware
2	Northeast Delaware
3	Delaware City
4	Southwest Delaware
5	Southeast Delaware
6	East Delaware
7	Powell
8	Dublin
9	Northwest Franklin
10	Far North Franklin
11	Westerville
12	New Albany
13	Worthington/Beechwold
14	Northland
15	Far West Franklin
16	Hilliard
17	Upper Arlington
18	Clintonville
19	OSU
20	Linden
21	Northeast Columbus
22	Gahanna
23	Pataskala
24	Prairie
25	Hilltop/Valleyview
26	Grandview/Marble Cliff
27	Near West Franklin
28	Short North
29	Central Business Districts
30	Near East Franklin
31	South Franklin
32	Bexley
33	Reynoldsburg
34	Pleasant
35	Bolton Field
36	Big Run
37	Grove City/Urbancrest
38	Groveport/Obetz
39	Eastland
40	Pickerington/Violet
41	Canal Winchester
42	Lithopolis/Bloom
43	Jefferson Twp
44	Whitehall
45	Kirkersville/Etna
46	Jersey/Monroe
47	Northeast Fairfield
48	Northeast Pickaway
49	Northwest Pickaway
50	Madison CentralEast
51	Madison Northeast
52	Darby
53	Mill Creek/Jerome
54	Marysville/Dover
55	Newark/Heath
56	Licking NE
57	Licking NW
58	Licking SE
59	Licking West Central


2012 Metropolitan Transportation Plan
Future Land Use Assumptions 2035 "Bubbles" Key
See following page for MORPC Area index
KNOX
DELAWARE
LICKING
FRANKLIN
UNION
MADISON
MUSKINGUM
FAIRFIELD
PICKAWAY
MORPC Area
Landuse Bubble
River/Water
County Boundary
N
0 4 8
Miles
The information shown on this map is compiled from various sources made available to us which we believe to be reliable.
n:/arcgis/core/tplan/2012/mtp maps/landuse bubbles.mxd
Apr 2012
morpc

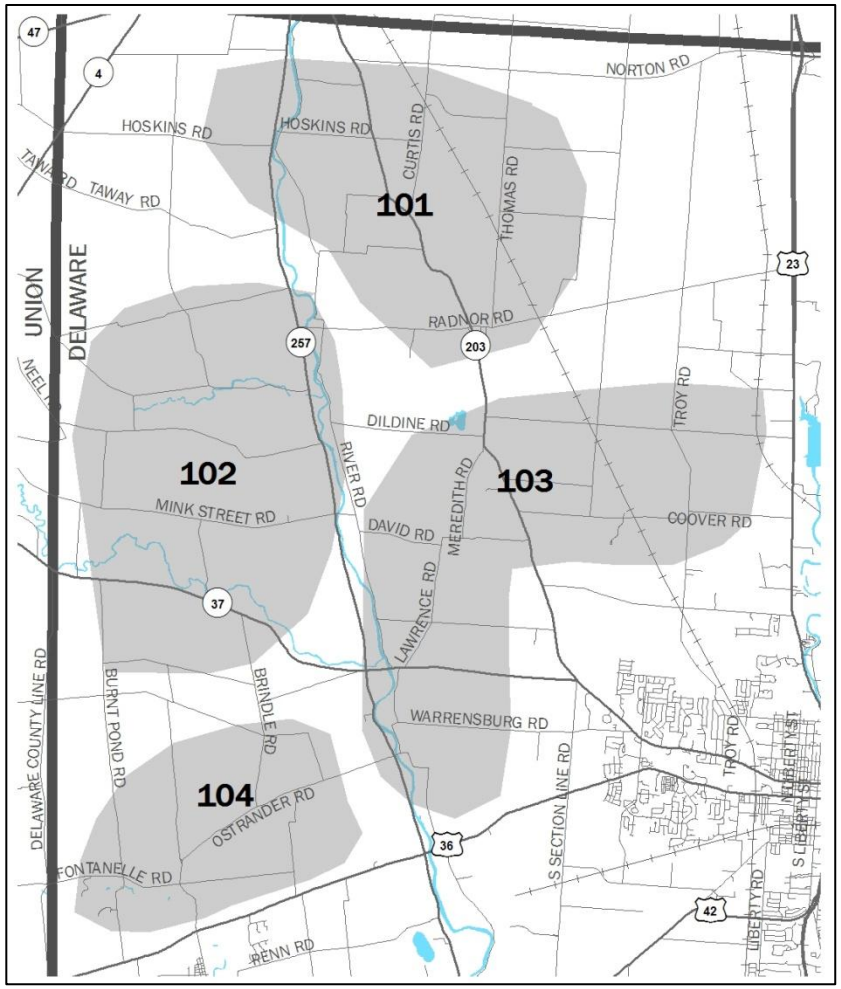
01 Northwest Delaware

0101 This area will maintain its rural development patterns. Around 100 new homes are expected to be built, and the population will grow by a few hundred individuals.

0102 This area will maintain its rural development patterns. Around 100 new homes are expected to be built, and the population will grow by a few hundred individuals.

0103 Located to the northwest of the city limits of Delaware, this area is expected to experience some residential growth by 2035 due to its close proximity to existing jobs, shopping and infrastructure. The addition of over 400 new housing units and over 1,000 people is anticipated.

0104 Located close to Ostrander, Delaware and Marysville, over 200 new housing units and close to 600 new residents will be seen here by 2035.



02 Northeast Delaware

0201 Job growth, population growth, and construction of new housing units are expected in this area to the east of US 23. About 30 new jobs, split between retail and office positions, and over one hundred new housing units will be seen by 2035. The population is projected to grow by nearly 400 people.

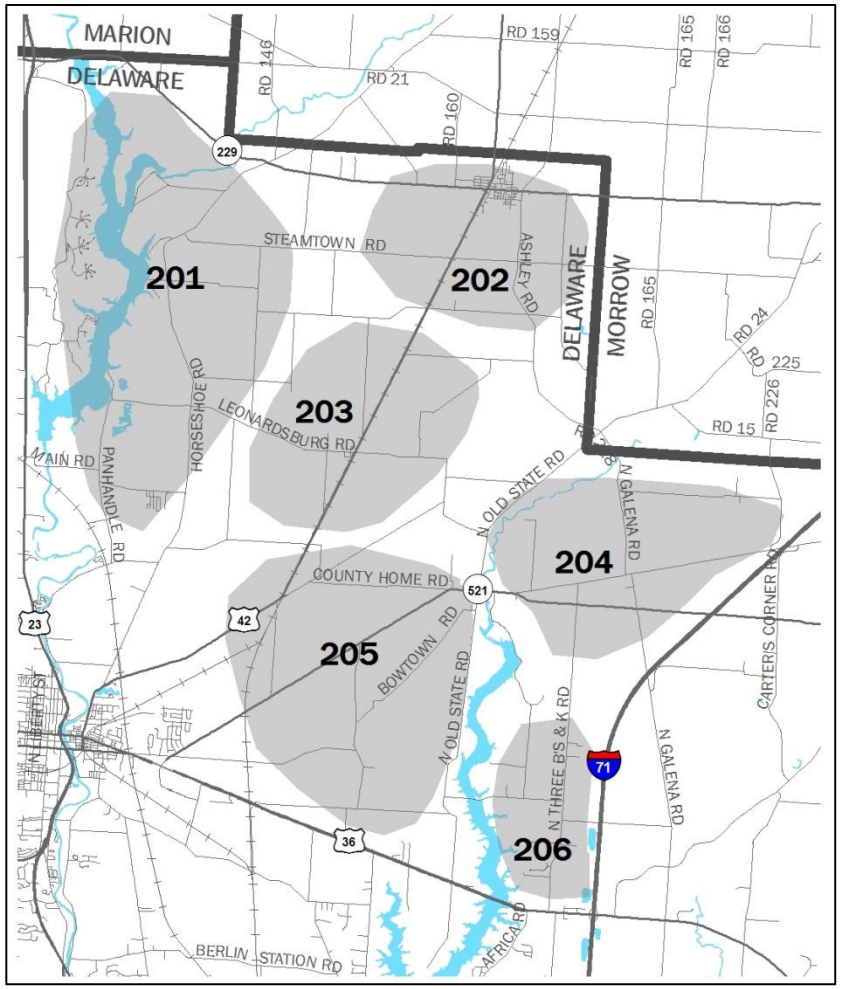
0202 The Village of Ashley and the surrounding area are expected to experience significant changes in the coming years. Positioned at the intersection of US 42 and SR 229, the potential for development is great. Several hundred housing units are anticipated to be built, with the population growing by over 1,000 people. Two hundred new jobs are also expected, split between retail, office and non-industrial positions.

0203 No significant changes are expected in this area.

0204 One hundred new households and 300 additional people are projected for this area by 2035. Close proximity to major thoroughfares add to development pressure here.

0205 Positioned adjacent to the city limits of Delaware and along US 36 and SR 42, this area is projected to experience significant growth. Four hundred additional housing units, 1,000 new residents, and around 20 new industrial jobs are anticipated here.

0206 This area lies next to the potential I-71/US 36 interchange, signaling very significant development potential. Nearly 2,000 new people and 700 new households are expected here. A lot of retail development would be supported here, resulting in nearly 500 new jobs.



03 Delaware City

0301 This area is mostly within the northwestern portion of the City of Delaware. It is characterized by established residential subdivisions and commercial development in its southern half, and the northern half is mostly agricultural. By 2035, the agricultural land will be developed as residential subdivisions and large-lot residential properties, bringing 8,000 new residents and 800 new households to the area. Employment growth will be focused on the "other" and office sectors along SR 37. Four hundred new jobs will be created.

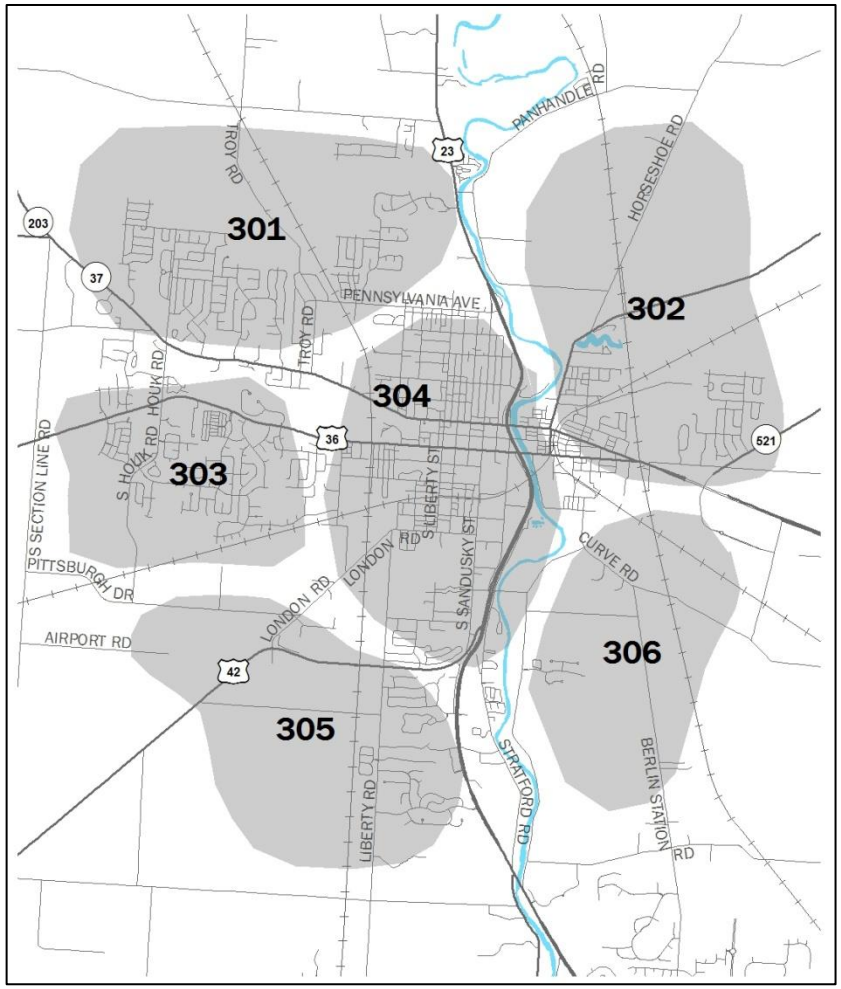
0302 This area is located along US 36 and US 42. About a third of the area is comprised of incorporated Delaware City and is developed. Proximity to existing development, and access to the surrounding unincorporated areas provided by the major thoroughfares, makes development likely. The addition of more than 3,000 residents, 1,000 households, and 400 jobs is projected. Jobs from all sectors are expected.

0303 Located on the major US 36 thoroughfare close to the center of Delaware, and with available land for development, this area will continue to grow in the future. Approximately 10,000 new residents, and 3,400 new households, are expected here by 2035. Single family homes and multi-family structures will be constructed to the west on currently vacant and agricultural land. Eight hundred new jobs, total, in the office, industrial, and "other" sectors will be created. They will be concentrated around US 36 and S. Houk Road.

0304 Downtown Delaware is well-established, with a mix of land uses from residential to industrial. Ohio Weslyan's main campus is located here, as well. Infill housing and multi-family structures such as a proposed senior living facility will add 700 households to the area by 2035. The population is expected to grow by 2,400 individuals. Employment growth will also be significant with the addition of over 3,500 jobs. Most positions will be in the "other" sector, affiliated with Ohio Weslyan and government jobs. Office positions will account for the second most common type of job to grow.

0305 The extension of Sawmill Parkway, and the potential expansion of the Delaware City Airport, development of a Job Ready Site, and sewer extensions on the southwest side of Delaware are assumed to lead to significant development by 2035. Jobs alone are expected to grow by 2,000 positions, most of which being in the industrial sector. Four hundred new households and 1,000 new people are also anticipated.

0306 This area is expected to experience significant growth in the future. The potential construction of a bypass and a mixed-use development will drive a lot of the growth. Five hundred new housing units and 1,500 additional residents are expected. Four hundred jobs - most of which will be retail - are also projected.



04 Southwest Delaware

0401 This includes incorporated Ostrander and its surrounding areas. Total population growth by 2035 is expected to total 1,000 people. Four hundred new housing units are also expected. A proposed development near Penn Road is slated for 200 homes - high end single-family, retirement units, and condos.

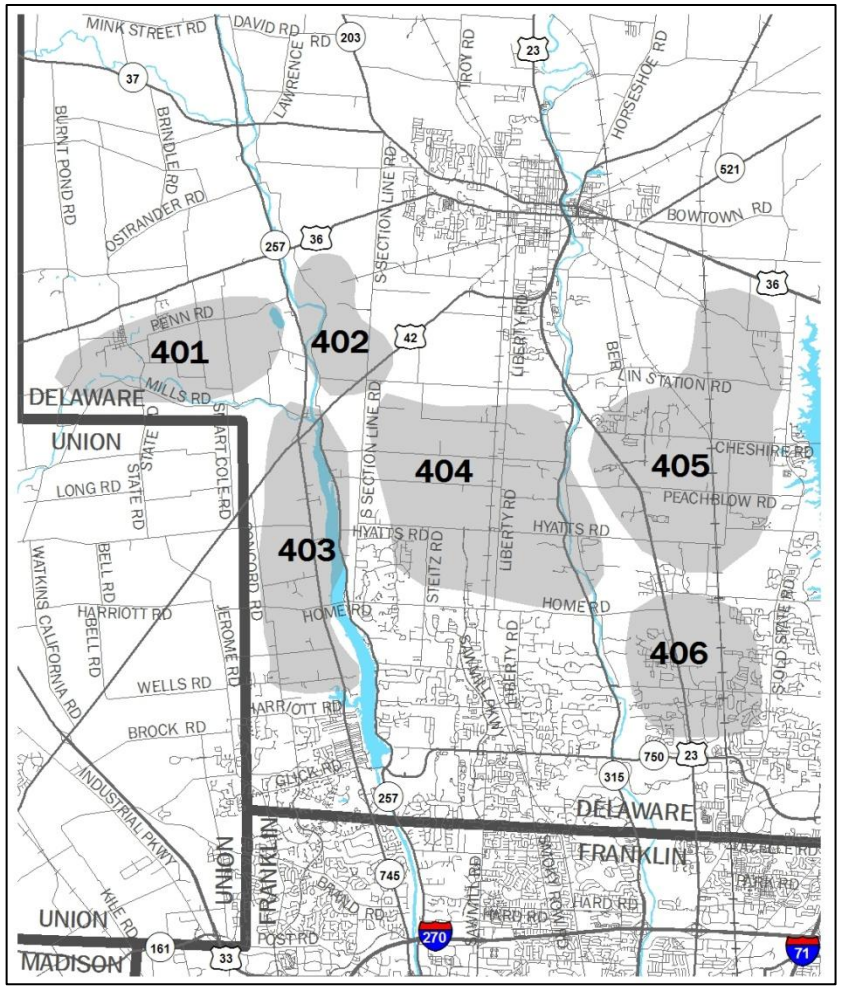
0402 This area is characterized by close proximity to the airport, quarries, and agricultural and large-lot residential properties. Industrial development is expected along S. Section Line Road to the southeast, creating approximately 250 new jobs by 2035. Another 150 jobs in the "other" sector are also expected. Residential subdivision development is expected to the west, opposite the industrial land uses. Four hundred new households will be created, and there will be 1,200 new residents.

0403 Near Shawnee Hills, the Jerome Village development, and US 42 and SR 745, this area will likely experience significant development. Over 2,000 new households are expected in the area by 2035, with the population growing by nearly 7,000 individuals. The addition of approximately 60 jobs is anticipated, as well, with the majority in the office and industrial sectors.

0404 Liberty Township will face significant development pressure in the coming years. Sewer extension and the extension of Sawmill Parkway will open up many opportunities for residential and commercial construction. Projections include the addition of 11,000 people, 4,000 households, and 1,300 jobs spread across all sectors.

0405 This area includes portions of incorporated southwest Delaware and surrounding rural townships. Positioned between US 23 and US 37, the area is in close proximity to main thoroughfares and existing development. Potential sewer extensions and a planned bypass will influence development. New schools continue to be developed to serve the existing fast pace of development as compared to the rest of the central Ohio region. It is expected that 13,000 new residents will live here by 2035. There will be 4,000 new households. Job growth will also be significant with the addition of 2,500 jobs predominantly in the office and retail sectors.

0406 Positioned between Columbus, Delaware, Powell, and I-71, this area will continue to experience development pressure in the coming years. A broad mix of land uses ranging from residential to industrial, many opportunities exist here. Residential subdivision development will fill in, bringing 10,000 new residents to the area, and creating 3,400 new households. Employment growth will also be significant - 4,000 new jobs are expected by 2035. Two thousand retail positions, concentrated along US 23, and 2,000 additional jobs split between the office and "other" sectors will be created. The "other" sector jobs will be in the utility and educational fields.



05 Southeast Delaware

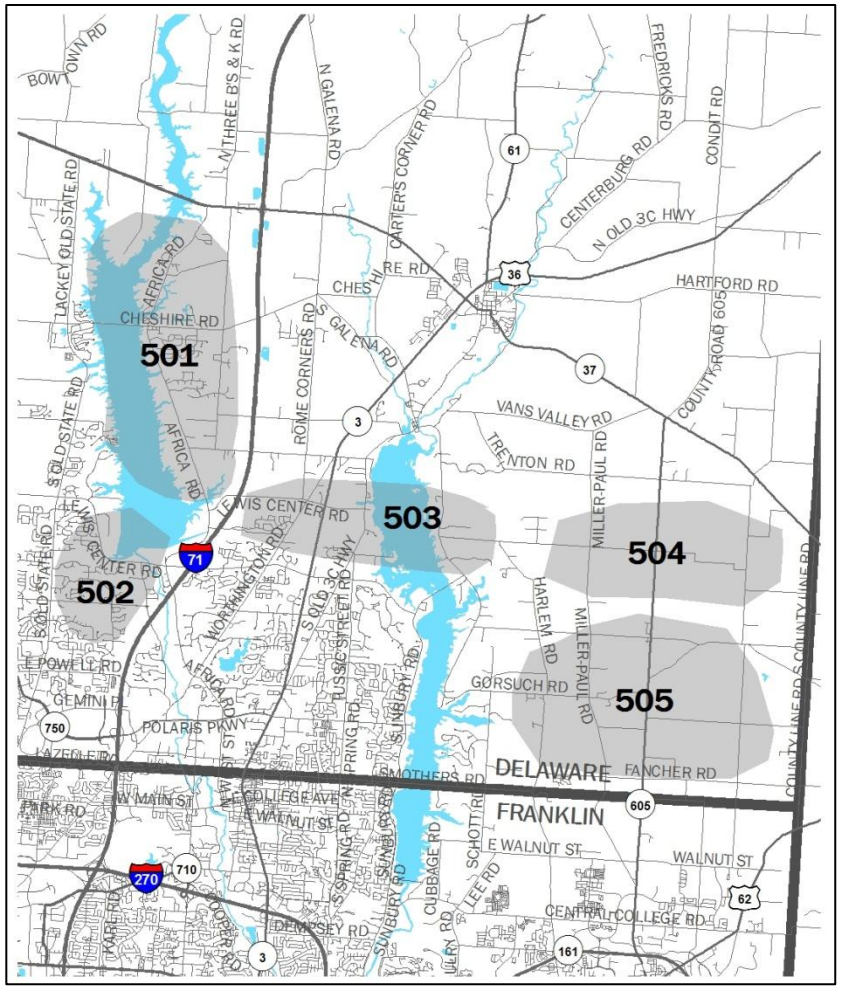
0501 Situated along Alum Creek State Park, this predominantly residential area is projected to experience more residential growth. Approximately 1,000 new households and 4,000 new residents are expected by 2035.

0502 Build-out of existing residential subdivisions will likely occur in this are over the future years. Around 150 additional households are anticipated to be constructed. The population is expected to increase by 600 individuals by 2035. Less than 100 jobs will be added here.

0503 This area is comprised of the northern portion of Genoa Township and the Hoover Reservoir. SR 3 runs through here, providing access to vacant land. Job growth is expected to be minimal, but the population is expected to increase by 3,500 people. One thousand new households are anticipated.

0504 This area is projected to remain mostly rural with not much growth. The population is expected to increase by around 200 people with the addition of 50 households. Job growth will also be minimal with approximately 50 new jobs.

0505 New Albany growth is expected to put development pressures on this rural area in southern Harlem Township at the borders of Delaware and Franklin counties. Job growth is expected to be minimal, but 600 new households are anticipated for the area. The population will grow by 1,500 people.

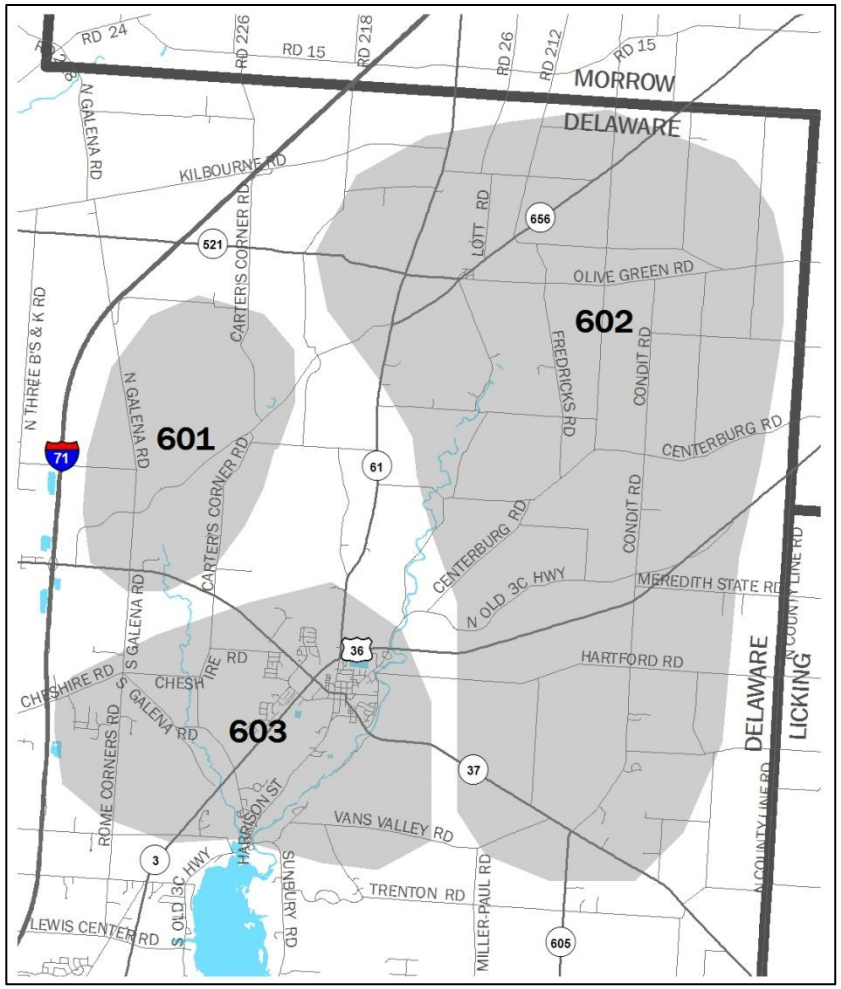


06 East Delaware

0601 Positioned near the proposed I-71/US 36 interchange and Sunbury, this area faces great development potential. It is assumed that most growth would be associated with the proposed Northstar development. One thousand new jobs, mostly in the retail and office sectors, are assumed for this area. Additionally, 400 new households and 1,500 new residents are expected.

0602 Making up all of Porter and Trenton townships on the eastern side of Delaware County, this area is mostly rural with minimal development. It is located along US 36 and near Sunbury and Galena, however, so development pressures will exist from growth around those area. Minimal job growth is anticipated, but 2,000 new residents are expected, along with 700 new households.

0603 Both Sunbury and Galena are expected to experience significant growth in the upcoming years. Several residential subdivisions are already in the works in the area, and more will likely develop. An increase of 8,000 residents is anticipated, with 3,000 new households. Three thousand new jobs will also come to the area. Jobs in all sectors except industrial will grow by the hundreds.

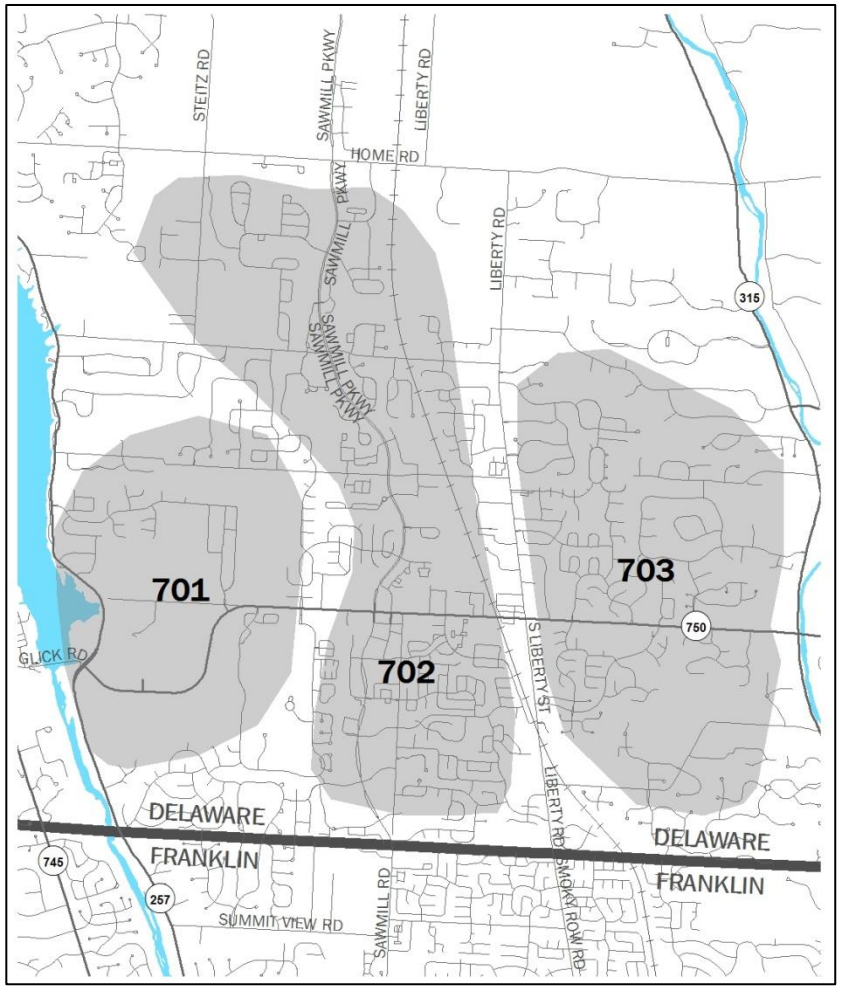


07 Powell

0701 Characterized by the Columbus Zoo & Aquarium, and two golf courses, this area is unique for central Ohio. Growth is expected here in the coming years, however. Infill housing and the continued development of residential subdivisions will add 2,300 people to the area, comprising 800 new households. Office and retail jobs, totally 1,000 new positions, will be focused along Powell Road and also on the Columbus Zoo & Aquarium grounds.

0702 The western half of Powell is centered along Sawmill Parkway. The area to the south of Olentangy Street is mostly commercial. Over 3,000 new jobs are expected here by 2035. More than 1,500 will be office positions, 1,000 will be in the retail sector, and 500 will be in the "other" sector. To the north of Olentangy Street, residential growth is likely to occur. Continued development of subdivisions, and some special projects such as a 55 years and older community, are planned. Nearly 7,000 new residents will be located here by 2035, comprising over 2,000 new households.

0703 Downtown Powell and the surrounding areas to the east will continue to develop in the coming years. Employment growth will be experienced in and around downtown, mostly along the Olentangy and Liberty street corridors. Approximately 1,000 new jobs are expected, with over 600 in the office sector. Residential growth will occur as subdivision development on vacant and agricultural land, and infill will be seen in downtown. Over 3,000 new residents, and over 1,300 new households, will be in this area by 2035.



08 Dublin

0801 The northern Muirfield area of Dublin, and the southern Shawnee Hills area are mostly built-out, but any room for growth is expected to be developed by 2035. Retail, office, and "other" sector jobs will be created along Muirfield Drive. Infill housing and subdivision extensions throughout this area will attract 2,000 new residents, comprising 1,000 new households.

0802 This area includes most of Muirfield and other parts of Dublin north of I-270. It is mostly built-out, but more development is expected. Infill housing and the continued development of existing residential subdivisions will bring 2,000 new residents here by 2035. They will make up 800 new households. Four hundred additional jobs will be created. New businesses and the expansion of existing businesses along Sawmill Parkway will bring 400 jobs. Most jobs will be in the office sector, with the remaining positions in retail and the "other" sector.

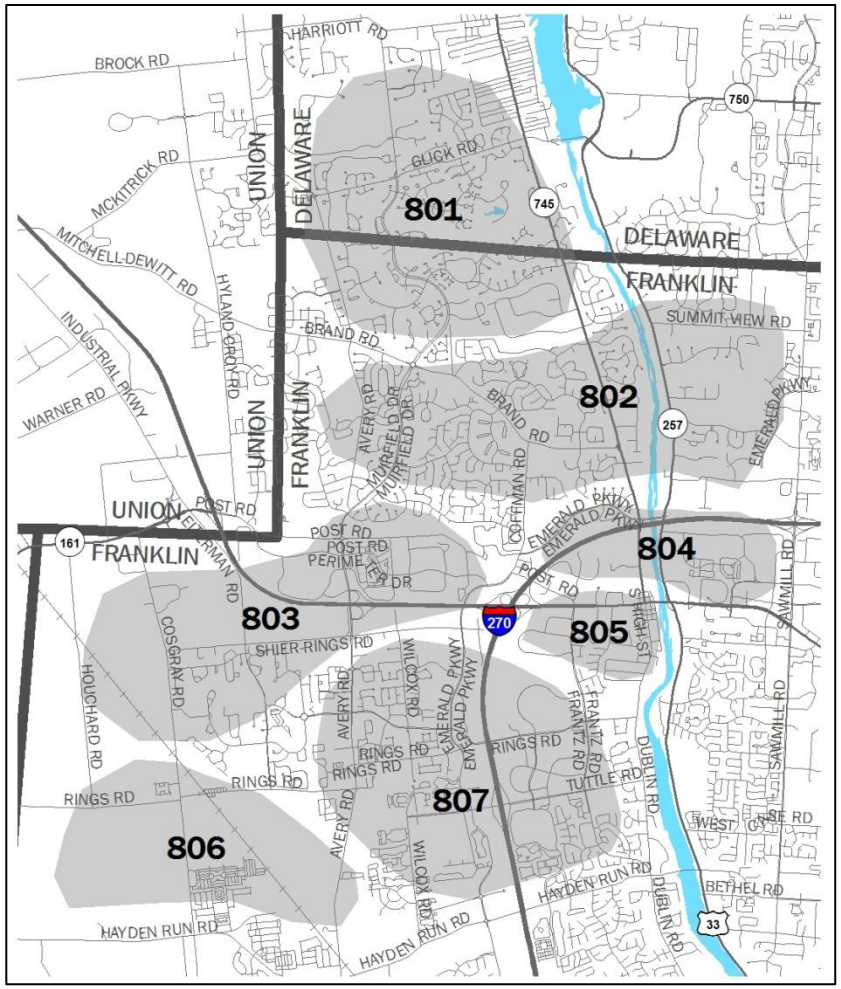
0803 This area encompasses much of the southwestern portion of Dublin. The Central Ohio Innovation Center is developing here, as well as the Ohio Health Dublin Methodist Hospital campus and surrounding medical-related offices and businesses. This area is easily accessed via the US 33/Post Road interchange, Avery Road and Eiterman Road. US 33 provides direct access between Dublin and Marysville, and to I-270. Significant development will likely occur here. Four thousand new jobs are expected, predominantly surrounding the hospital and COIC. Most of the jobs will be in the office (medical), industrial and non-retail sectors. The population is also expected to grow drastically with the addition of 7,000 people and 1,300 new households.

0804 Reinvestment and development along the Bridge Street corridor will influence growth in this nearby area. Most employment growth will occur east of Riverside Drive along SR 161. Approximately 400 new retail jobs will be created, and office and "other" sector jobs such as educational and medical positions will locate here. Residential infill and multi-family structures will attract 1,100 new people to the area, comprising 600 new households.

0805 The Bridge Street corridor runs through this area of Dublin. The BriHi development in Historic Dublin has instigated growth in this well-established part of the city. The US 33/I-270 interchange provides access to office and retail development on the western edge of the area. A large industrial employer - Alcatel-Lucent - will be moving here, contributing to job growth. New office and industrial positions will make up the majority of the 1,300 new jobs projected here. Residential growth will relatively moderate, with infill projects and small developments totaling 200 new households and 400 new residents.

0806 The southwest portion of Dublin is the least developed. With close proximity to Hilliard and access to Cosgray and Rings roads, development here is likely. Over 4,000 additional residents and 2,000 households are expected here by 2035. The rural nature of this section of Dublin will be retained by low-density residential development. Construction of a senior living complex is also anticipated.

0807 Southern Dublin includes Tuttle Crossing Mall, the I-270/Tuttle Crossing Boulevard interchange, and several office parks. Commercial growth will continue in the future. Nearly 2,000 additional retail positions are expected near Tuttle Crossing Mall by 2035. An additional 3,000 office positions are also expected near the existing office parks on Rings Road and Emerald Parkway. Industrial and "other" sector - mostly medical - positions will also be created, amounting to a total of 1,000 new jobs in those sectors. Vacant and agricultural land to the south and southwest will be developed into subdivisions, increasing the population by 5,000 individuals by 2035. Over 2,000 new households will be formed.



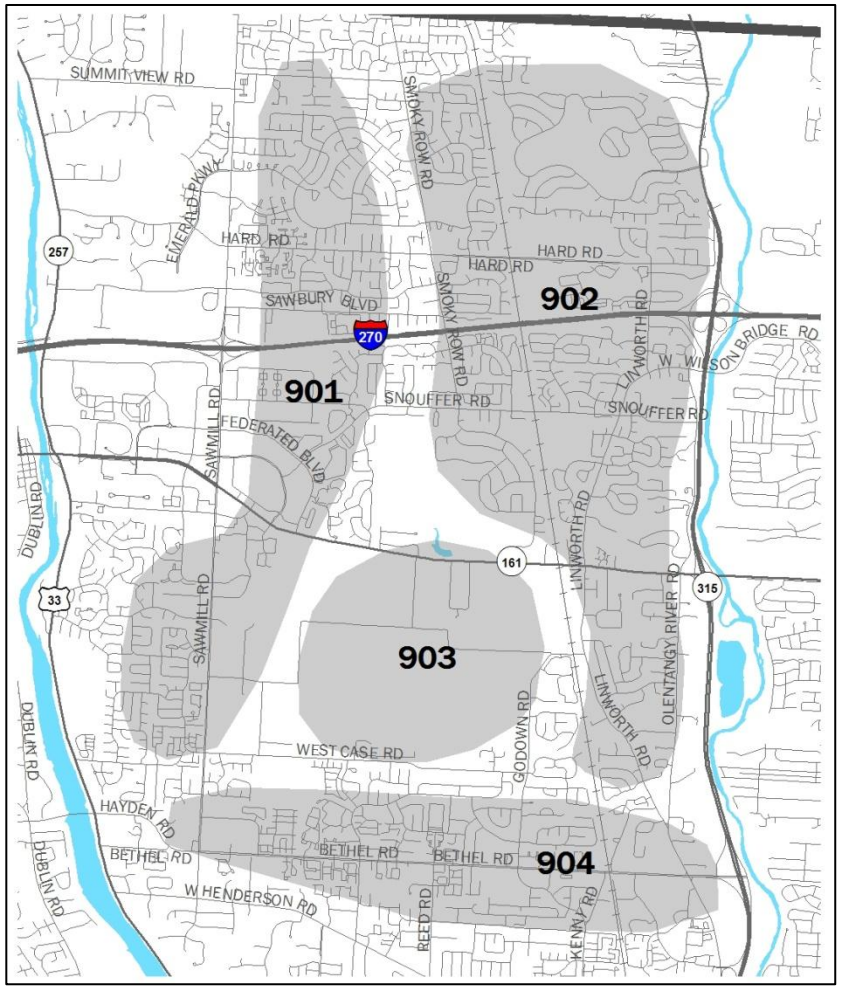
09 Northwest Franklin

0901 This area is bordered by Sawmill Parkway to the west and the Don Scott OSU Airport to the east. Development is expected around the Sawmill Parkway and SR 161 corridors. The addition of 800 jobs is expected, mostly in retail. About 1,000 new residents are projected, along with 600 new households. Residential development will likely include infill in existing residential neighborhoods, condos and mixed use construction.

0902 This area is well-established and approaching build-out. Employment growth is expected, however, along Hard Road and SR 161. Five hundred new jobs will be created, split among the retail, office, and "other" sector. Existing industrial jobs will decrease by 200 positions due to relocation to other areas. Infill housing and small subdivision development will attract 3,000 new residents to the area, and 1,300 new households.

0903 Don Scott OSU Airport comprises most of this area, but some land is still available for development. Approximately 200 retail jobs will be created throughout the area, related to development on nearby Sawmill Parkway. Infill housing and multi-family structures will lead to the establishment of 400 new households by 2035, and 1,000 new residents.

0904 The retail- and service-oriented Bethel Road corridor and surrounding established residential neighborhoods comprise this area. The strip mall developments that line Bethel Road are likely to undergo redevelopment by 2035. Mixed use development along with multi-family housing - apartments and condominiums - is likely. The addition of 1,500 jobs is projected, as well as the addition of 1,000 new residents and 800 households.



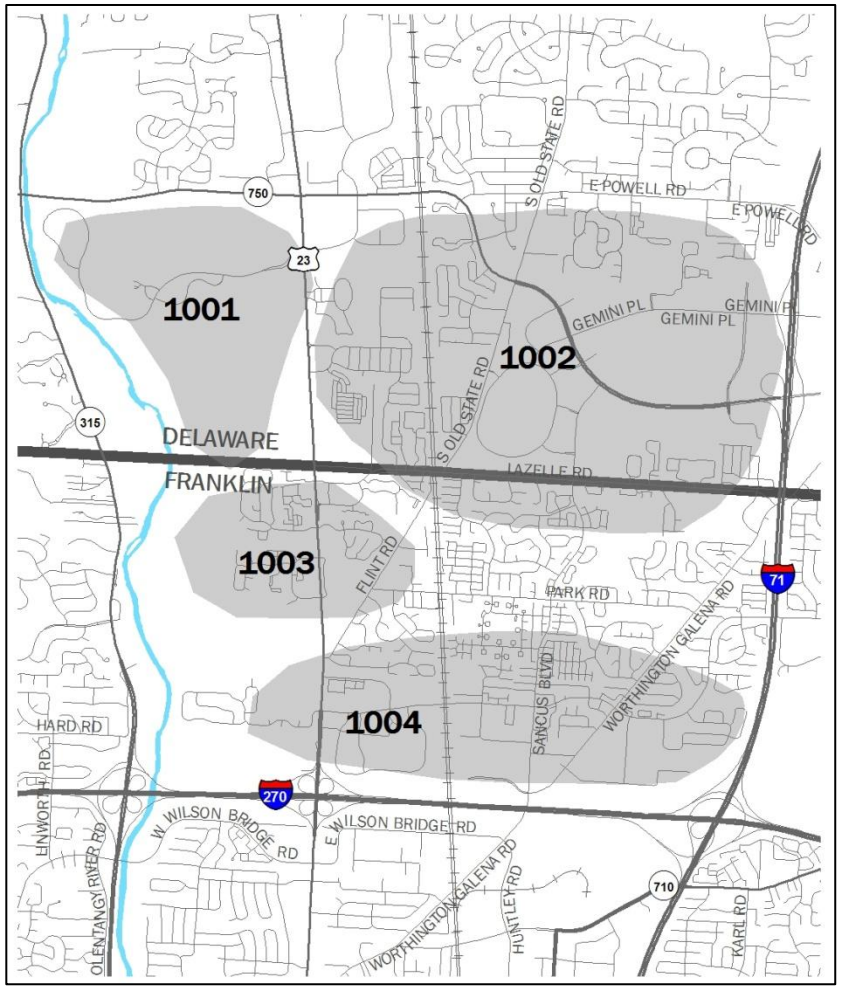
10 Polaris

1001 Highbanks Metropark makes up most of this area in southern Delaware County. Low-density residential development will remain, with the addition of only 100 households and 200 people. Job growth will also be minimal, with the addition of only 100 positions by 2035.

1002 The Polaris area continues to grow. It is a retail and services destination for the region. Three-quarters of the 6,000 new jobs projected will be in the retail industry. Residential development will also be seen here, with the addition of 2,500 residents and 700 households.

1003 Highbanks Metropark makes up most of this area in northern Franklin County. Minimal development is expected, with the addition of only 200 jobs and 400 new residents by 2035.

1004 Bound by US 23 to the west and I-71 to the east, this area is easily accessible. Campusview Drive is developed with offices and retail businesses, and there is room to grow. Redevelopment is also a possibility. It is expected that job opportunities will grow by 1,200 positions here. The population will also increase with the addition of 500 households and 1,000 residents. Residential development will likely be multi-family apartments or condos, or suburban-style infill.



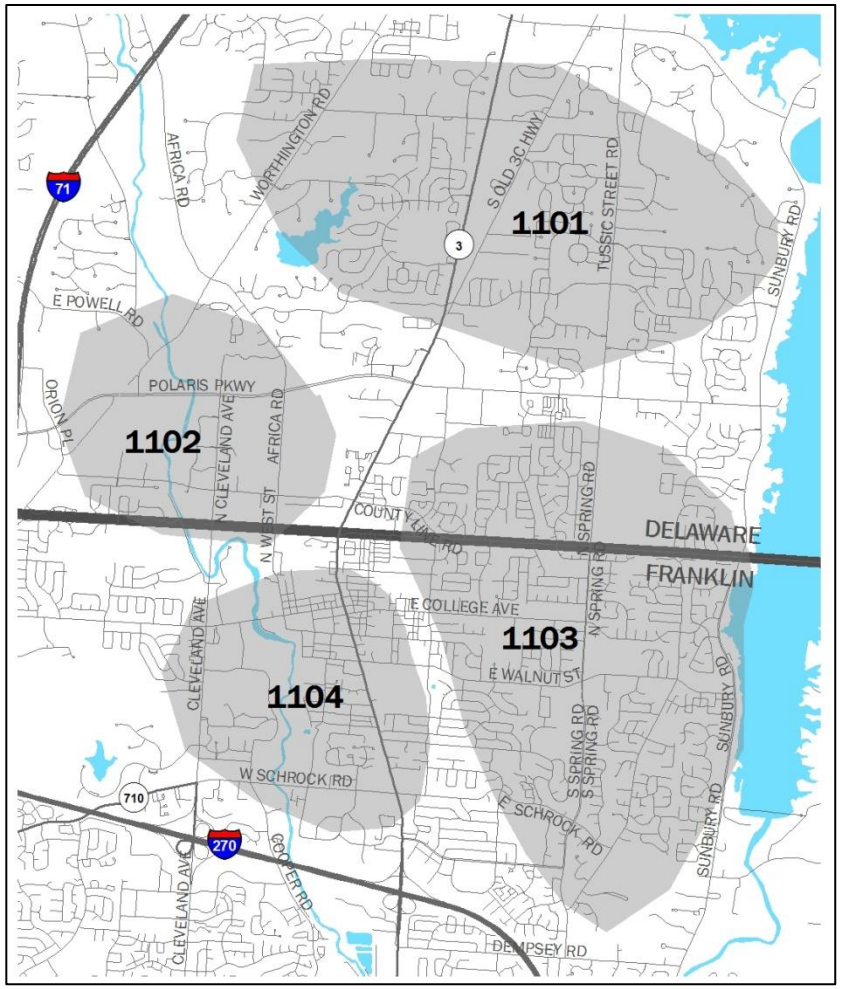
11 Westerville

1101 This portion of Genoa Township just north of Westerville is nearly built-out but has some room for infill development and residential subdivision growth. Seven thousand new residents will be here by 2035, comprising 2,000 new households. Office and retail growth will lead the increase in employment, bringing 800 new jobs to primarily the Polaris Parkway and State Street intersection area. The remaining 100 additional jobs will be seen in the school system.

1102 Development continues in this eastern extension of the Polaris area along Polaris Parkway. Mixed use development proposals, the planned Ohio Health expansion, and future redevelopment of the Polaris Amphitheater are expected to create 3,000 new jobs and increase the population of the area by 1,600 individuals. Seven hundred new households are expected. Polaris Parkway and Cleveland Avenue will provide easy access to and from the area which is near Westerville and major interstates.

1103 Residential and commercial infill development will be the main type of growth for eastern Westerville in the coming years. Fourteen hundred new households will be established, holding 4,000 new residents. Office and retail jobs will grow around McCorkle Boulevard and County Line Road, bringing 400 new positions to the area. Several hundred jobs in the "other" sector will be scattered throughout the area mostly at educational facilities.

1104 This area includes downtown Westerville and the surrounding residential communities. Otterbein College is also located here. Approximately 3,000 new jobs are expected in the area, dominated by positions in the office sector. Redevelopment and infill will predominate along the main corridors of State Street and Schrock Road, while Otterbein College will likely expand. Residential development in subdivisions and multi-family construction will add 1,000 households and 2,000 people.



12 New Albany

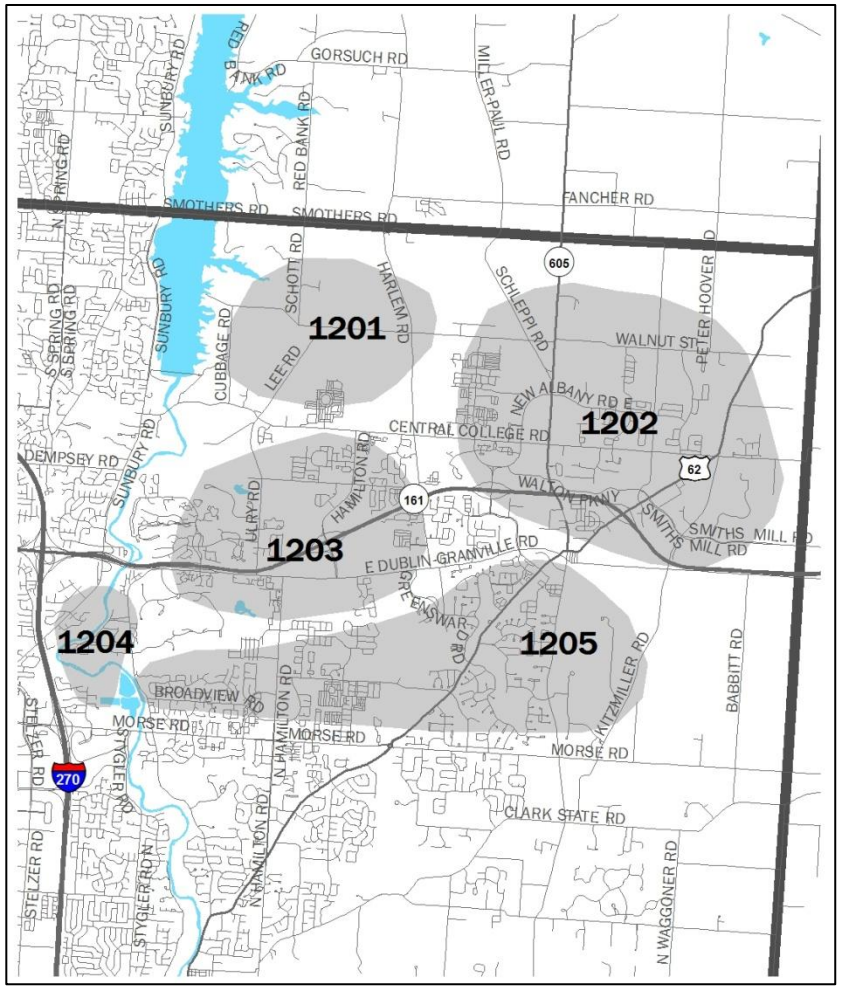
1201 Situated between northwest New Albany and the Hoover Reservoir, and scattered with park land, this area is rural in character. The addition of 500 new residents and 200 new households is expected in future years, as continued development within the core of New Albany increases the demand for housing close to jobs and services therein.

1202 The New Albany Business Park continues to develop at a relatively fast pace. Nearly 8,000 new office jobs will be created here by 2035, making this area desirable for additional commercial development as well as residential development so that employees can live close to their work. The population will nearly double to 13,000 residents, with the addition of 2,400 households. The development will mostly be single-family residential, but in varying densities.

1203 Situated around the SR 161/Hamilton Road interchange, this area has land situated for development. Five thousand new residents are expected in this area at the western edge of New Albany on the Columbus border. Households are expected to increase by 2,000 by 2035, and 1,000 retail jobs will be the result of new development near the interchange.

1204 Comprised of a mix of parkland, residential and commercial development, as well as several highway interchanges, this area will likely not experience much development in the coming years. Redevelopment and infill potential exists, but new residents, jobs and households will be minimal.

1205 Centered upon the New Albany Country Club and its surrounding residential development, as well as nearby commercial development on Hamilton Road, this area will experience mostly residential growth in the undeveloped area on the east side of New Albany. The population is expected to increase by 5,000 people by 2035. Households will increase by 2,000 units.



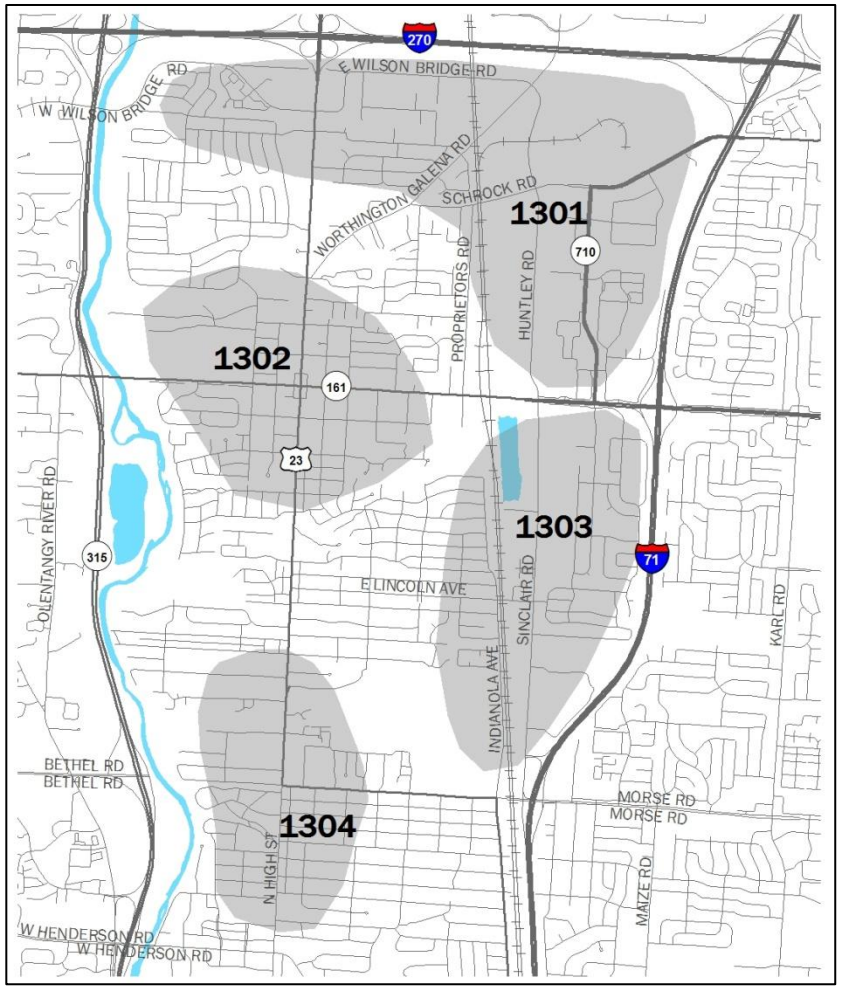
13 Worthington/Beechwold

1301 Redevelopment within the Wilson Bridge Road corridor, as well as infill development throughout the rest of this area, will increase the population and the number of households and jobs. Six hundred new households are expected by 2035, along with 1,300 residents. Jobs will increase by 3,000.

1302 Centered at the intersection of High Street and State Route 161, this area of Worthington is undergoing redevelopment which is expected to continue. Mixed uses are a focus, combining residential and commercial in the same buildings and developments. The population is expected to grow by 800 individuals by 2035; households are expected to increase by 400. Jobs will also grow by 700 positions mostly in the office and "other" sectors.

1303 This area is characterized by industrial land uses to the south near Morse Road, and residential land uses to the north near SR 161. By 2035, over 150 industrial jobs will be lost, but overall employment will increase by 100 positions due to growth in the office and "other" sectors. Development of a residential subdivision near the railroad tracks and SR 161, along with infill development, will bring 800 new residents to the area.

1304 This area is characterized by established residential neighborhoods and the Graceland retail area. Three hundred new jobs are expected by 2035. The population will grow by 600 and households will grow by 300. Residential and mixed-use infill development will be the major contributors.



14 Northland

1401 The ethnic diversity of central Ohio continues to grow. This area centered on the intersection of State Route 161 and Cleveland Avenue was once a popular suburban-type community within Columbus. The population declined after many years, but is again growing mostly due to the influx of immigrants. The area is expected to grow even more by 2035. The population will increase by 6,000 people, and households and jobs by 2,000 each.

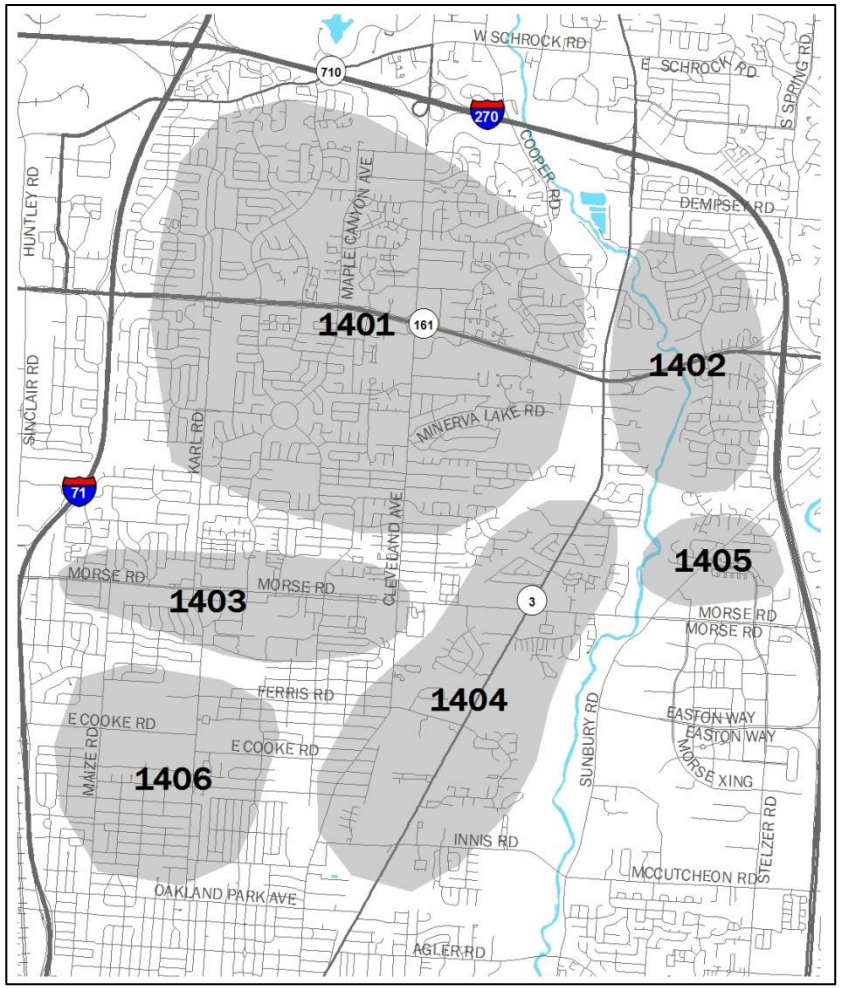
1402 This area is mostly built out with some opportunity for new development. Two hundred new jobs, total, across all sectors will be created in the areas immediately surrounding SR 161. Residential infill will bring 1,000 new people, making 500 new households, to the area by 2035.

1403 The redevelopment of Northland Mall began in 2010. Several businesses and public entities are now located on the site in newly constructed buildings. By 2035, it is anticipated that the Northland Mall site and surrounding area will see 1,300 new jobs, 500 new residents, and 250 additional households. Nearly 1,000 of the new jobs will be in the retail sector.

1404 This area along SR 3 near Morse Road has development potential. The Champions of Columbus golf course will likely be redeveloped and could include residential, commercial and/or office land uses. Existing large residential lots and vacant lots in residential areas could also see residential growth. By 2035, 1,500 additional residents and 700 additional households are expected. One thousand jobs are also anticipated.

1405 This area is north of Easton and includes retail on Morse Road as well as residential subdivisions along Sunbury Road. The population of this area will increase by 1,100 residents by 2035 through infill development. Both single and multi-family housing will be built. Continued retail development along Morse Road will bring 500 new jobs here.

1406 This area is expected to remain predominantly residential. Infill housing and people moving into vacant homes will add 500 additional households and 1,000 new residents.



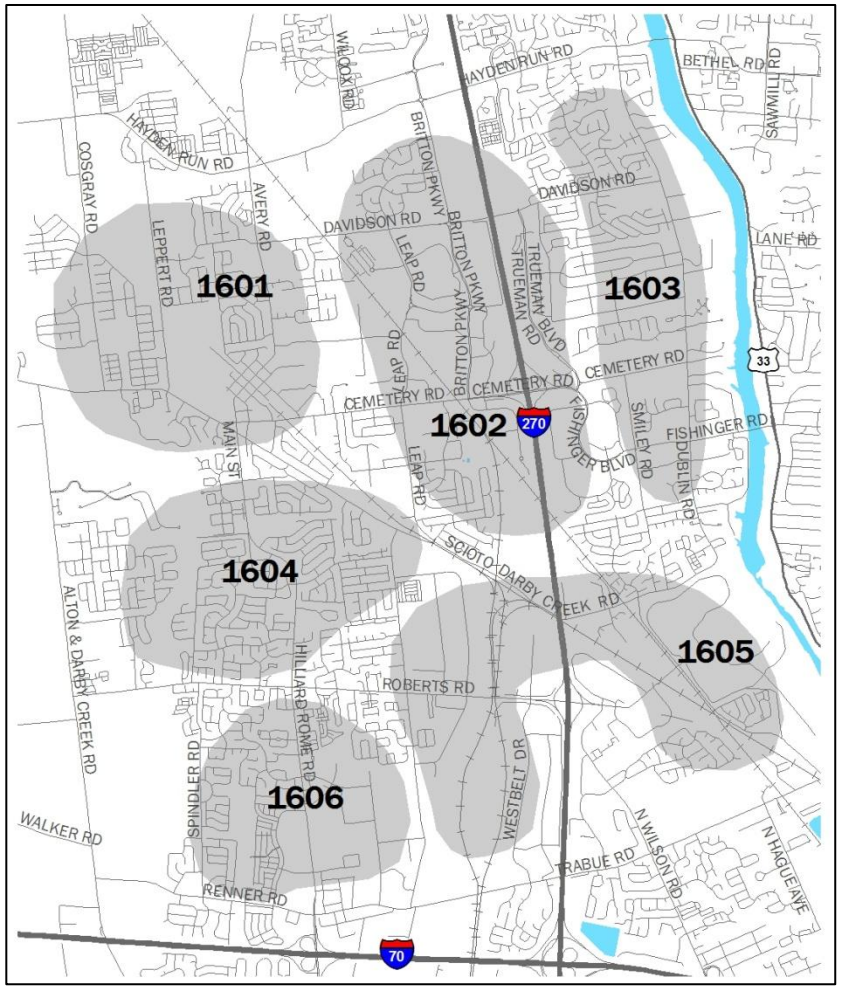
15 Far West Franklin

1501 This area includes some of the western portions of Hilliard and parts of Brown Township. It is characterized by large rural residential lots and agriculture. Some agricultural land is expected to become residential, but still characterized by large lots. The population will slightly increase by 90 individuals, with the addition of 50 households.

1502 This area in Brown Township is mostly large rural residential lots and agricultural land. Not much change is expected by 2035.

1503 This portion of Brown Township is predominantly agricultural land and large rural residential lots. Portions of Prairie Oaks Metro Park and Battelle Darby Creek Metro Park are also located here. The Darby Town Center development, planned to be built to the south of this area, is expected to propel residential development throughout the area. Over 2,500 new residents are anticipated along with 900 new households by 2035.

1504 This area is located southwest of the I-70/I-270 interchange, and is mostly comprised of industrial/warehousing and residential land uses. By 2035, 1,400 new jobs are expected. Most jobs will be either office or industrial positions. The population will grow by 400 people, and households will increase by 200.



16 Hilliard

1601 The northwestern portion of Hilliard is comprised residential neighborhoods. By 2035, the population is expected to grow by over 3,000 people. Nearly 1,500 new households will be created, and approximately 700 new jobs will come to the area. The proposed Alton Commons mixed use development and development of vacant land on the northern edge of the area will be a large contributor to the anticipated growth.

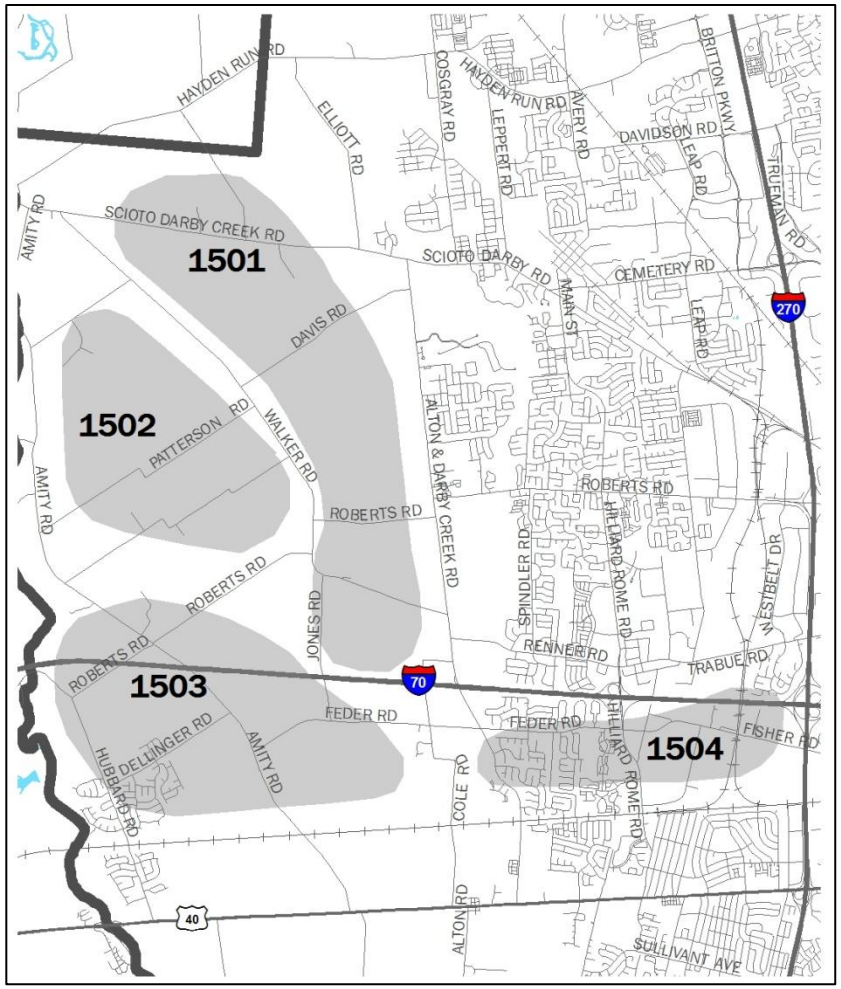
1602 This area includes the Britton Parkway corridor and the 1-270/Cemetery Road interchange. It is characterized by office buildings, retail, and residential subdivisions. Land is available for development and redevelopment, and new offices, stores and apartment complexes are likely. It is expected that by 2035 there will be 2,000 new jobs in the area, most of which will be office and "other" jobs such as those in the medical field. The population will likely increase by 3,000 and new households will increase by 1,500.

1603 This area between Hilliard and Upper Arlington is predominantly residential and nearing build-out. By 2035, residential infill will attract 1,000 new residents, comprising 500 new households. Additional retail growth will occur in the Fishinger Road/Smiley Road area, creating 200 more jobs.

1604 This area is made up of mostly residential land uses with some outlying commercial and industrial areas. The population will continue to grow through 2035, as infill housing is constructed. The population is expected to increase by 3,000 people, and there will be 1,100 new households. A total of 1,000 new jobs, split between the industrial and "other" sectors, will also be seen here. Most of these positions will be in the areas around Main Street and Scioto-Darby Road.

1605 Located around the I-270/Roberts Road interchange, this area is characterized by industrial/warehouse and residential land uses. Job growth of 4,000 positions is expected by 2035, with most jobs being in the industrial sector. Population and households are also expected to grow, with 500 people being added and 200 new households.

1606 This area is located north of the I-70/Rome Hilliard Road interchange. Retail along Hilliard Rome Road, single and multi-family residential areas to the west, and industrial land uses to the east predominate. Development of undeveloped land and the redevelopment of existing and outdated properties will lead to 400 new households, 1,000 new people, and 1,500 new jobs by 2035. Industrial and retail positions will comprise most of the new jobs.



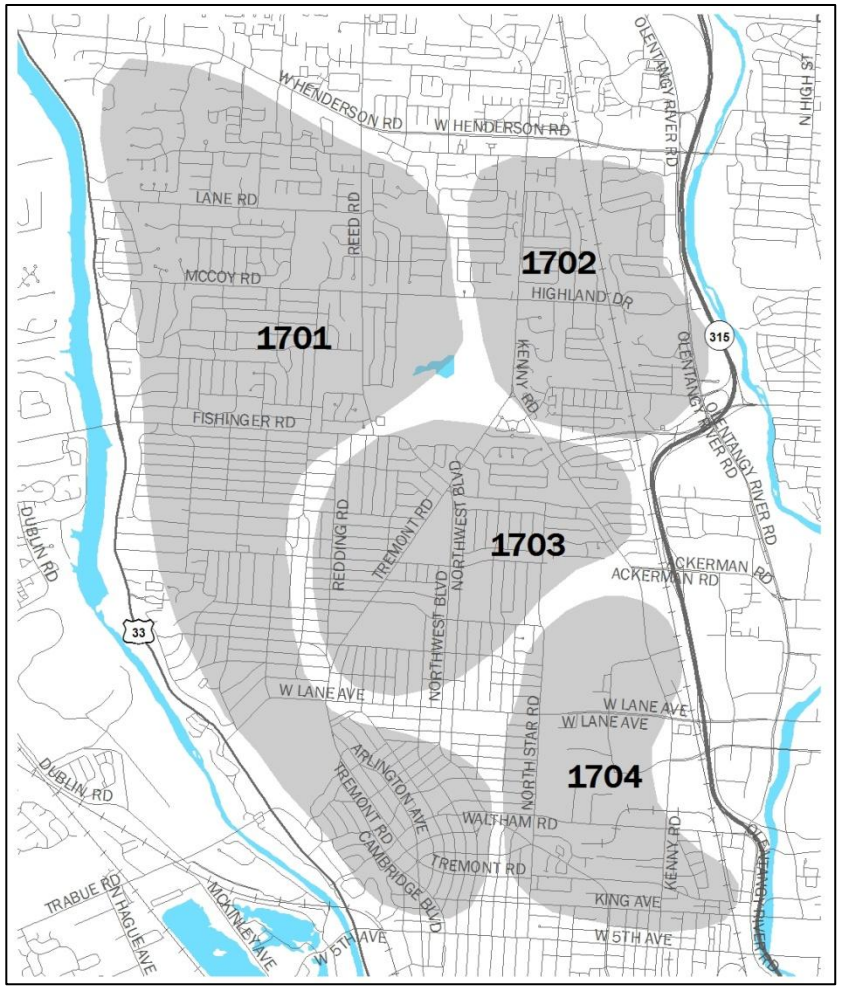
17 Upper Arlington

1701 The western and southern portions of Upper Arlington are comprised mostly of well established residential neighborhoods and a section of the Henderson Road commercial corridor. Infill development is expected to add 1,000 households by 2035. The population will grow by 2,000 people. Commercial development is also anticipated adding 800 new jobs, mostly in the office and retail sectors.

1702 This area is mostly residential, but also includes Riverside Hospital and the Henderson Road commercial corridor. Residential infill development is expected, adding 500 households by 2035. The population will increase by 1,200 residents. Job growth will be significant with new positions being mostly in the office sector and medical field.

1703 This is the area surrounding the "Five Points" intersection where Tremont Road, Fishinger Road, and Northwest Boulevard meet. The Kingsdale Shopping Center is located here. The redevelopment of the shopping center will continue to drive development in the area, adding 1,000 jobs by 2035. The jobs will be spread across the retail, office and "other" sectors. Residential development will also continue, adding 600 households and 1,000 new people. Condos will make up a majority of the new households.

1704 This area includes the Lennox Town shopping center and the West Campus of Ohio State University, including some surrounding residential neighborhoods. Jobs will increase by 800 positions by 2035, mostly in the "other" sector. Several hundred industrial jobs will be lost. The population will only slightly increase by 200 people, and only 100 new households will be seen.



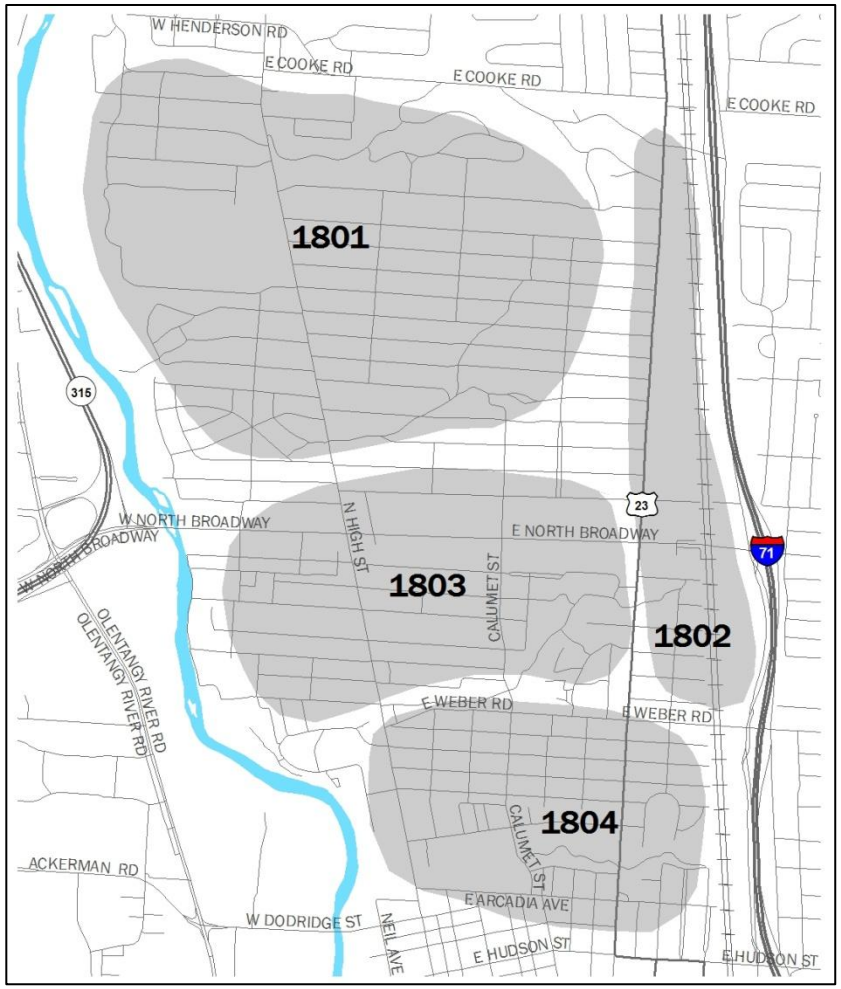
18 Clintonville

1801 Retail, office and multi-family residential land uses are prominent on the High Street corridor. Minimal change is expected by 2035, with the addition of 100 households, 100 people, and 100 jobs.

1802 This area of the Columbus neighborhood of Clintonville is composed of Indianola Avenue and the surrounding residential neighborhood from North Broadway to Cooke Road. Indianola Avenue is predominantly a commercial corridor. Two hundred new jobs are expected by 2035. These positions will be in the office, retail and "other" sector, whereas the area will lose a few hundred industrial jobs. Population and households are also expected to grow, both by 100 units.

1803 This area of the Columbus neighborhood of Clintonville around the intersection of High Street and North Broadway will see minimal population growth. Around 60 new households are expected, however. Jobs in all sectors except industrial, where a loss of approximately 10 jobs will be seen, will grow amounting to 150 total new jobs in the area. Most job growth will be seen within the High Street corridor.

1804 This area of the Columbus neighborhood of Clintonville is well-established with mostly residential land uses. Several Columbus City schools are located here. The population is expected to grow by only 100 people by 2035, with the addition of only 50 new households. Job growth will be greater, however, with the addition of 300 jobs split between the retail and "other" sector. Most job growth will be seen within the High Street corridor.



19 OSU

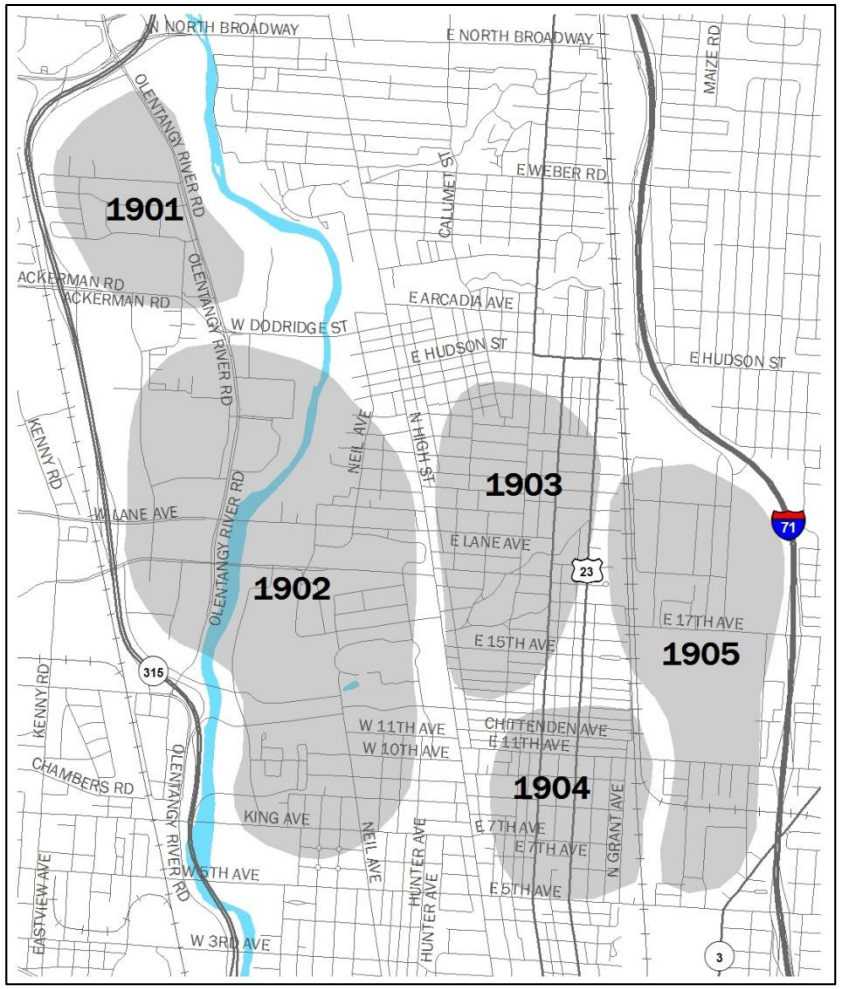
1901 Positioned between Ackerman Road, Olentangy River Road, and State Route 315, this area is easily accessible to the Ohio State University campus, major thoroughfares, and surrounding residential communities. Off campus multi-family family housing and two shopping centers are located in this area. Riverside Hospital is also close. By 2035, 700 jobs will be added between the retail, office and "other" sectors. The majority of new positions will be in the office sector, with 400 of these jobs being added. The population is expected to grow by 150 people, but no new households are anticipated.

1902 Ohio State University and the surrounding neighborhoods will continue to grow in the coming years. Over 4,500 new jobs are expected here by 2035. Most of them will be in the office and "other" sectors, related to the university. A few hundred retail jobs will be spread across the campus and nearby neighborhoods. The population will remain relatively the same as students move into and out of on-campus and off-campus housing.

1903 Businesses along the High Street corridor and off-campus student housing predominate in this area. Some redevelopment is expected in the area, both in the commercial and residential areas. Approximately 400 jobs are expected to be added, most of which will be along High Street. Forty new households and 100 new residents are also anticipated by 2035.

1904 This area is known as Weinland Park. It is mostly residential, with a mix of full-time residences and off-campus student housing. Significant reinvestment in the neighborhood by both public and private entities will bring 900 new people to the area by 2035. Only 300 new households are expected. Job growth will also occur, bringing 500 jobs across the industrial, office, retail and "other" sectors.

1905 This area is characterized by the Ohio State Fairground and a mix of residential, commercial and industrial land uses. One thousand new jobs are expected for the area by 2035. The largest percentage of jobs will be seen in the office sector, but all sectors will be represented.

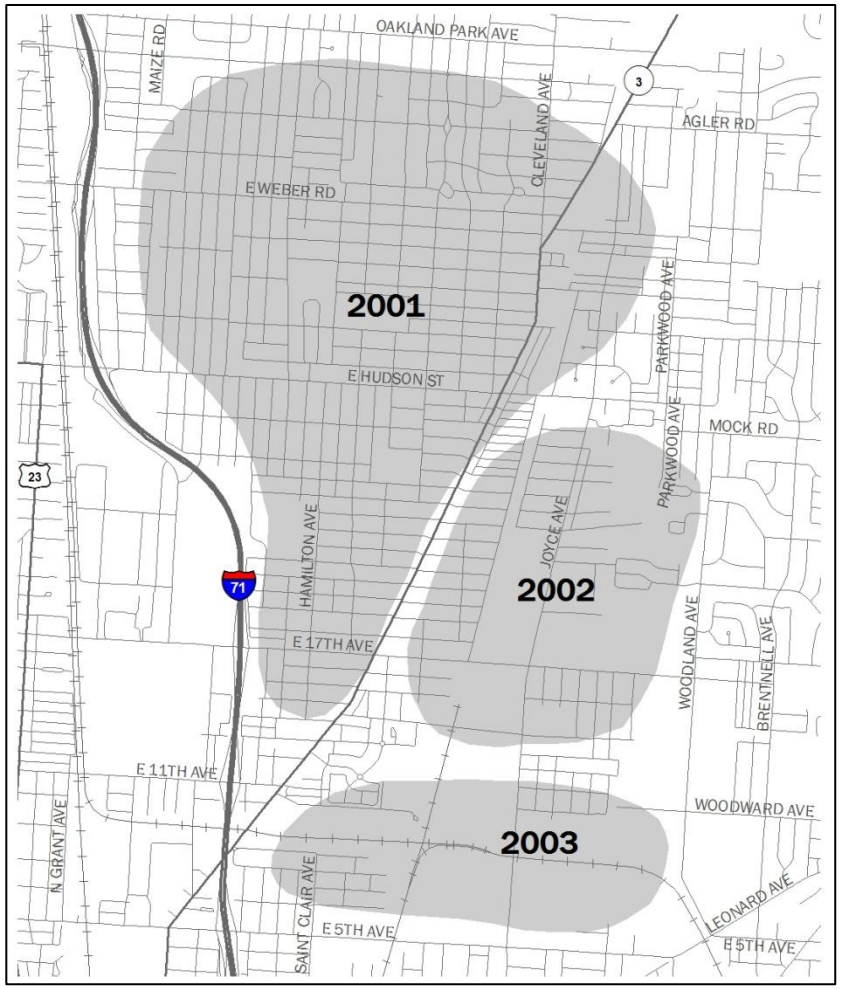


20 Linden

2001 This area includes the Cleveland Avenue commercial corridor from Oakland Park Avenue south to I-71. The remaining area is predominantly residential. Infill development and redevelopment will add 900 new households and 2,200 new residents by 2035. Jobs will increase mostly along Cleveland Avenue. Six hundred and fifty new positions are expected by 2035, with nearly 250 in the office sector.

2002 A majority of the land in this area is comprised of warehousing and light industrial land uses. Most job growth by 2035 will be seen in these sectors, with the addition of 900 jobs overall. The surrounding residential neighborhoods will also see growth with the addition of 200 new households and 500 new residents.

2003 This area surrounds an industrial portion of 5th Avenue east of I-71. Most of the land area is being utilized for industrial purposes and railroad rights-of-way. The population will increase only slightly, whereas jobs will grow by approximately 1,400 positions. Most of the new jobs will be in the industrial sector.



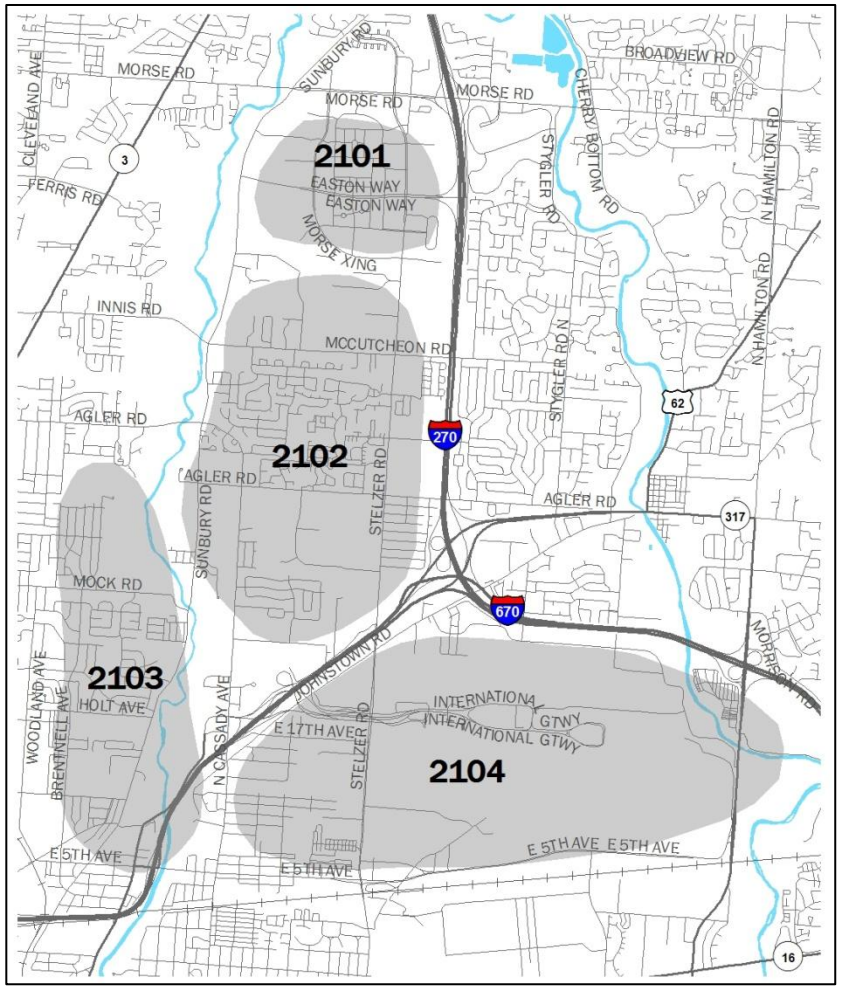
21 Northeast Columbus

2101 Easton Town Center will continue to develop in the future through infill and construction on vacant land surrounding the mixed use development. By 2035, 6,000 new jobs are anticipated for the area. Approximately 4,000 of the jobs will be in the retail sector, while the remaining positions will be filled in the office sector. One hundred new households will be established mostly in multi-family structures, and the population will increase by 300 individuals.

2102 This area is in close proximity to I-670, I-270, Easton Town Center, and the Port Columbus International Airport. A total of 4,000 new jobs will be created in this area by 2035. Nearly 2,000 office jobs will develop at the northern end of the area north of McCutcheon Road and between Stelzer Road and Sunbury Road. Retail positions will be created in pockets across the entire area, amounting to 600 new jobs. Significant warehousing and industrial growth is expected at the southern end of the area between Cassady Avenue and Stelzer Road. The population will also increase with the addition of 3,000 residents and 1,400 households.

2103 Ohio Dominican University, several City of Columbus parks, and surrounding residential neighborhoods comprise this area. The population is expected to grow by 1,500 people by 2035. Households will increase by 600. Office jobs will make up the majority of new employment with 700 new positions expected. Many of the jobs will be associated with Ohio Dominican University. Jobs in the retail, industrial and "other" sectors will also grow here.

2104 Port Columbus International Airport property and surrounding warehousing and industrial land uses makes up most of this area. A small portion of the area is comprised of a residential neighborhood. Six thousand new jobs are expected her by 2035. Approximately 4,000 of those jobs will be in the industrial sector. Medical, office and service retail development is expected in the Tech Center Drive West area, bringing 1,000 medical-oriented jobs, and a few hundred office and retail positions.



22 Gahanna

2201 This area is mostly warehousing and office space for Limited Brands. A small portion of a residential neighborhood is included. Nine hundred new jobs split between the office, industrial, and "other" sectors will be seen here by 2035 as business expands. The population will increase slightly - by 200 people - with the creation of 100 new households. Most of this residential growth will occur through infill development.

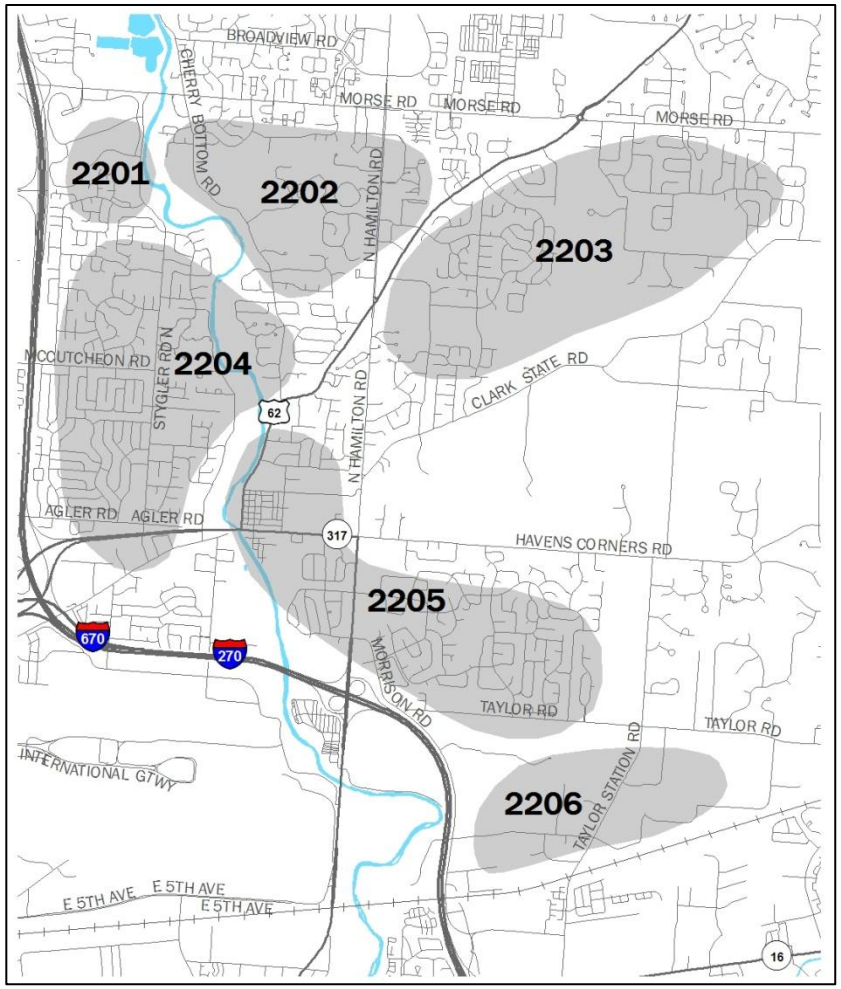
2202 This area will experience some residential and commercial growth by 2035. The Columbus Academy property takes up a majority of the land area, but there is development potential along the Morse Road/Hamilton Road commercial corridor and within the surrounding residential neighborhoods. Approximately 500 new jobs are expected here, with most of them in the office sector. The population is anticipated to grow by 600 people, with 300 new households.

2203 This area is expected to remain mostly unchanged. It is predominantly residential in nature with population growth of 400 people expected. Two hundred new households are anticipated.

2204 This portion of Gahanna is mostly built-out, but some growth is expected by 2035. Infill residential development and small subdivisions will account for the addition of 900 new households and 2,000 new residents. Around the area of Agler Road and Stygler Road, 400 new office jobs are expected.

2205 Centered on the Hamilton Road corridor and with close proximity to Port Columbus International Airport and I-270, this area has development potential in the coming years. Eight hundred new jobs are expected here, split between the retail and office sectors. Most of those new jobs will be seen along Hamilton Road. The population is also expected to grow with infill and development on vacant land. There will be 700 new residents and 300 new households by 2035.

2206 This area south of Taylor Road and east of I-270 and the Port Columbus International Airport is a predominantly industrial area with warehouses and light manufacturing. A minimal amount of population growth is expected, but there will be 500 new jobs here by 2035. Railroad access and miscellaneous vacant land will attract development. One hundred industrial jobs, 100 office jobs, and 300 "other" sector jobs are expected.

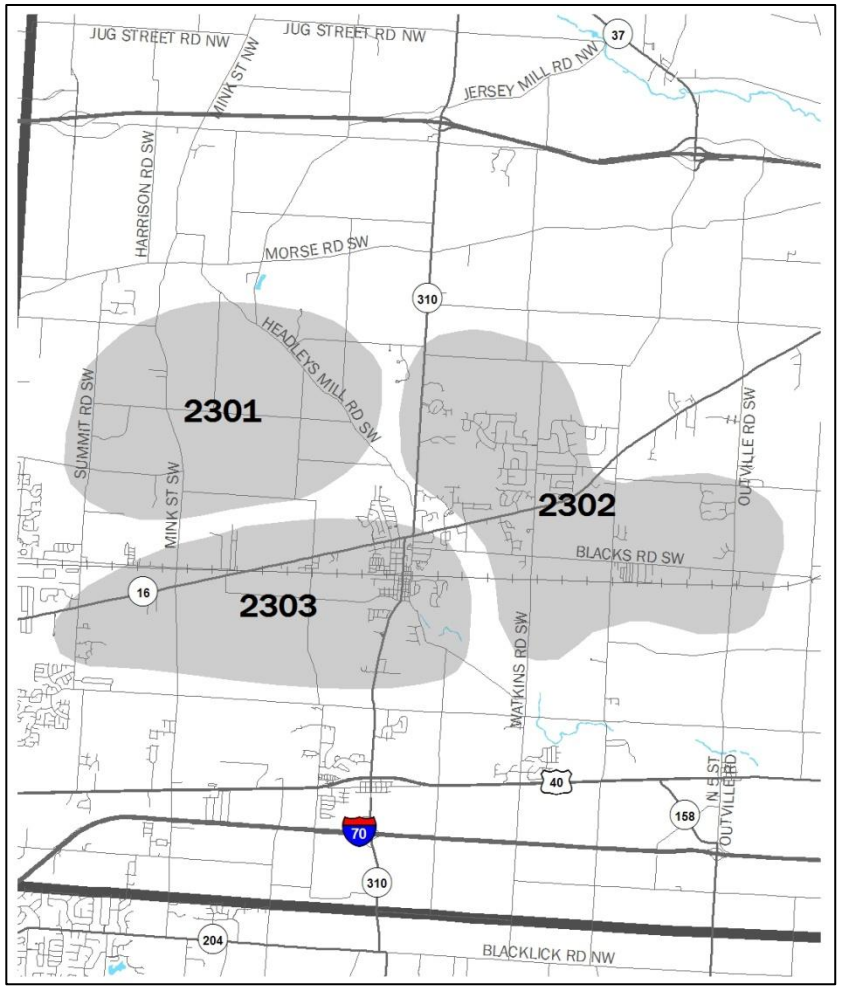


23 Pataskala

2301 The northern half of Pataskala is comprised of agricultural and large-lot residential land. Residential development is likely, bringing 2,500 new people to the area by 2035. Nine hundred new households are expected. Job growth will be relatively significant for a rural community, with 200 new office jobs expected.

2302 This area includes most of Harrison Township in Licking County. It is comprised of mostly agricultural and large-lot residential land, as well as commercial properties along Columbus Road SW. Significant residential growth is expected here by 2035, adding 1,000 households and 3,300 people. Retail and office jobs will also grow, adding 300 new employment positions to the area.

2303 Downtown Pataskala and the Pataskala Corporate Park are located here. Both offer ample opportunities for business development. One thousand office jobs, 700 industrial jobs, 600 retail jobs, and 200 "other" sector jobs are anticipated for this area by 2035. Most will be seen in downtown Pataskala, along SR 310 and in the Pataskala Corporate Park. At least two mixed use developments are planned in those areas. Significant residential development is also foreseen. Eight hundred additional households and 3,000 new residents are expected.

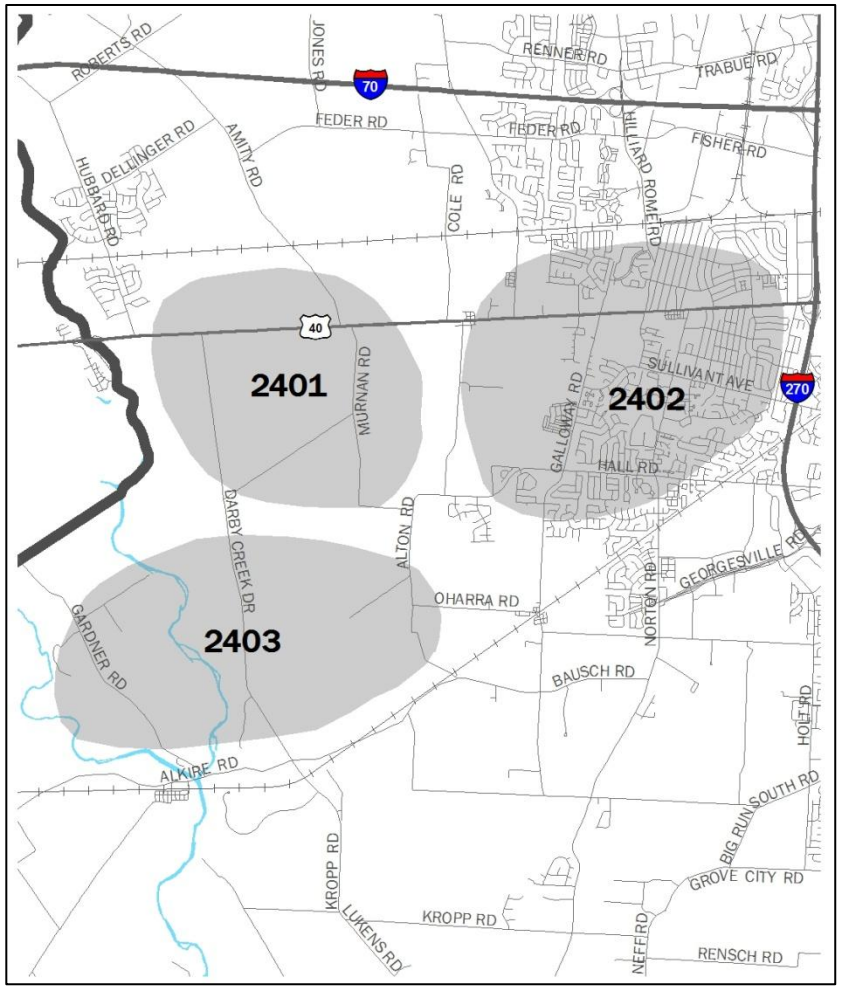


24 Prairie

2401 Including portions of Battelle Darby Creek Metro Park and mostly agricultural land, this area is expected to experience significant growth by 2035. The planned Darby Town Center development will add 3,300 people and 1,200 households.

2402 This area is mostly residential with some commercial along Broad Street. The nearby casino development is expected to stimulate development in the area, bringing 1,400 jobs by 2035. Ohio Health Doctor's Hospital West and surrounding medical businesses will also influence growth. Most of the jobs in the area will be in the office sector. The population is also expected to grow with the addition of 3,000 households and 6,500 people.

2403 Comprised mostly of Battelle Darby Creek Metro Park and agricultural land, this area is not expected to change significantly by 2035.

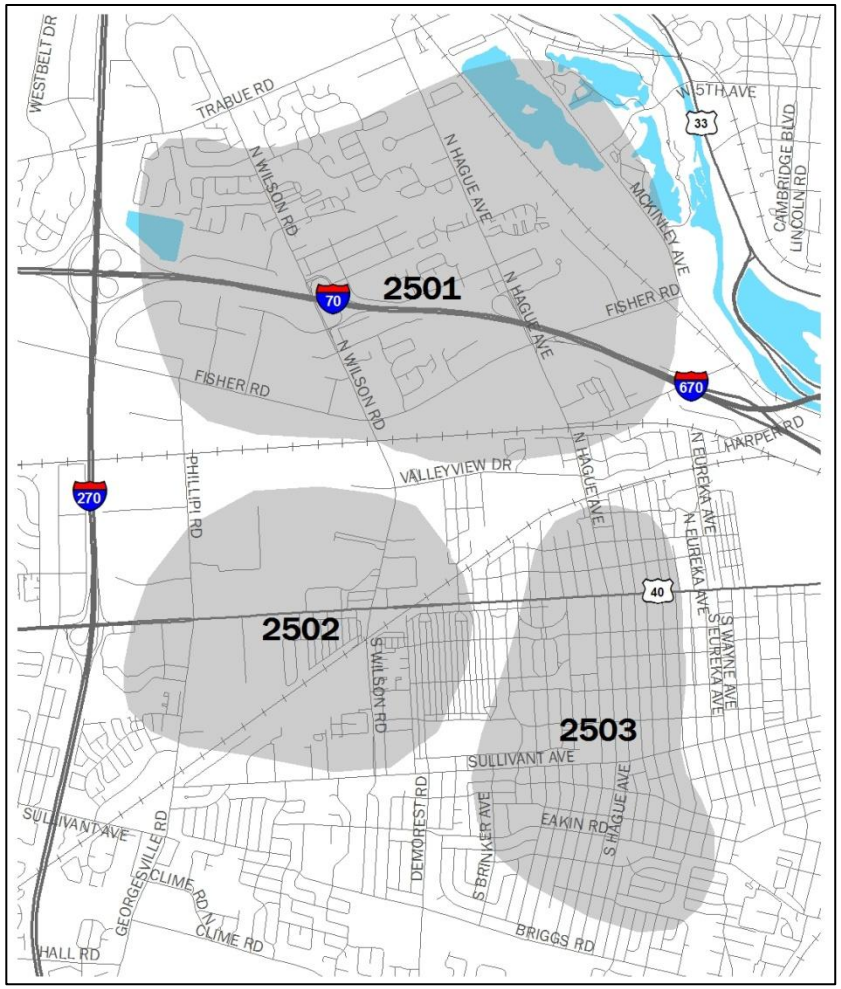


25 Hilltop/Valleyview

2501 This area south of Trabue Road and east of the I-70/I-270 interchange has a mix of residential, commercial, industrial, governmental, and park/open space land uses. New residential development and infill is expected to create 700 new households and result in 1,500 new residents by 2035. Job growth is also anticipated, bringing 700 retail and 500 "other" sector jobs to the area.

2502 Significant development is expected here by 2035. The redevelopment of the Westland Mall, construction of the casino, and associated investments will bring 3,600 jobs to the area. Two thousand five hundred retail jobs, 500 industrial jobs, and 500 jobs split between the office and "other" sectors will be created. The population will also increase by 1,200 people. Approximately 500 new households will also be created.

2503 This area is characterized by established residential neighborhoods and the Sullivant Avenue and Broad Street commercial corridors. Proximity to downtown Columbus and the casino site will stimulate reinvestment in the area. Six hundred new households are expected by 2035, probably in the form of infill housing and multi-family residences. The population will increase by 1,200 people. Approximately 200 jobs will be created, divided evenly across all sectors.



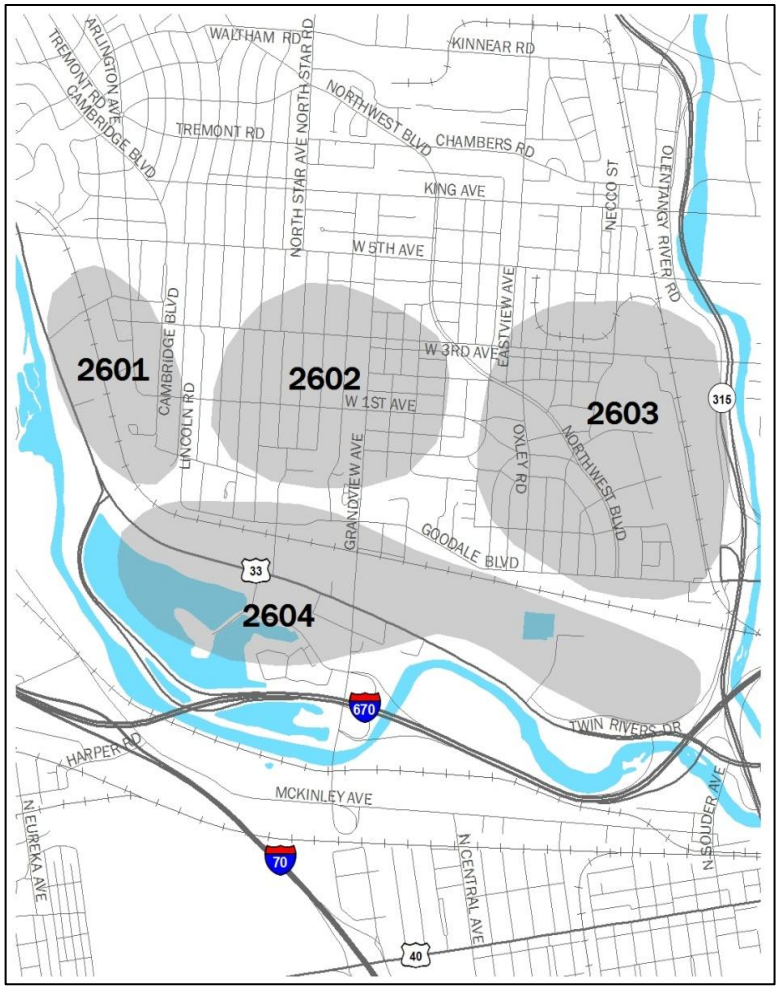
26 Grandview/Marble Cliff

2601 The Village of Marble Cliff is a predominantly residential and established neighborhood. Households and population are expected to increase by only 100 units each. A little more than 300 new jobs are anticipated for the area. Most of the new jobs will be in the office sector. They are likely to emerge along the commercial US 33 corridor.

2602 This area is comprised of the central residential core of Grandview Heights. Population, households and jobs are not projected to change considerably.

2603 Lennoxtown, Grandview Yard and the Southeast Grandview residential neighborhood are located in this area. Development of Grandview Yard and business growth along Olentangy River Road will add 1,000 jobs. Most of the new jobs will be in the office sector, with retail making up most of the remaining jobs added. Only a small number of new industrial jobs are expected. A proposed apartment building for the homeless and residential units in Grandview Yard will add 200 households and around 300 people to the area.

2604 This area along Goodale Boulevard and US 33 will see redevelopment and infill. Technology, arts and office uses are predominant along the Goodale Boulevard corridor, and retail and office extends along US 33. New apartments and possible condos will bring a few hundred new residents and housing units. 500 additional office jobs and a 100 additional retail jobs are projected.



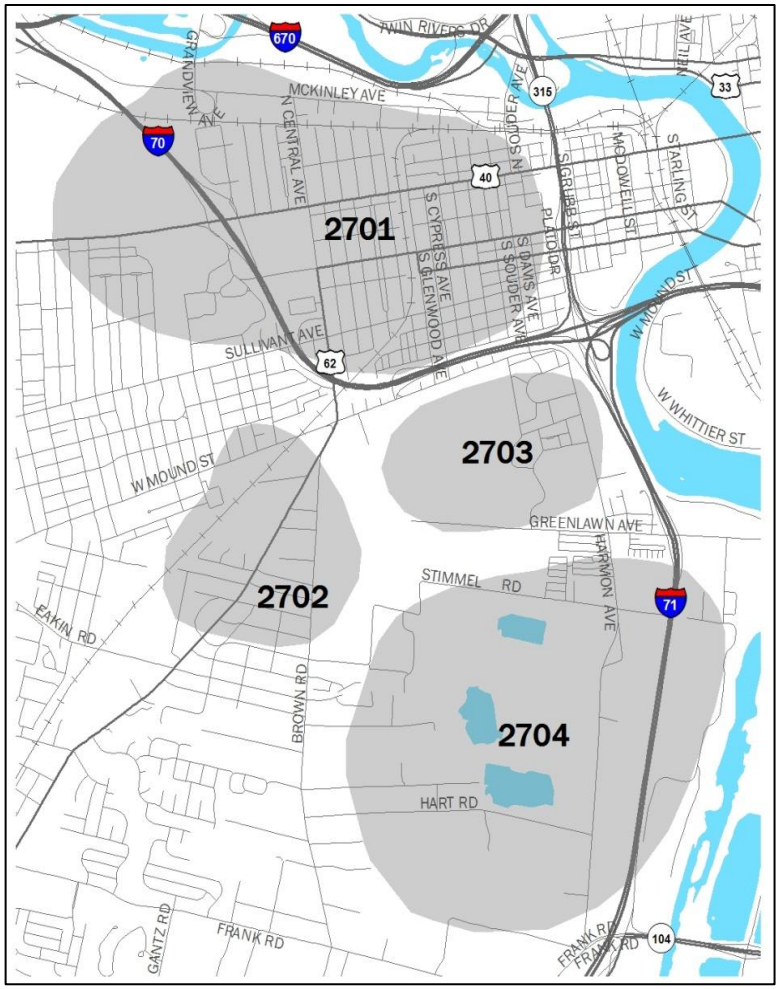
27 Near West Franklin

2701 Investment will continue in the Franklinton neighborhood as the young professional and artistic community moves their families and businesses to the area. Renovation and infill of residential properties, as well as the proposed addition of several senior living apartments, will add over 2,000 people to the area. More than 3,000 new jobs are anticipated, mostly in the office sector.

2702 As an area of Franklinton, both commercial and residential redevelopment and infill is expected here. 500 housing units and 1,000 new people are projected. 500 jobs spread across the office, retail and industrial sectors are forecasted.

2703 The proposed Cooper Park Center for Automotive Research and Technology is the driving force in this area. 500 new jobs are expected, split between the retail and office. Households and population will mostly remain the same.

2704 This area of Franklinton will not experience much change in population, but a few hundred new industrial jobs will be seen.



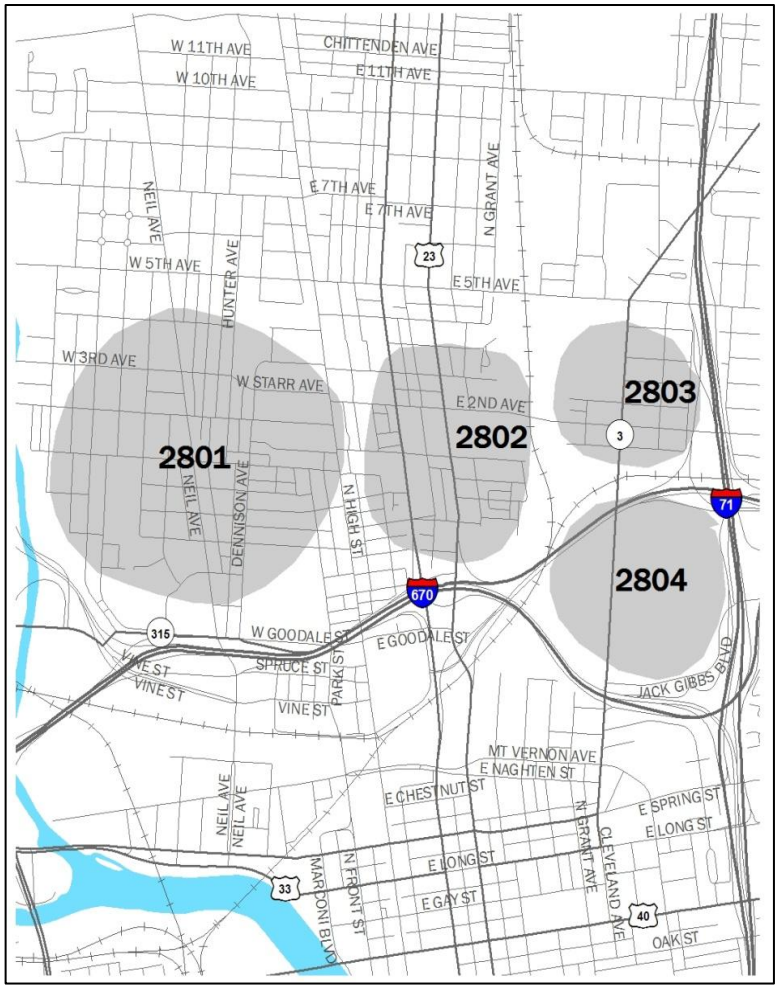
28 Short North

2801 This area includes Harrison West and Victorian Village, as well as the western side of the High Street corridor in the Short North neighborhood. The area is well-established and population and households will not change much. Infill development and a proposed addition to the Westminster-Thurber senior living complex could add a few hundred people and households. Business success along High Street, 5th Avenue and King Avenue could lead to the addition of a 1,000 new jobs.

2802 The Italian Village neighborhood and the east side of the High Street corridor will see several new developments. A proposed mixed-use retail and apartment building at Hubbard Avenue and High Street, a boutique hotel toward the southern end of the area, and The Jeffrey development to the southeast of the neighborhood along I-670 will add 1,000 jobs, 600 households and 1,000 people.

2803 This area, bounded by 5th Avenue to the north and I-670 and I-70 to the south and east, is expected to experience investment in existing buildings and redevelopment adding more than 600 jobs. 150 new households are anticipated, and a few hundred people are projected to move into the area into new and renovated apartments and homes.

2804 Situated in the middle of the highway interchanges of I-70 and I-670, the Fort Hayes campus and various office and research facilities will see the addition of 1,000 jobs. More than 300 housing units are expected to be built in the vicinity, attracting around 700 people to move to the area.



29 Central Business Districts

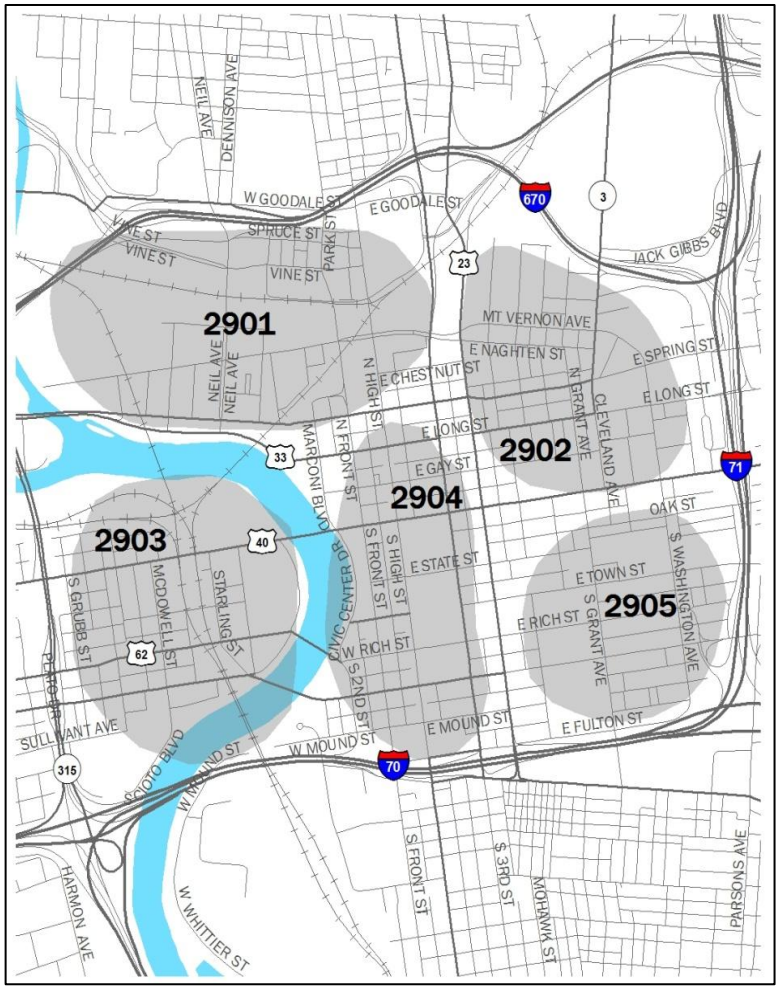
2901 This area includes the Arena District and the Convention Center. 5,000 new jobs are expected with the addition of the new Hilton hotel and relocation of the Columbia Gas offices. New apartments and condos will add 1400 households and approximately 3000 people to the area.

2902 The northeastern portion of downtown Columbus is expected to see its population grow by nearly 1,500 people. The Neighborhood Launch condos, apartments catered to college students, and low-income apartments will add about 500 housing units to the area. 6,000 jobs are projected to be added, driven by the expansion of Columbus State, and new and expanded retail and industrial businesses.

2903 The Scioto Peninsula is expected to see moderate growth in population, households and jobs. The 2010 Downtown Columbus Strategic Plan calls for Franklinton being a mixed use neighborhood and the southern portion of the area developing as a "collaborative research center". 130 condos have been proposed to be built on the former B&T Metals site. These changes are expected to add about 1,500 jobs, 500 people and 300 households.

2904 This central area of downtown Columbus includes the State House, Franklin County Courthouse buildings, Lazarus Building, and several commercial districts. Retail growth is the focus for the Gay Street and Long Street areas, as well as for the area surrounding Columbus Commons. 1,300 new jobs are forecast, most of which are in the office sector. An increase in the popularity of the area due to recreational and commercial investments will attract businesses, workers and residents. 800 people are expected to move into the area into pre-existing apartments and condos.

2905 The southeastern area of downtown Columbus will see some changes due to the 70/71 Split project and the expanding presence of Nationwide Children's Hospital and CCAD. 250 new apartments and condo units are anticipated to serve students and medical staff and the addition of 500 people to the neighborhood. 7,000 new jobs are projected.



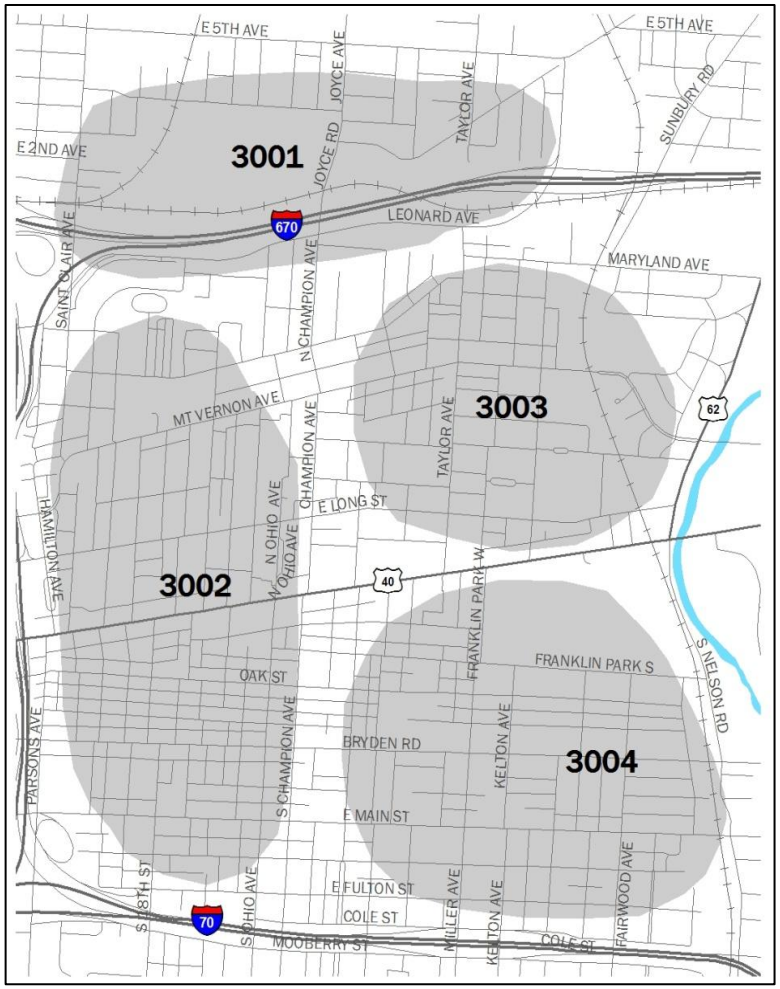
30 **Near East Franklin**

3001 German Village and Merion Village comprise this area. Households and population are both expected to increase by 1,000 units, most of which will be due to residential infill. Nationwide Children's Hospital will be an influential force in the attraction of

3002 This predominantly residential neighborhood will see continued investment in job creation and affordable housing. Various grants and projects will build low-income apartments and homes throughout the area. Nearly 400 new housing units are expected to be built, with an increase of 700 people. Nearly 1,500 jobs will be added, over 1,000 of which will be in the office sector.

3003 This area includes the OSU Medical Center East and the surrounding residential neighborhood. 700 jobs are projected to be added to the area. They will be spread evenly across the retail, office and industrial sectors. 400 housing units are expected to be built to serve the Medical Center staff as well as other residents of the area. The population is projected to increase by nearly 1,000 people.

3004 This area includes the Franklin Park Conservatory and surrounding established residential neighborhood. Jobs, households and population are each expected to increase by 1,000 units. The Broad Street, Nelson Road and Main Street corridors will likely see the most changes.

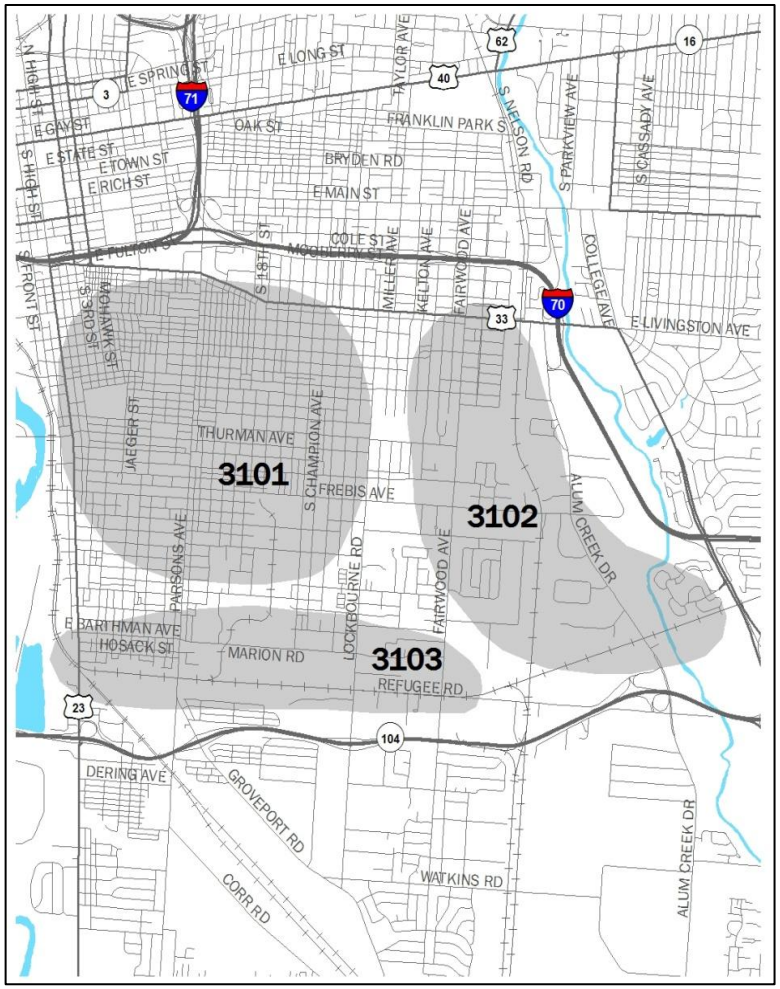


31 South Franklin

3101 German Village and Merion Village comprise this area. Households and population are both expected to increase by 1,000 units, most of which will be due to residential infill. Nationwide Children's Hospital will be an influential force in the attraction of new residents and the addition of new jobs. 600 retail, 500 office and 100 industrial jobs are projected for the area.

3102 Bounded by German Village and Merion Village, SR 104 and I-70, this area includes residential areas, as well as commercial and industrial corridors. Residential infill and the construction of new apartments will add 1,000 housing units and 1,500 people. Industrial jobs will account for most of the new jobs (1,000), while retail and office jobs each increase by about 200 jobs.

3103 This area is mostly industrial and commercial, but several blocks of Merion Village are included in it. About 500 new households and 1,000 new people are expected in the area. 1,000 new industrial jobs will be seen, as well as a few hundred each of retail and office jobs.

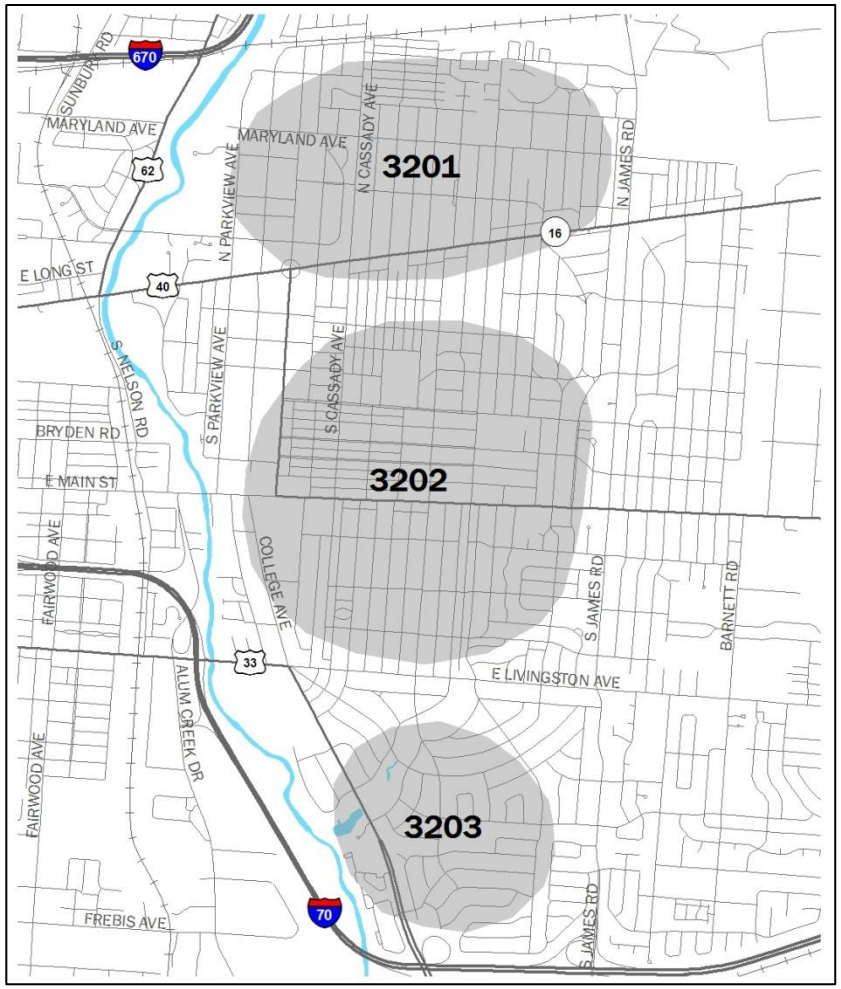


32 **Bexley**

3201 This area is comprised mostly of established residential neighborhoods and commercial sections of the Broad Street corridor. Proximity to the 5th Avenue industrial corridor and DSCC will potentially attract new residents. The former Woodland Meadows site is also located here. Redevelopment is expected to attract both retail businesses and new residents. The population will increase by 1,200 people by 2035, and 500 new households will be created. Job growth will be seen in the retail and "other" sectors, bringing a total of 300 new positions to the area.

3202 Downtown Bexley and Capital University characterize this area. The surrounding residential neighborhoods are well-established, including both full-time residents and off-campus student housing. Capital University has plans to expand student housing facilities, and infill development throughout the area, especially near the Main Street commercial corridor, is expected to add 500 households and 1,000 people by 2035. Job growth will be experienced predominantly in the educational fields, adding 300 "other" sector jobs. Three hundred additional jobs spread across the retail, office and industrial sectors will also be seen here.

3203 These residential neighborhoods south of Livingston Avenue will experience slight growth by 2035. Approximately 400 new residents are expected, and 200 new households. Only 100 new jobs are expected. These positions would be mostly located in the commercial area along Livingston Avenue and in the "other" sector such as educational and religious institutions.



33 Reynoldsburg

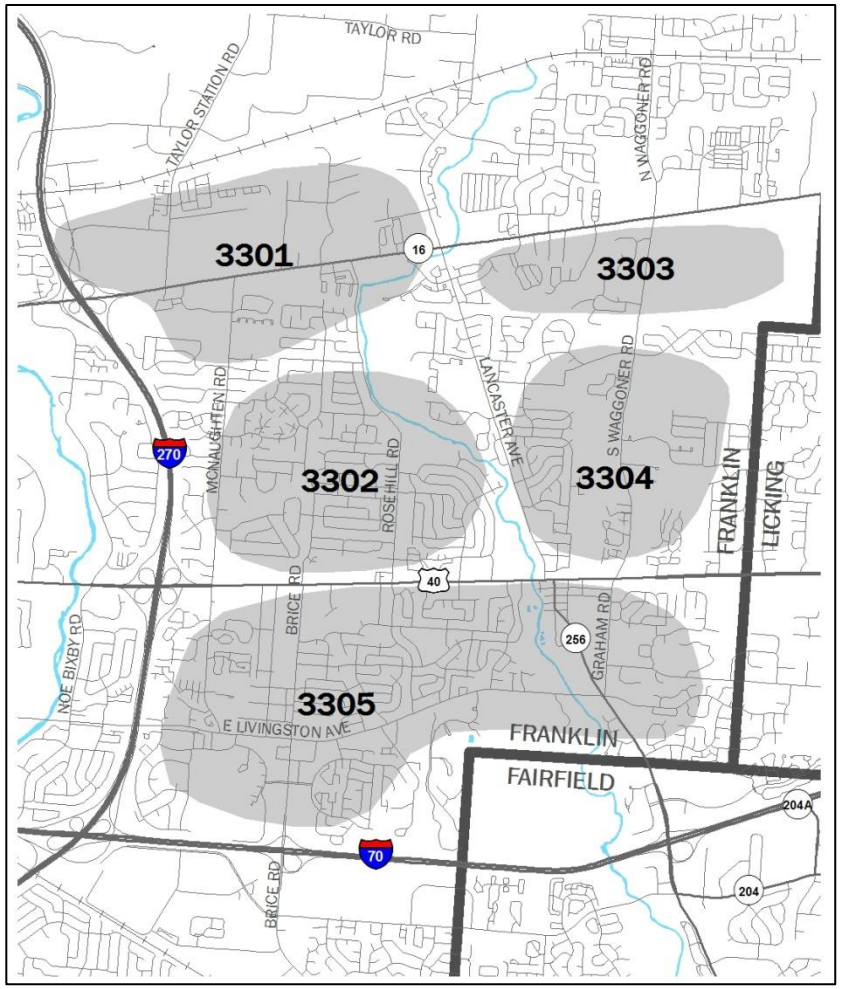
3301 Mt. Carmel East Hospital and many industrial businesses are located in this area. The population is expected to increase by only 300 people by 2035, with the addition of 200 households, but jobs will increase by 3,000 positions. The proximity to I-270 and land available for development and redevelopment of manufacturing and warehousing structures makes this a desirable area for business growth. Approximately 2,000 new office jobs, 500 new "other" sector jobs, and 300 new industrial jobs are expected.

3302 This area includes established residential neighborhoods and the Main Street corridor. Minimal change in population and employment are expected by 2035.

3303 This area is comprised of a mix of land uses. Significant change in employment by sector will occur by 2035. Over 1,000 industrial warehousing jobs will be lost, but more than 2,500 jobs in the "other" sector will be gained. Residential infill and subdivision development will attract 1,200 new residents comprising 500 new households.

3304 This area is dominated by established residential neighborhoods and the Main Street commercial corridor. Several vacant tracts of land will likely see residential development by 2035, bringing 300 new residents and 200 new households to the area. Employment will also increase. Five hundred new jobs are anticipated, with 300 of those being in the "other" sector, such as in educational, medical and religious institutions.

3305 This portion of Reynoldsburg is mostly built-out with residential and commercial land uses. Blacklick Woods Metro Parks takes up some of the land area. Continued commercial development will take place in the Brice Road/Livingston Avenue and SR 256/Livingston Avenue areas. It will mostly be in the office sector with the addition of 700 jobs. Nine hundred additional positions, split between the retail and "other" sectors, will also be created. Residential infill will bring 2,000 new residents, and 1,200 new households, to the area.

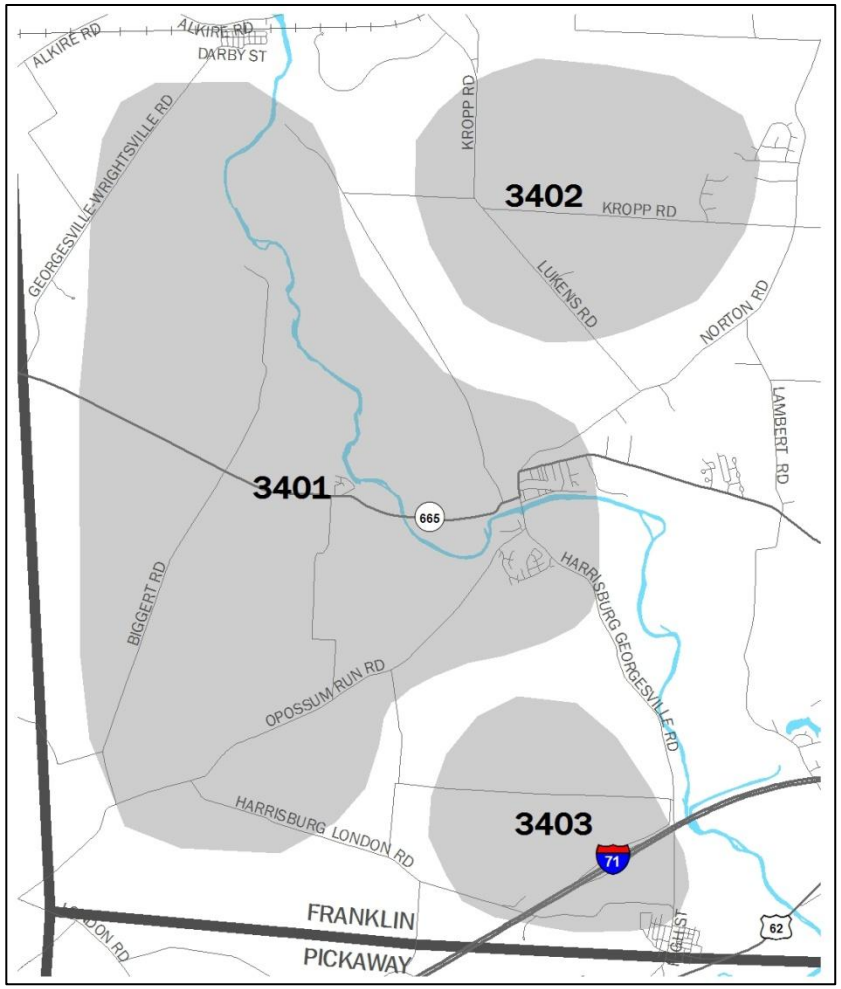


34 Pleasant

3401 The Battelle Darby Metro Park makes up most of this area in southwestern Franklin County. Agricultural land and large-lot residential properties are also common. Employment will stay the same in the area in the upcoming years, but population growth is expected. Approximately 700 new residents and 300 new households are expected by 2035.

3402 It is anticipated that this area will remain mostly the same with minimal population and employment growth.

3403 It is anticipated that this area will remain mostly the same with no population or employment growth. The population may decline by several people by 2035.

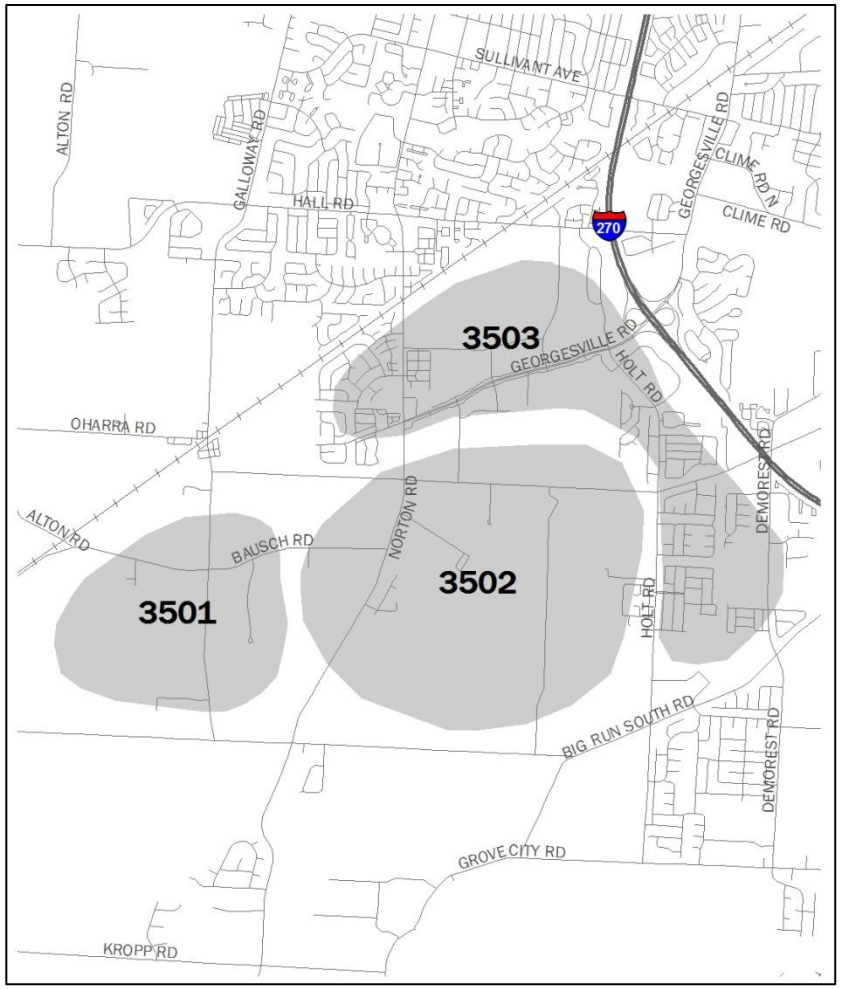


35 **Bolton Field**

3501 It is anticipated that this area will remain mostly the same with minimal population and employment growth.

3502 This area includes Bolton Field and mostly agricultural land surrounding it. Industrial jobs related to Bolton Field will be lost by 2035, resulting in a net loss of 200 jobs for the area. A few retail jobs will be created, but nothing significant. Residential development will account for the most growth here, with subdivisions being built near Bausch Road and Holt Road. Nearly 1,500 new residents will live here by 2035 in 400 new households.

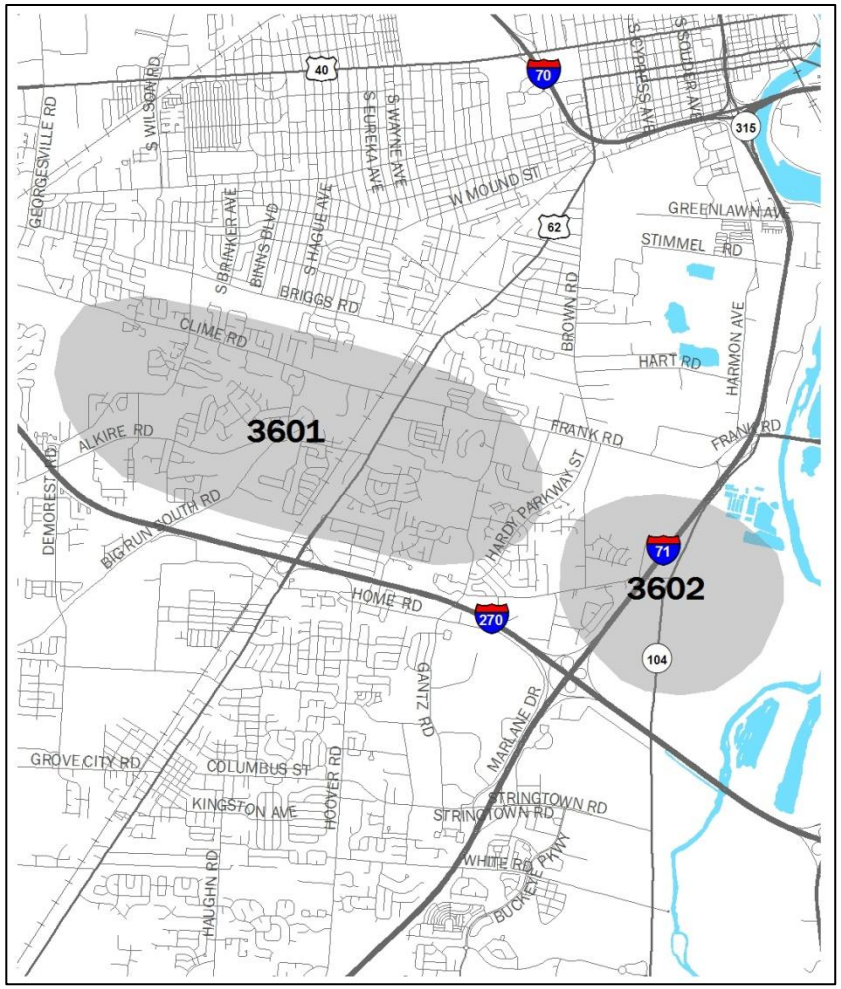
3503 This area is predominantly industrial in nature, with some commercial and residential development. Over 200 industrial jobs will be lost by 2035, but more land will be used for industrial businesses. Retail jobs will increase by 150 positions around the I-270/Georgesville Road interchange, and 150 "other" sector educational jobs will be created near the school to the south. Residential development will continue as infill, bringing 1,300 new residents and 500 new households to the area.



36 Big Run

3601 Located north of Urbancrest and Grove City, and north of the I-270/Harrisburg Pike interchange, this area is expected to see significant development by 2035. The most growth will be seen in the population. Approximately 2,300 new households and 6,000 new residents are anticipated. Various residential subdivisions will likely be constructed on vacant land and there will also be residential infill development in the neighborhoods surrounding Big Run Park. Approximately 400 new jobs will be seen, spread across all sectors.

3602 The Franklin County Correctional Facility, Phoenix Golf Links, and several quarries are located here at the interchange of I-270 and I-71 near Jackson Pike. Overall employment is expected to decrease with the loss of nearly 300 office jobs. The Franklin County Correctional Facility is likely to expand, however, adding nearly 200 jobs in the "other" sector. Residential development is also expected, adding 300 households and 700 people to the area.



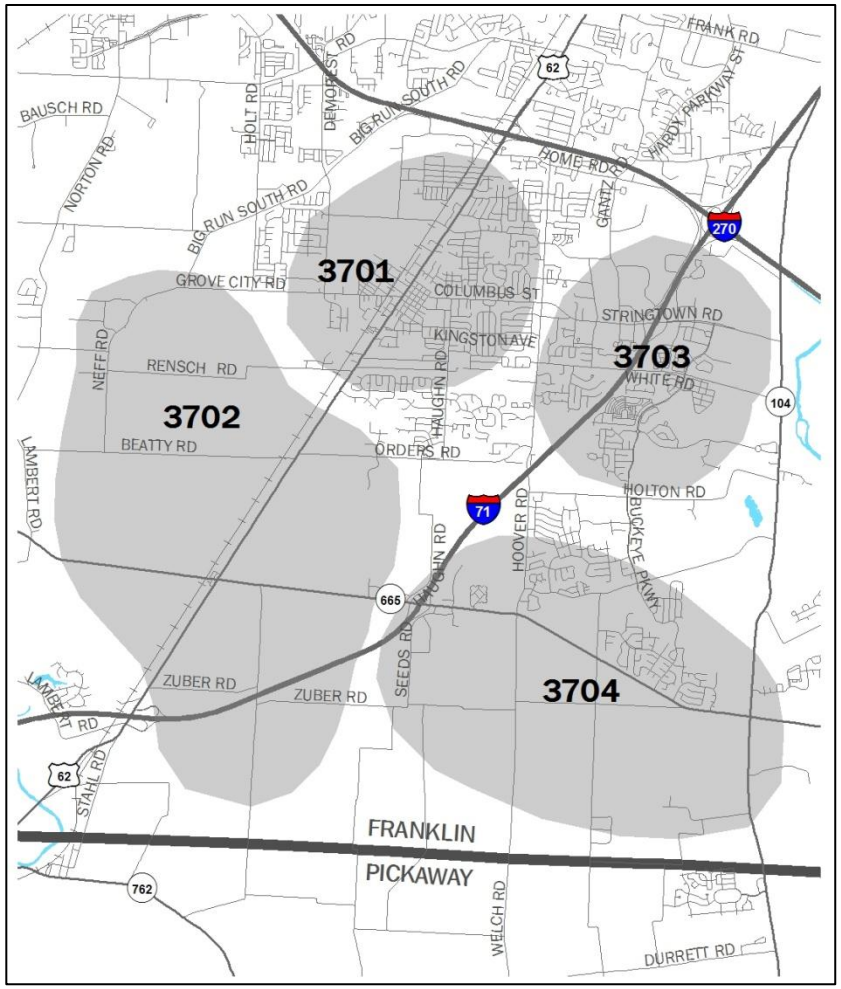
37 Grove City/Urbancrest

3701 Residential development and economic development efforts will bring much growth to the Urbancrest, and the Grove City core and surrounding neighborhoods. The construction of new residential subdivisions and infill housing is expected, along with the addition of 4,000 new people and 2,000 new households. Jobs will also grow in numbers upwards of 2,000 positions, divided equally among all sectors. Plans for reinvestment in the Grove City town center, changes in the operations of Beulah Park to include gambling, and proposed attraction of both an electronics recycler and a tire recycler to the area will have a major impact on employment here.

3702 This area is comprised predominantly of agricultural land and large-lot residential properties. Industrial and commercial areas are located near the I-270/London-Groveport Road interchange. Conversion of the much of agricultural land to residential uses is expected by 2035, resulting in the addition of 700 households and 1,600 residents. Most of the employment growth will be seen as office jobs near the I-270 interchange. Approximately 800 new jobs are expected in the area.

3703 The area surrounding the I-71/Stringtown Road interchange has seen much development in recent years. The Stringtown Road commercial corridor is expected to continue developing, adding 1,000 new retail jobs by 2035. Office and industrial jobs will also grow by 500 positions each. A potential senior living community on the east side of the area on White Road, along with development of single family homes and possibly condos on vacant tracts of land will bring 2.700 new residents and 1,000 new households to the area.

3704 Planned improvements to the I-71/London-Groveport Road interchange are expected to open up many possibilities for growth in the surrounding area. Nearly 1,200 office jobs are expected near the interchange by 2035. Residential development is also anticipated off of the London-Groveport Road corridor. Approximately 700 new households and 1,500 new people will be located here by 2035.



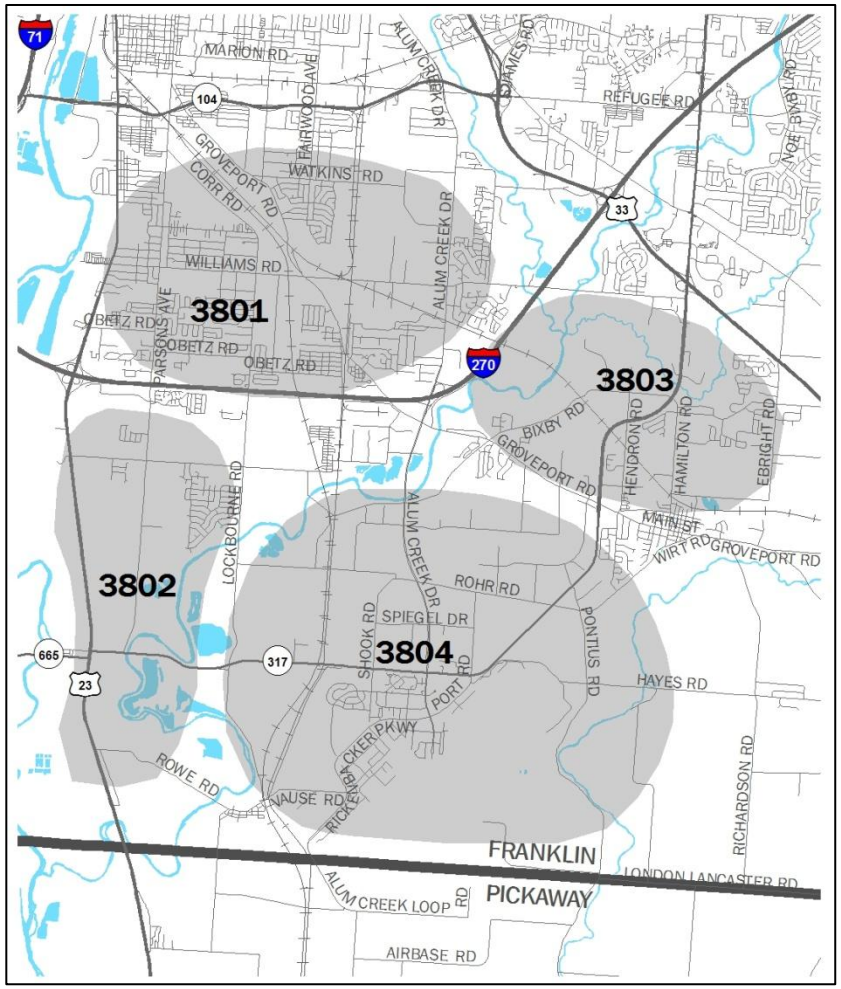
38 Groveport/Obetz

3801 The CSX rail yards are prevalent in this area which includes northwestern Obetz. Significant employment growth in the industrial sector is expected by 2035 due to the construction of more warehouses, and the attraction of other industrial businesses that rely on rail transport of goods. Eleven hundred industrial positions are estimated. An additional 1,900 jobs will added, mostly in office and "other" sector positions. Vacant and agricultural land along 1-270 to the south of this area will be developed as residential property, bringing 3,000 new households and 7,000 new people to the area.

3802 With access to I-270 to the north, and Rickenbacker to the east via London-Groveport Road, this relatively undeveloped area is expected to experience significant growth in the coming years. Homes, retail businesses, and offices will be built on vacant land both north and south of the quarry land and cemetery along London-Groveport Road. The residential development will occur mostly around Lockbourne, adding 1,000 households and 3,000 people; commercial development will occur to the north near South High Street and I-270. Approximately 400 jobs total, divided between positions in the retail and "other" sectors, are anticipated.

3803 The Village of Groveport will see employment and population growth in the coming years. Its close proximity to I-270, US 33, and Rickenbacker will drive the development. Within this northern half of Groveport, employment growth will occur in all sectors, adding 1,000 jobs to the area by 2035, mostly along the Hamilton Road corridor. Construction of residential properties on vacant land will be seen in the Ebright Road area. The population is expected to grow by 2,700 people, and 1,100 new residences are projected.

3804 Rickenbacker and surrounding warehouses take up most of the land area here. Stimulus dollars kicked off significant investment in the area in 2009, and both private and public investment is expected to continue in the future. Eight thousand new jobs will be developed here by 2035, 75% of which will be in the industrial sector. The demand for housing by employees of local businesses will result in the construction of single and multi-family homes on vacant tracts of land in the area. One thousand new households, and 2,500 new residents are anticipated for the area by 2035.

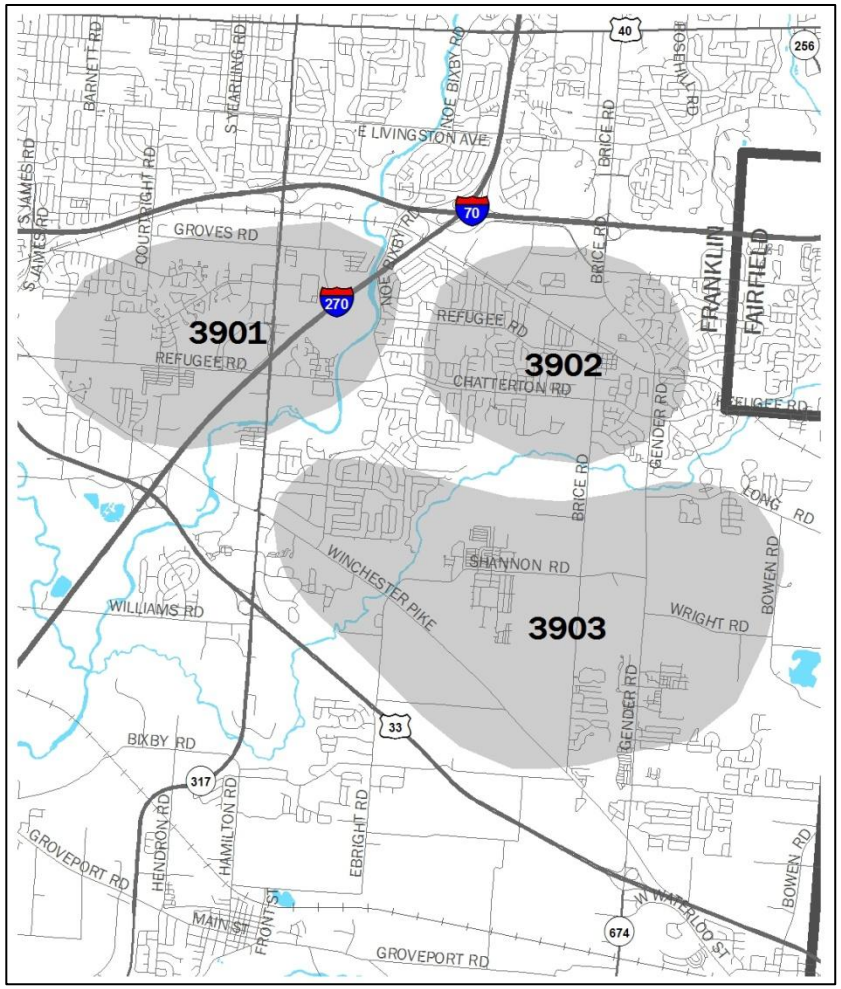


39 Eastland

3901 Located around the I-270/US 33 and I-70/Hamilton Road interchanges, and including Eastland Mall, this area is very accessible to surrounding communities and employment centers. Significant growth is expected on vacant land, bringing 2,400 new jobs, 1,100 new households, and 2,500 more people to the area by 2035. Most jobs will be in the retail, "other", and office sectors, and will be distributed throughout the Hamilton Road and Refugee Road area. Three hundred industrial positions are projected for the northern part of the area around I-70. Residential subdivision development will occur on larger tracts of land that are scattered across this area.

3902 This area includes the Village of Brice, and the Brice Road and Gender Road commercial corridors. It is mostly developed, but some vacant tracts of land present development opportunities. Infill housing and the construction of new residential subdivisions will attract 1,100 new households by 2035. The population is expected to grow by 3,000 people by in the same time period. Employment growth will also occur in all sectors, bringing 800 new jobs to the area. Businesses along Gender and Brice roads will include retail and office positions.

3903 Residential growth is slated for this area in the coming years. Due to its close proximity to Canal Winchester, Pickerington, and other communities and employment centers accessible by US 33, demand for new housing will be great. Nearly 10,000 new residents are expected here by 2035. Four thousand new households will be established, and construction of residential subdivisions on vacant and agricultural land will predominate. Employment growth will also occur, bringing 1,400 new jobs. Most of these new positions will be in the retail and office sectors near the intersection of Winchester Pike and Gender Road.

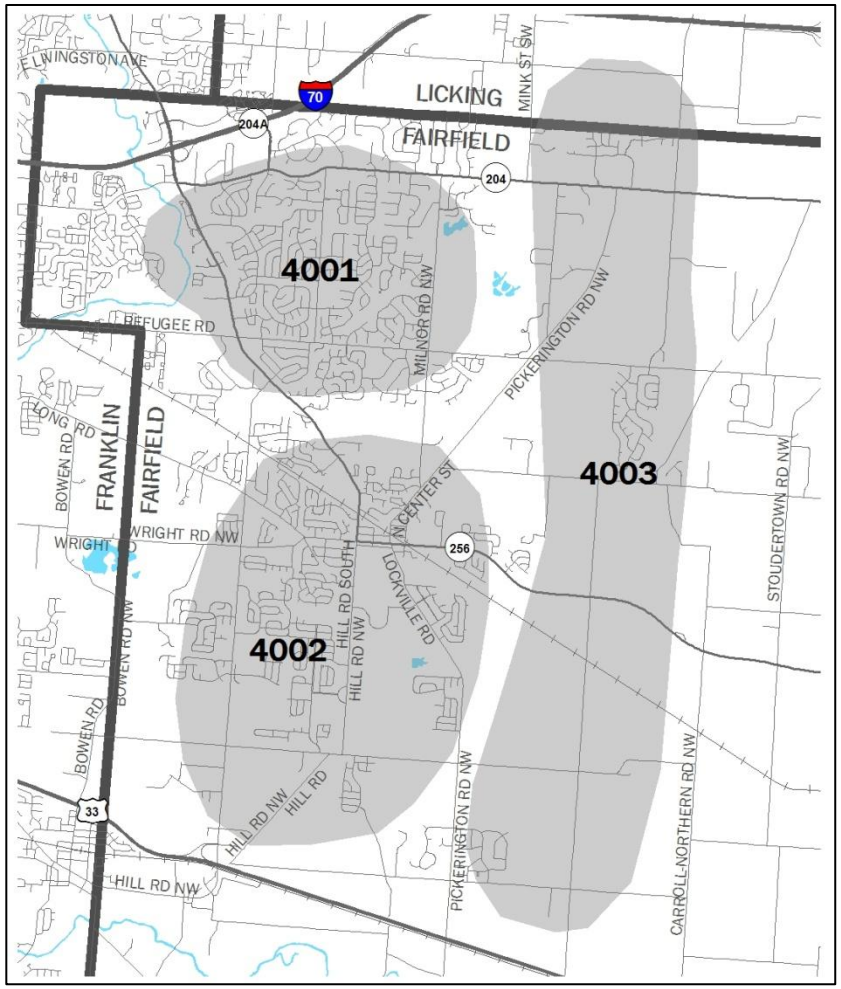


40 Pickerington/Violet

4001 The northeastern portion of Violet Township is characterized by residential subdivisions and the Hill Road commercial corridor. The population is expected to increase by 6,000 people by 2035. Thirteen hundred new households will be created as residential infill projects and new, small subdivisions are built. Over 3,000 new jobs will come to the Hill Road area, over half of which will be in the retail sector. Schools and medical facilities needed to serve the additional 6,000 residents will create 1,400 "other" sector jobs.

4002 This area includes the well-established center of Pickerington, as well as agricultural lands to the south, and parts of Canal Winchester. Significant growth is expected throughout the entire area by 2035 due to its proximity to major employment centers and amenities found in nearby Lancaster and Columbus. Over 9,000 new residents will live here, comprising 2,000 new households. Agricultural land will be developed into subdivisions to house these new people. Employment growth will reach 6,000 new jobs spread across all sectors. Eight hundred industrial jobs will mostly be located around Canal Winchester, whereas 1,400 retail and 500 "office" jobs will be created in and around downtown Pickerington. New educational and medical facilities will be needed to serve the growing population, so 3,500 new "other" sector jobs will be distributed throughout the area.

4003 The area to the east of Pickerington is comprised mostly of agricultural and large-lot residential land. Continued large-lot residential development, as well as new subdivisions, will attract 7,000 new people to the area. Nearly 2,500 new households will be created. This area is close to Pickerington and I-70, but offers a rural environment that many people seek. Job growth will also occur, but mostly to the north near Pickerington Road and SR 204. Fourteen hundred new jobs will be created, split among all sectors.

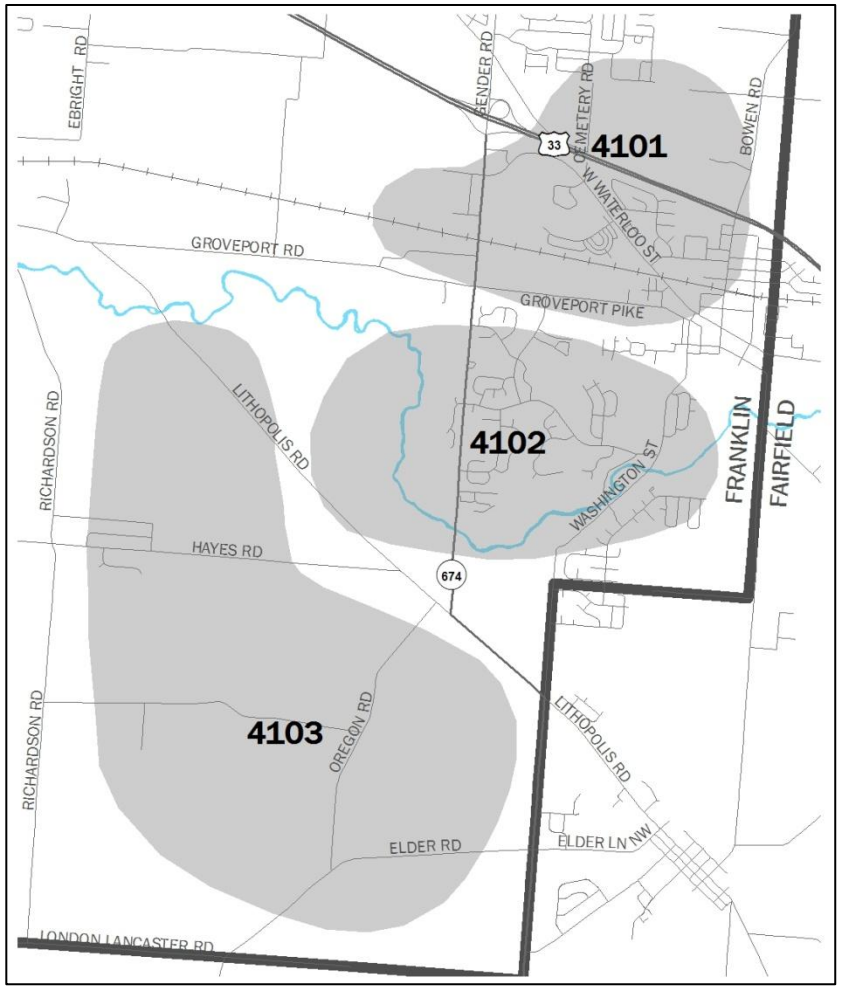


41 Canal Winchester

4101 Future growth in the northern portion of Canal Winchester will mostly take place around the US 33/Gender Road interchange. Office, retail, and "other" sector jobs will increase by 900 positions total by 2035. The population will also grow with the addition of 900 households and 2,000 residents.

4102 The southern half of Canal Winchester is comprised mostly of established residential neighborhoods, schools, the Winchester Links Golf Course, and floodplain. Employment growth will be minimal with the addition of 100 jobs in the office, industrial, and "other" sectors. The population will grow by 1,100 people by 2035. These new residents and the expected 400 new households will likely be located on previously agricultural land near the intersection of Lithopolis-Winchester Road and Ashbrook Road.

4103 This area is characterized by agricultural land and parks such as Walnut Woods Metro Park. Its close proximity to Canal Winchester, Groveport, and Lithopolis is expected to attract residential growth in the coming years. By 2035, 700 new people will live here, and there will be 300 new households. The development will mostly be single-family homes on large lots.

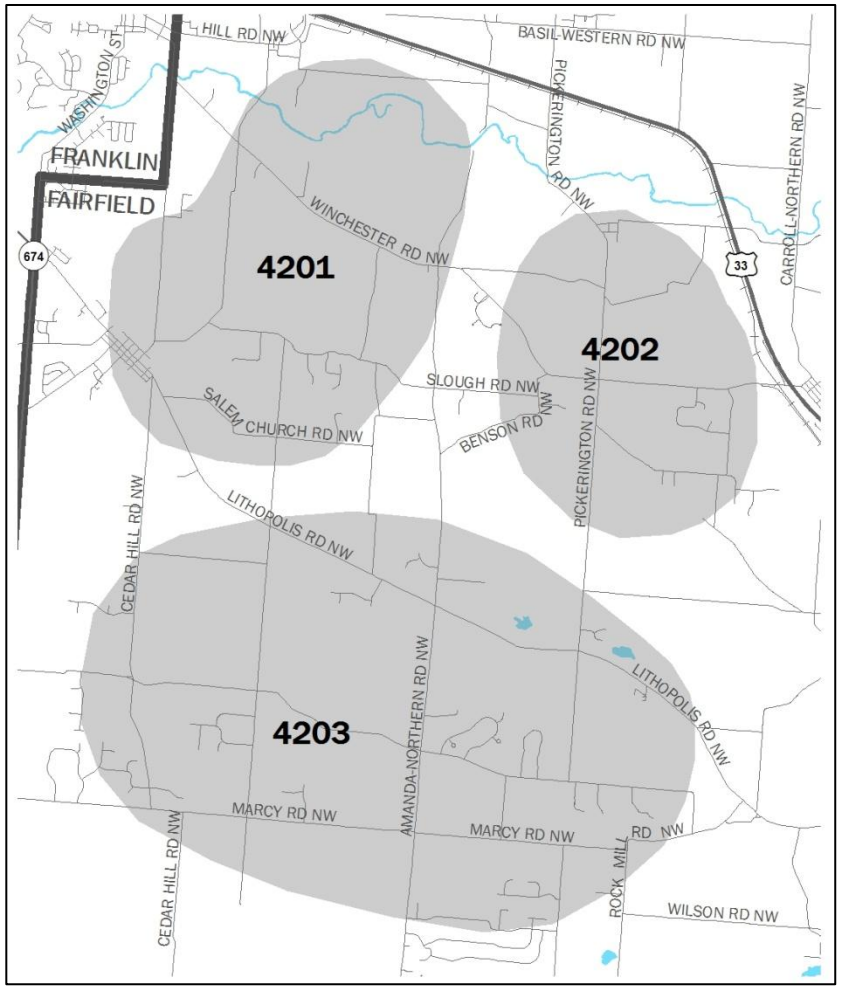


42 Lithopolis/Bloom

4201 This area represents the southwest portion of Violet Township and the northwest portion of Bloom Township, including parts of Lithopolis. Agricultural land is prevalent here, and it is assumed that residential development will transform much of landscape by 2035. The area is positioned near employment centers such as Canal Winchester, Pickerington, and Lancaster. Approximately 3,000 new people are expected, comprising 1,000 new households. Most new jobs will be in the "other" sector and likely associated with the educational field. At least one new school is planned to be constructed, and it will be located off of Salem Church Road south of the Lithopolis Cemetery.

4202 The northwestern portion of Bloom Township is comprised of mostly agricultural land and residential subdivisions. It is located close to US 33, which is a direct route to employment centers such as Lancaster, Canal Winchester, and Pickerington. Due to its proximity to those areas, residential development is expected to continue, adding 800 households and 2,700 residents. Job growth will be relatively limited, with the addition of 100 positions.

4203 The southern half of Bloom Township is comprised of mostly agricultural land and residential subdivisions. Some of the agricultural land around existing development will be converted to residential uses by 2035, specifically along Lithopolis Road which links Lithopolis and Lancaster, and along Cedar Hill Road. The population will increase by 2,100 people, and there will be 1,400 new households in the area. Employment growth will be minimal.

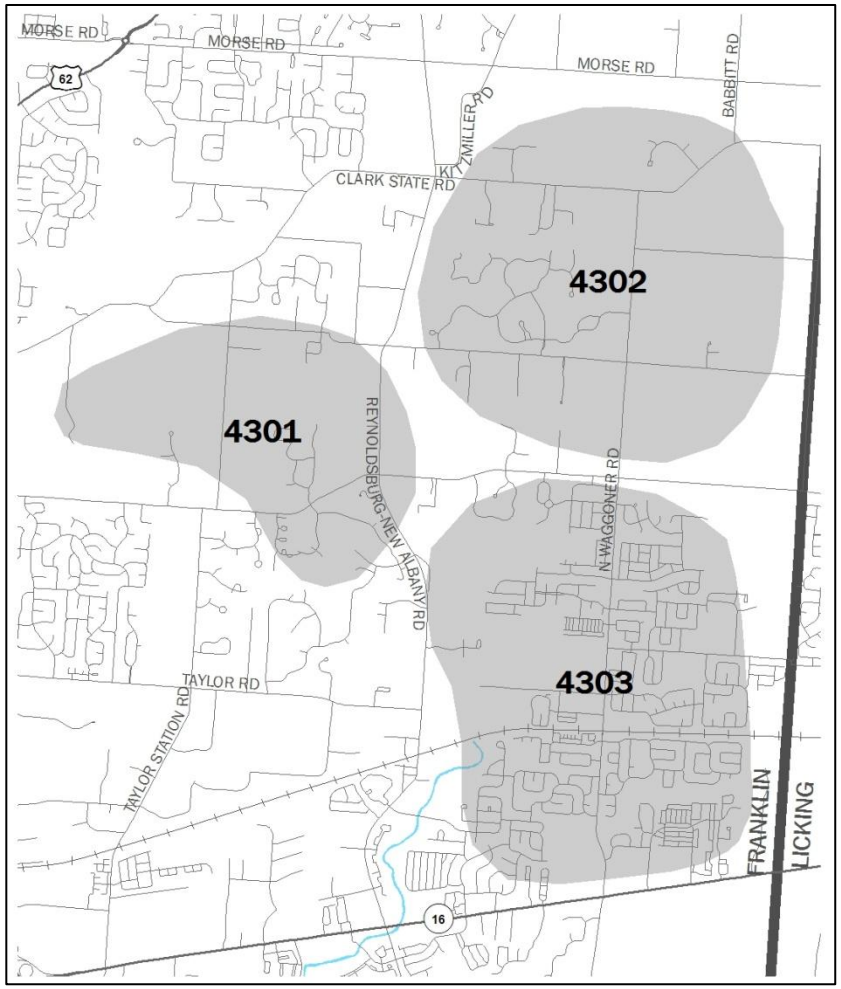


43 Jefferson Twp

4301 Being near Gahanna and the Hamilton Road commercial corridor, this area will likely experience some growth in the coming years. Employment growth will be minimal with the addition of only 50 jobs split between a few sectors. Residential development is expected near existing residential development across the area. The population is expected to grow by 400 people, and 150 new households will be created.

4302 The northeastern portion of Jefferson Township is close to parts of Gahanna, New Albany, and Pataskala. Residential development is expected here in the future. The 600 new residents, and 200 new households that are projected will be seen around the Jefferson Community Park and near Pataskala. A handful of new jobs will be developed, but residential growth will take the lead in the development of this area.

4303 Parts of Columbus and Jefferson Township make up this area to the west of Pataskala. The area is characterized by residential subdivisions and agricultural land. Additional residential growth is expected as agricultural land and vacant land is used to build homes to serve people who work in Gahanna, New Albany, Pataksala and the fringes of Columbus. Approximately 2,000 new residents are anticipated, along with 800 new households. Jobs will grow by 200 positions, mostly in the office and "other" sectors along Waggoner Road and SR 16.



44 Whitehall

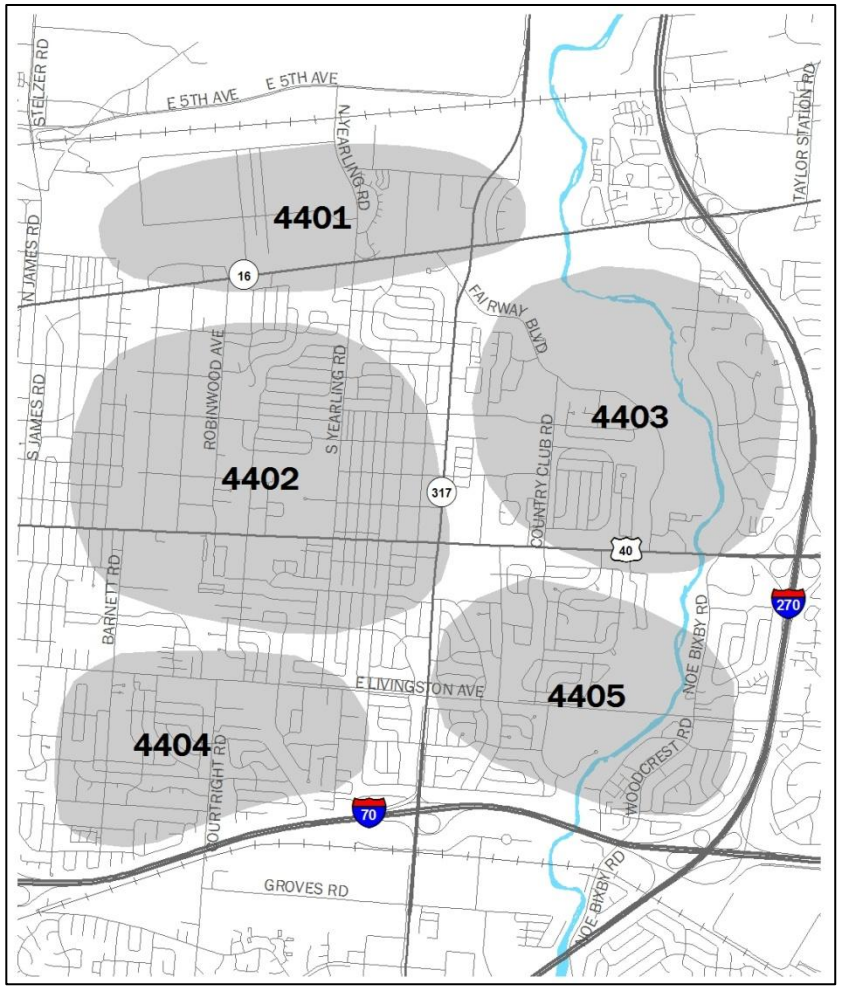
4401 DSCC is a prevalent employer in central Ohio. It is located in northwest Whitehall just south of the Port Columbus International Airport. Development and expansion within DSCC, and reinvestment and development along the Broad Street corridor are expected to occur in the coming years. A mixed use development has been proposed for the area, and business growth continues. Over 1,100 additional residents are expected in the area by 2035, and 400 new households are anticipated. Job growth will occur mostly in the office sector with 400 new positions, but both the industrial and "other" sector will see 200 new jobs, each.

4402 This area of Whitehall is expected to experience significant growth by 2035. With close proximity to DSCC, the Port Columbus International Airport, and downtown Columbus, both population and employment are expected to grow. Residential infill and some multi-family development will bring 3,000 more residents to the area, comprising 1,300 households. Job growth will happen mostly along the Main Street and Hamilton Road commercial corridors. Two hundred "other" sector positions, 300 retail positions, and 600 office positions are expected. A significant influence on this growth will be the relocation of Franklin County Children's Services to Main Street.

4403 This area includes established neighborhoods and commercial areas, as well as the Columbus Country Club. Close proximity to the 1-270/Main Street interchange, Hamilton Road, and Broad Street make it a desirable area to live and do business. Industrial employment will decrease by 2035 as the area continues to cultivate its residential and commercial identity. Approximately 500 new office jobs will be seen, however, along Hamilton Road, Broad Street, and Main Street. Infill residential development and the construction of smaller subdivisions on vacant land will bring 1,000 new residents to the area, comprising 500 new households.

4404 Comprised mostly of residential neighborhoods with a concentrated commercial and light industrial area in the middle near Livingston Avenue and Courtright Road, this area is expected to experience some population and employment growth in the coming years. Twelve hundred additional residents and 600 new households are expected here through infill development. Job growth will be seen in the office and "other" sector. This area contains many educational and religious institutions which are likely going to drive the job growth in the "other" sector.

4405 This area includes established neighborhoods and commercial areas, as well as Columbus park land. It is located near the I-270/Main Street and I-70/Hamilton Road interchanges, providing good access for incoming and outgoing people and goods. Residential infill development will add 1,200 new residents and 600 additional households to the area by 2035. Retail and office employment growth will occur along the Livingston Avenue, Hamilton Road, and Main Street corridors; new jobs will also be seen in the "other" sector as related to the educational industry. There will be approximately 300 new jobs across these three sectors.

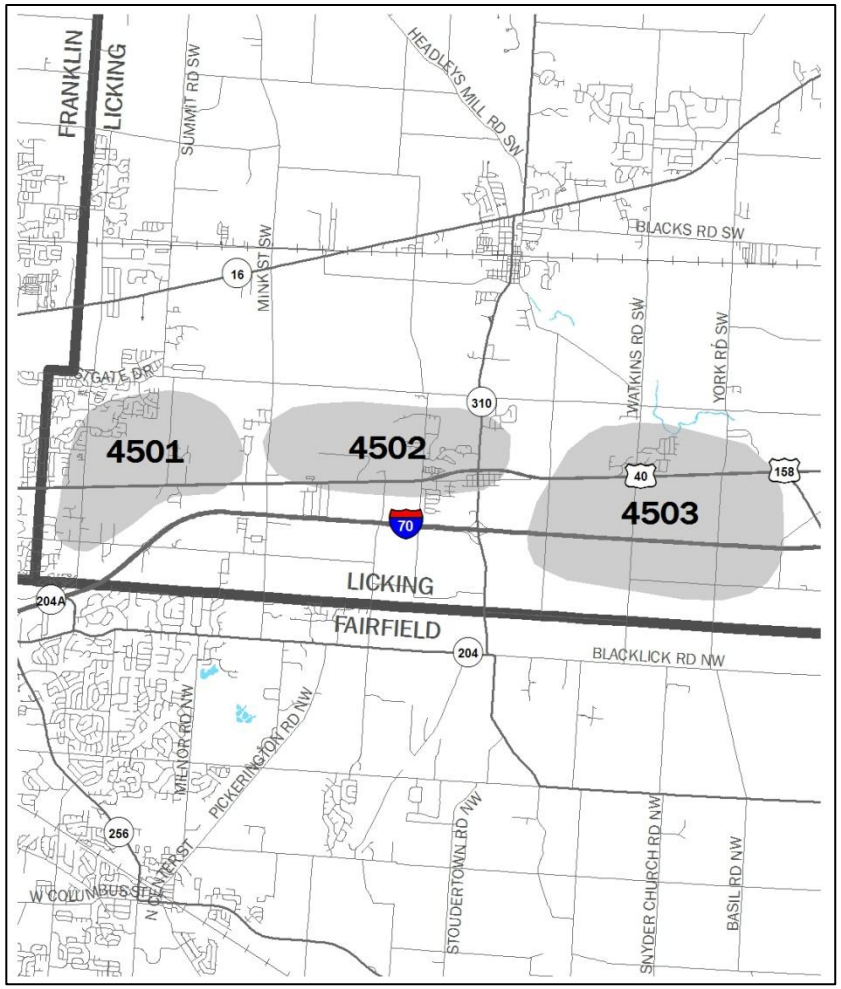


45 Kirskersville/Etna

4501 This area is characterized by both established residential neighborhoods and agricultural land. Nearly half of this area is located within the City of Reynoldsburg, and future development will occur with possibilities for sewer extension. Three hundred new jobs will come to the area, split between the office and "other" sectors. Industrial positions will decrease as companies more elsewhere and the area becomes more residential. Greenfield development of residential subdivisions is expected, adding 400 households and 1,400 residents.

4502 Plans for this area include mixed use development near SR 310 and the continued growth of the Etna Corporate Park. A total of 300 retail and "other" sector positions, combined, will locate in the Etna Town Center area. The expansion of the Etna Corporate Park will bring 300 industrial and 300 office jobs. Residential infill in the Town Center and subdivision development on vacant land around SR 310 will create 300 new households and attract 1,100 new residents to the area by 2035.

4503 Positioned between the employment and retail areas of Etna Town Center/Etna Corporate Park area and Kirkersville, and along I-70, this area is expected to grow by 2,000 residents by 2035. Seven hundred new households will be seen here, realized by the development of residential subdivisions on previously agricultural land. Employment will also grow, mostly in the retail sector along US 40. A few industrial jobs will also be added.

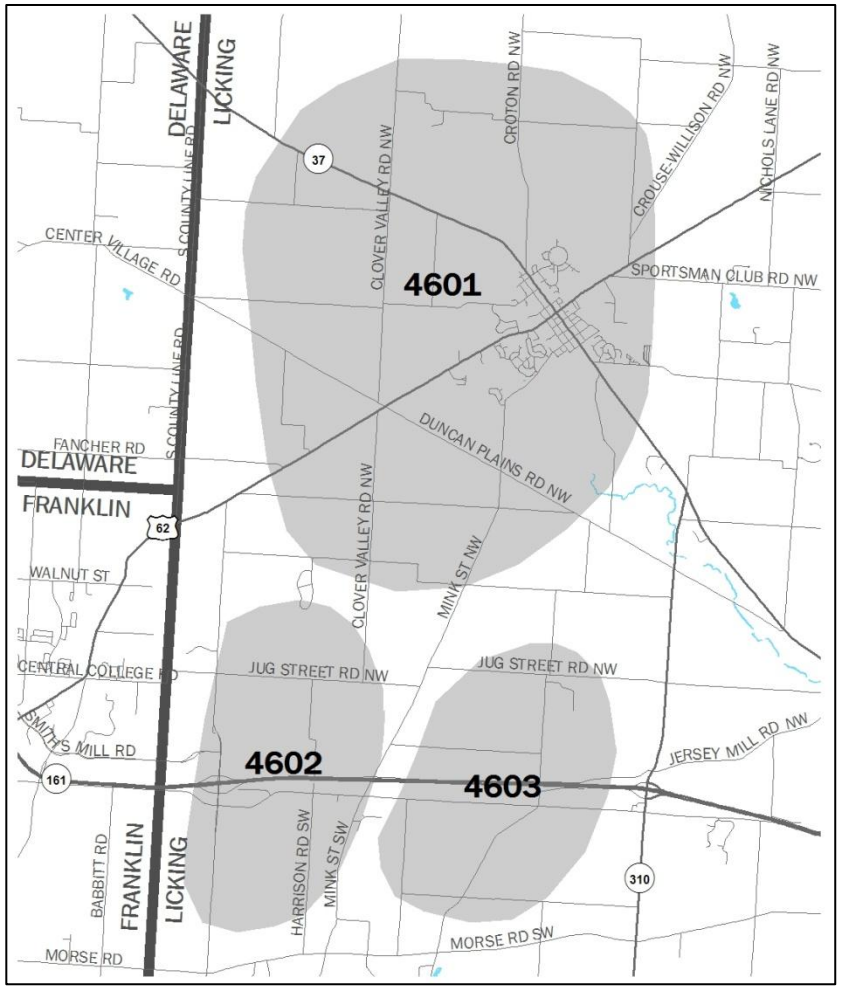


46 Jersey/Monroe

4601 The Village of Johnstown and the surrounding unincorporated areas of Monroe Township are expected to experience significant growth by 2035. US 62 and SR 37 provide easy access to and from the Village, for both residents, employees of local businesses, and visitors. Most of the growth will be in population with the addition of over 2,000 residents. Residential development will occur in and around Johnstown as infill in the village center and new subdivisions on vacant residential or agricultural land. Industrial employment will decrease slightly as warehousing and light manufacturing companies relocate to newer industrial parks in places such as New Albany and Etna Township. Retail, office and "other" sector jobs will spring up in Johnstown and along the US 62 and SR 37 corridors, adding 200 new jobs in total.

4602 Including the easternmost portions of New Albany, this mostly undeveloped area will experience significant growth by 2035. The New Albany Business Park will be the greatest force in job creation, adding 4,700 new office sector jobs. Residential development will be concentrated south of SR 161. Agricultural land will be developed into residential subdivisions, adding 900 households and 2,100 people.

4603 Comprised mostly of agricultural and large-lot residential land uses, the eastern half of Jersey Township is expected to stay relatively the same in the coming years. Only 80 new households and 250 additional residents are expected here by 2035.



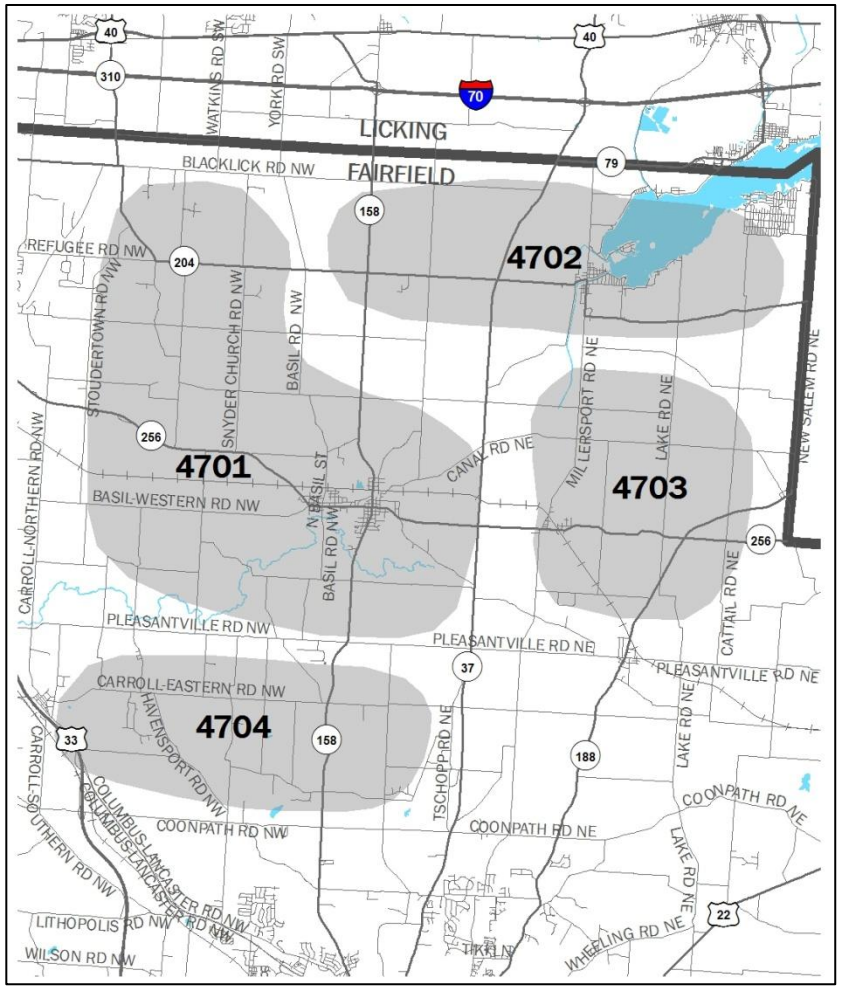
47 Northeast Fairfield

4701 Most development in this area by 2035 will occur in and around the Village of Baltimore and to the east of Pickerington. Over 4,000 new residents are expected here, comprising 1,100 new households. Several large residential subdivisions are planned for agricultural lands around Baltimore; development near Pickerington will be on a smaller scale. Employment growth will also be significant with the addition of 900 new jobs in the "other" sector. These new jobs will be associated with new schools.

4702 This area is primarily agricultural and large-lot residential in nature. Single-family homes on large lots will continue to be developed, along with several subdivisions near the southwestern edge of the Village of Millersport. Approximately 600 new households are expected here in the coming years, will a population increase of 1,800 people. This growth will be driven by close proximity to I-70 and the natural attraction of Buckeye Lake. Employment growth will be minimal, with the addition of 150 positions in the "other" sector. These jobs will likely be in the education field.

4703 This area is primarily agricultural and large-lot residential in nature. Single-family homes on large lots will continue to be developed, along with several subdivisions near the eastern edge of the Village of Thurston. Eleven hundred new residents and 350 new households are expected by 2035. Twenty new "other" sector jobs are anticipated, probably in local schools, but the Village of Thurston will lose 10 industrial jobs due to small business closure or relocation.

4704 The Village of Carroll and the surrounding area will see significant growth by 2035. It's proximity to the employment centers and amenities of Lancaster, Canal Winchester, Pickerington and US 33 make it a desirable location to live. Residential subdivisions will develop to the east of the Village, adding 600 new households and 2,300 new residents. Over 300 new jobs in the "other" sector will be created with the construction of a new middle school. Another 150 jobs in the retail sector will be added along US 33 and in Carroll.

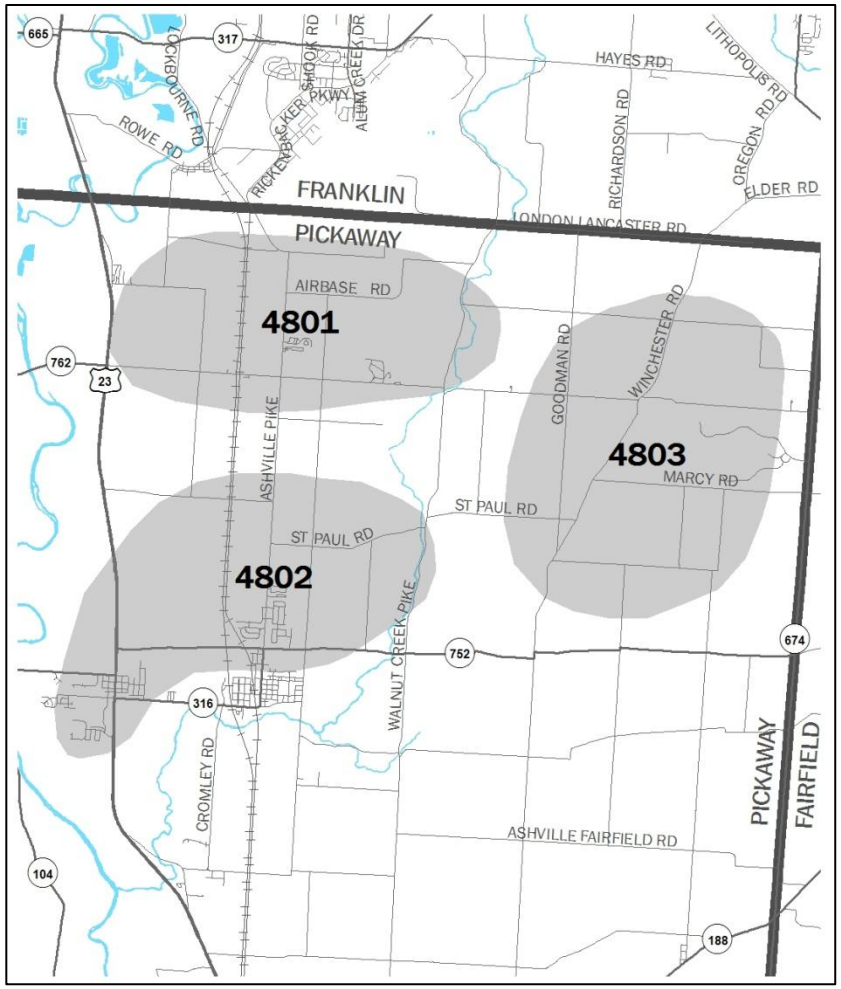


48 Northeast Pickaway

4801 The anticipated East/West Connector roadway will enable industrial development to continue south into Pickaway County from Rickenbacker. Around 6,000 new jobs are anticipated in here by 2035, half of which will be in the industrial sector and the other half of which will be in the "other" sector. The development will occur along the new roadway. Minor population growth is expected on the western side of the area. It will likely follow the current pattern of large-lot residential in a mostly agricultural setting. Ninety new households and 250 additional residents are anticipated.

4802 This area includes the villages of Ashville and South Bloomfield. Most of the existing development is characterized by a mix of land uses in the village centers, suburban-style residential subdivisions, and agricultural and large-lot residential development in the unincorporated areas. The establishment of the Ashville/South Bloomfield CEDA, and proximity to major thoroughfares, such as US 23 and SR 752, and railways will attract significant employment growth by 2035. Nearly 5,000 new jobs are expected by then, with 3,000 positions in the "other" sector, and 1,500 positions in the industrial sector. The population will also grow significantly as new residential subdivisions develop on the outskirts of both villages. Four thousand new residents are anticipated along with 1,200 new households.

4803 This area is characterized by agricultural land and large-lot residential properties. Slate Run Metro Park is located here. The area is not expected to experience significant change by 2035.

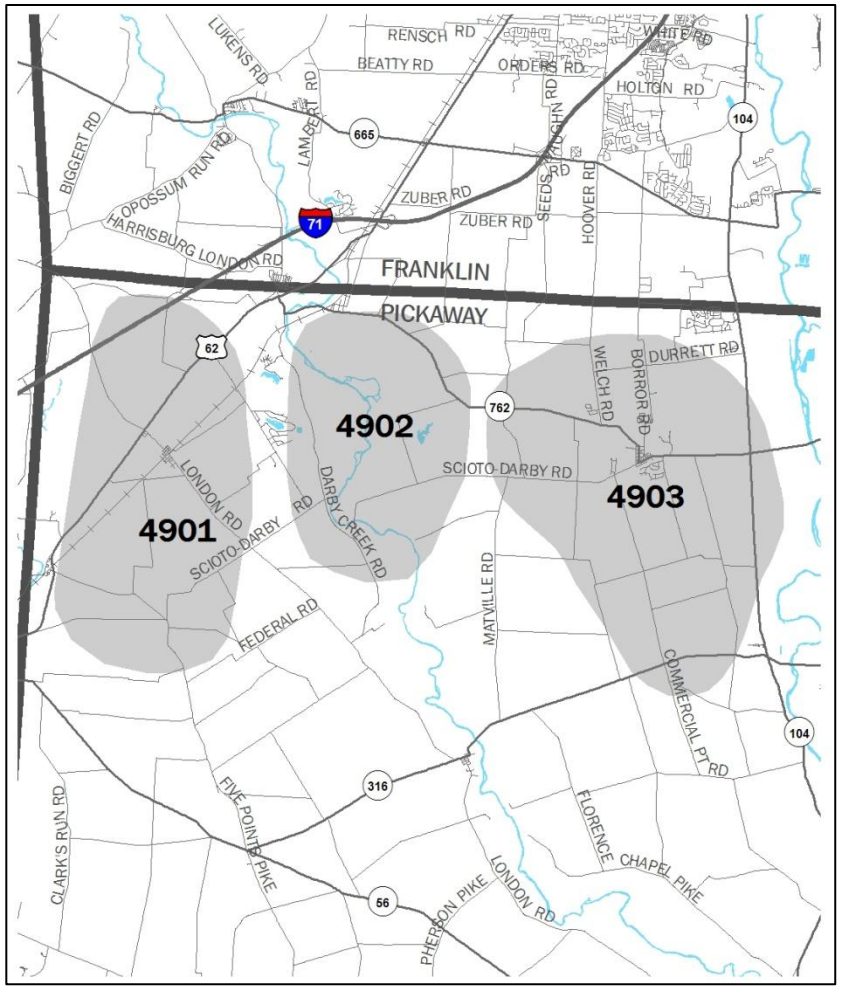


49 Northwest Pickaway

4901 The northwest corner of Pickaway County just east of the Village of Mt. Sterling is characterized by agricultural land and large-lot residential properties. The area is not expected to experience significant change by 2035.

4902 Located to the west of Commercial Point and including the Village of Orient, this area is relatively uninhabited and agricultural in nature. The correctional facility that is here will increase the area's population by 90 people by 2035. Associated employment growth will also occur. Sixty new jobs, total, in the "other" and office sectors will be seen.

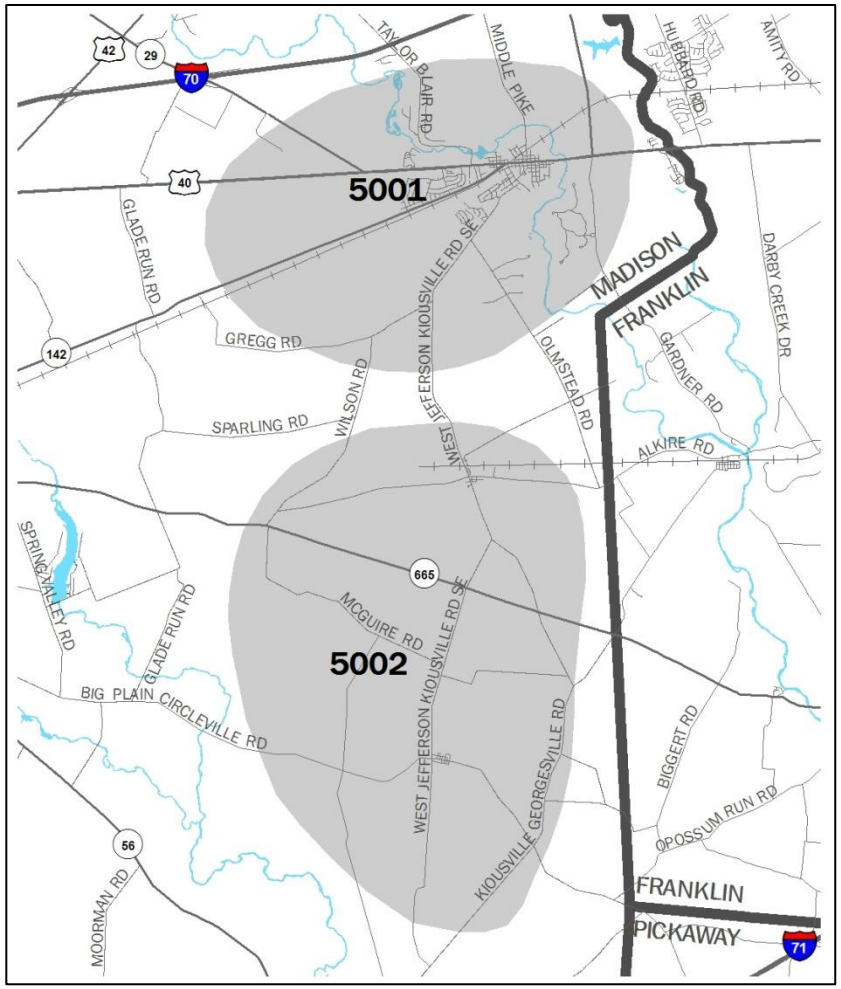
4903 Development is expected in and around Commercial Point in the coming years. It's proximity to industrial centers such as Rickenbacker, major thoroughfares such as I-71, US 23, and SR 762, and the urbanized Columbus area make it ideal for growth. Approximately 700 new jobs will be created in the area, 500 of which will be in the "other" sector; the remaining will be office positions. Residential development will be seen as infill within Commercial Point as both residential subdivisions and large-lot construction on the outskirts of the Village and along SR 762. The population is expected to increase by 800 people in 300 new households by 2035.



50 Madison/Central East

5001 The Village of West Jefferson is expected to grow significantly by 2035. Industrial and warehousing development on the west side of the Village along SR 29 will add 3,200 jobs in the "other" sector. Residential subdivisions will be built to the south of the Village and to the northeast, adding 3,000 people and 500 households by 2035.

5002 This area is characterized by agricultural land and large-lot residential development. The population is expected to grow by 300 residents by 2035, but the area will remain relatively the same, otherwise.

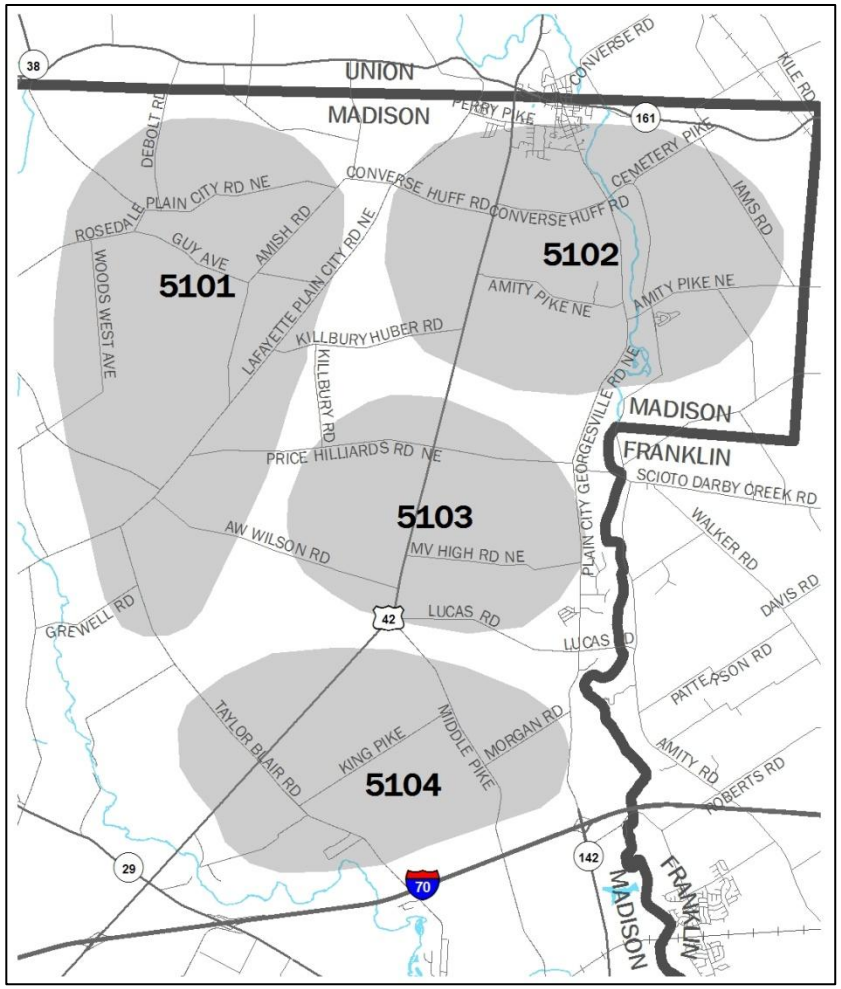


51 Madison Northeast

5101 This area is characterized by agricultural and large-lot residential development. The population is expected to grow by 50 people by 2035, and 25 new jobs are anticipated.

5102 Plain City is expected to grow in the coming years. Several new residential subdivision developments are planned on agricultural land on the south side of Plain City. Sixty new households and 1,200 new residents are anticipated by 2035. Employment growth will also be seen with the addition of 800 jobs, most of which will be in the "other" sector and probably related to education.

5103 This area is characterized by agricultural and large-lot residential development. The population is expected to grow by 200 people by 2035, with the addition of less than 20 new households. Jobs in the "other" sector will also grow, by 120 positions, and will likely be related to the educational sector.

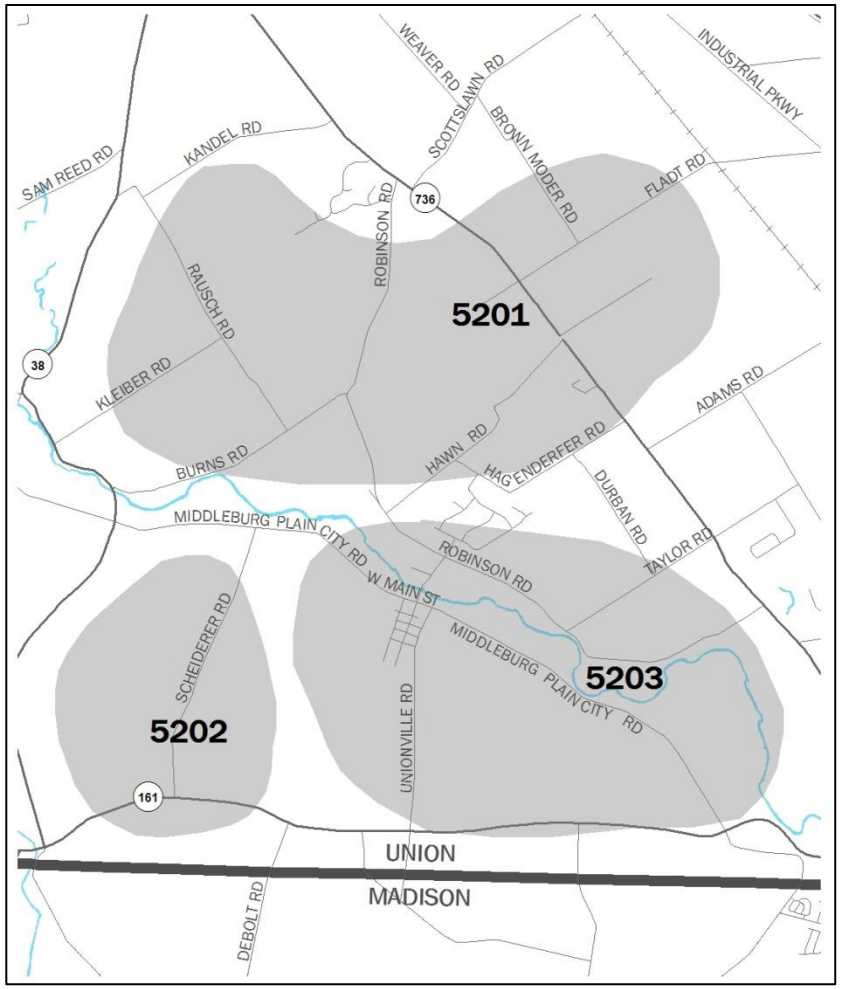


52 South Union/Unionville Center

5201 This area is characterized mostly by agricultural land and large-lot residential development. Some growth is expected by 2035. Most development will occur to the east closer to Industrial Parkway and Marysville city limits. Two hundred jobs, mostly in the "other" sector, are anticipated. One hundred new households, and 200 new residents are also expected. Residential development will likely occur in small subdivisions or follow in the existing large-lot pattern.

5202 Development here is concentrated along Scheiderer Road on large residential lots. Agricultural land uses predominate. Fifty new households and 120 new residents are anticipated by 2035, and will likely be located toward Unionville Center.

5203 The area around Unionville Center is expected to see growth in the coming years. Agricultural land surrounding the Village will see larger-lot residential development, bringing 200 new households and 500 new residents to the area. Employment will increase slightly with the addition of 100 new jobs, total, in the "other" and industrial sectors. Proximity to Plain City is the driving force behind these changes.



53 Mill Creek/Jerome

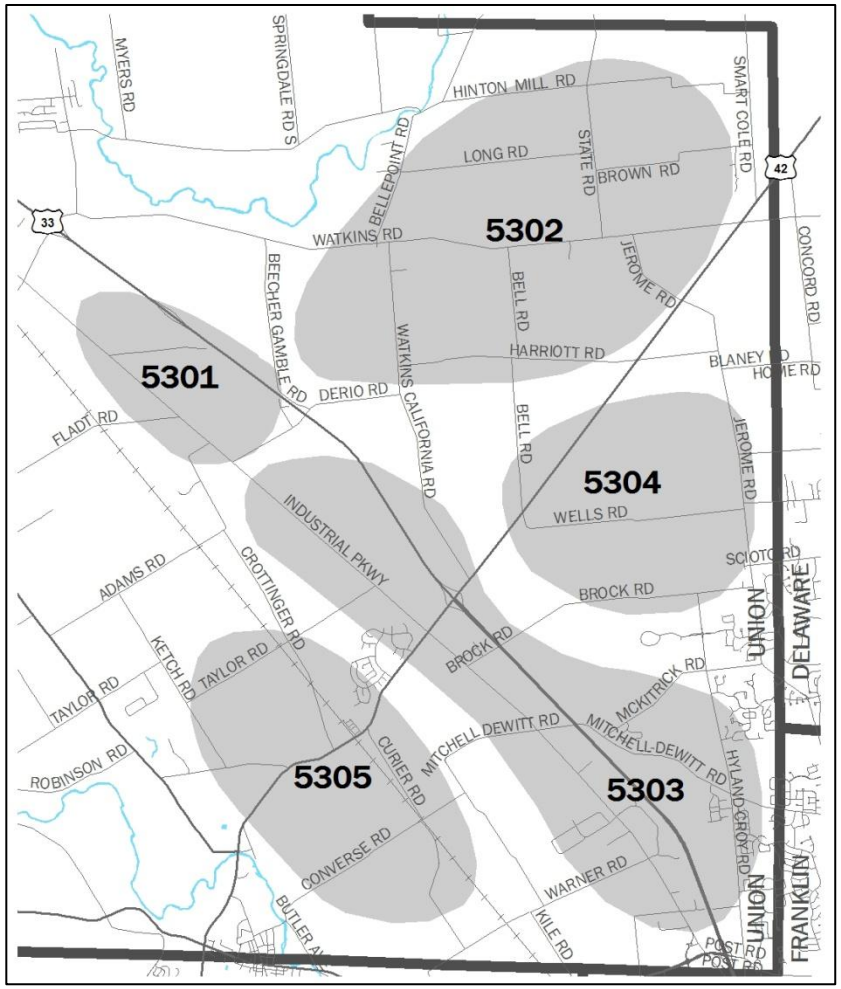
5301 This area is located on the US 33 corridor and is comprised mostly of agricultural land. It is slated for conversion to industrial development and use of land for public services will change the landscape by 2035. Approximately 1,900 "other" sector jobs and 700 industrial jobs are expected along US 33 and Industrial Parkway. Residential growth will be relatively minimal, with the addition of 200 residents and 100 households to the west.

5302 Northeast of the intersection of US 33 and US 42, and north of the Jerome Village area, some development is expected in this predominantly rural and agricultural area by 2035. Residential development will be spread across the area, mostly in a large-lot pattern. One hundred new households and 300 new residents are anticipated. Employment growth will occur mostly along US 42, with 150 office sector positions. Another 100 positions will be divided among the remaining sectors, with some jobs related to the quarries.

5303 This area includes the northwest edges of Dublin, and the middle of Jerome Township. It is centered along US 33 which includes a mix of land uses from agricultural to industrial. Significant development is expected here by 2035, due to the area's proximity to Marysville, Jerome Village, and Dublin. Three thousand new households will be distributed throughout the area, and the population will increase by 7,400 residents. Jobs in the "other" sector, such as in the educational, medical, and research fields, will grow by 1,500 positions; the office and retail sectors will see employment growth of 500 jobs each. Employment growth will be seen mainly along the US 33 corridor.

5304 The planned Jerome Village mixed use development is expected to be completed by 2035. It will significantly change the landscape and economy of the area. Over 2,000 new households and 6,000 new residents are projected. A variety of residential development will attract these residents: multi-family structures, compact residential neighborhoods, and large-lot residential construction. The retail and office components of Jerome Village will also be significant. Twenty-two hundred office positions and 900 retail positions are anticipated. They will be spread across the area as prescribed by the mixed use development plans.

5305 This area is characterized by agricultural land, and large-lot residential development. Most of the development is along US 42 and to the north of US 42. Direct access to US 33 and Plain City via US 42 will drive development in the future. The population will grow by 3,500 residents, with 1,400 new households, as agricultural land is converted to subdivisions. Employment growth won't be as aggressive, but 200 new jobs will be created mostly along US 42 towards Plain City. These jobs will be split between the "other" and industrial sectors.



54 Marysville/Dover

5401 Land to the northwest of Marysville is predominantly agricultural with some large-lot residential development. Significant growth is expected here by 2035, however. Approximately 500 new jobs are projected for tracts of land along Northwest Parkway north of its interchange with US 33. More than half of those jobs will be in the office sector, while the remaining are in the "other" sector. New homes will be built in subdivisions and on large lots throughout the rest of this area, bringing 2,900 new people here, and adding 1,100 new households.

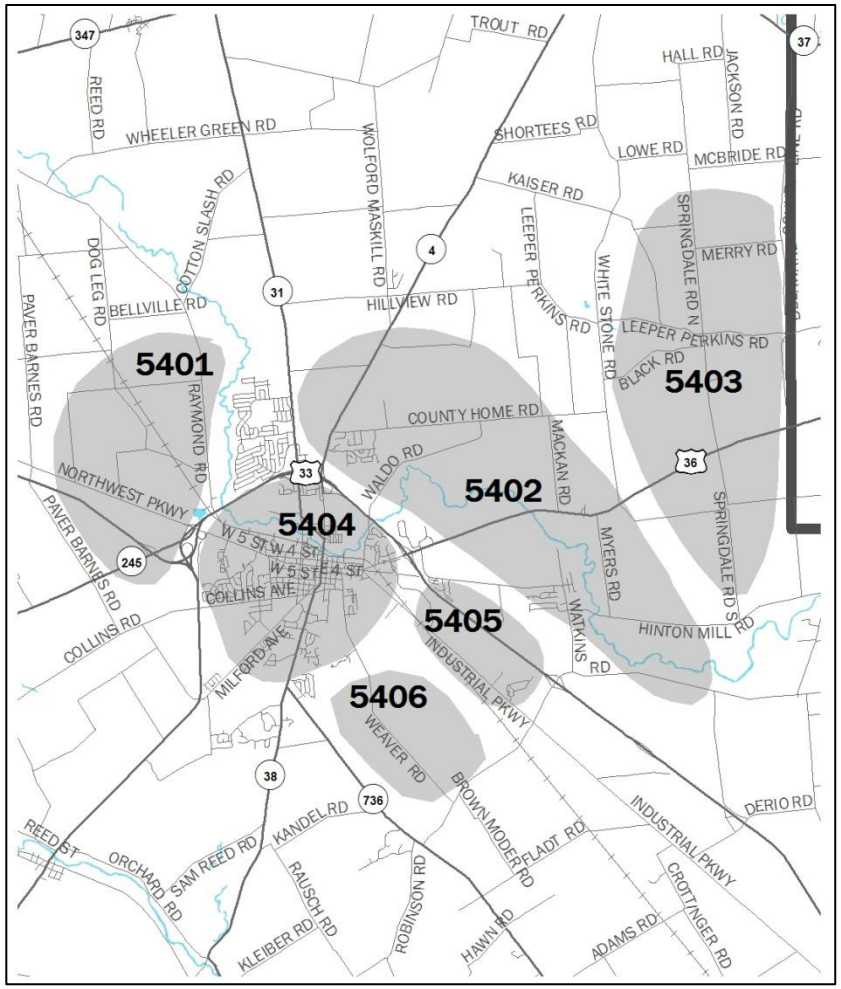
5402 This area, immediately east of Marysville, is characterized by agricultural land, some residential subdivisions and large-lot developments, and the commercial area near the US 33/US 36 interchange. Significant development is projected to occur here by 2035, though. Large-lot residential construction and new subdivisions will be scattered across the area, attracting 7,500 new residents who will create 3,000 new households. Employment growth economic will occur northeast of the interchange of US 33 and SR 4 near the prison, retail and office growth will occur near all US 33 interchanges, and positions in the "other" sector will become available as the school system and prison expand. Fourteen hundred new jobs are expected in total.

5403 The eastern half of Dover Township is characterized by agricultural land and large-lot residential development. This development pattern will likely continue, attracting 600 new residents, and creating 200 new households, by 2035. The area's proximity to Marysville and US 36, along with its rural nature, are the driving force to residential development.

5404 The City of Marysville is a well-established community with a robust mix of land uses. The City will continue to develop from now until 2035. Nearly 4,000 new jobs are projected for this area, with the "other" sector accounting for the largest percentage with 1,600 new positions. Many of these jobs will be in the educational field. Industrial, office, and retail jobs will make up the remaining employment growth. Retail and office development will be concentrated on either side of the City: to the west on W. 5th Street with the redevelopment of the Marysville Plaza, and to the east on Delaware Avenue as a new commercial area. The population is expected to grow by 6,000 residents, comprising 2,200 new households, by 2035, as well. Infill development, new multi-family structures, and some new subdivisions on vacant and agricultural land are expected.

5405 This portion of the Industrial Parkway corridor will experience significant employment growth by 2035. Planned as a research and innovation corridor, efforts will be focused on attracting industrial and "other" sector research companies. A total of 1,300 new jobs are projected for this area, 800 of which will be industrial. Residential development will be distributed across the rest of the area on what is now mostly agricultural land. Most of it will be in the form of residential subdivisions, bringing 800 new residents and 350 new households to this area between Marysville's core and Dublin.

5406 This area is mostly undeveloped except for a few large-lot residential properties. Employment growth is anticipated east of Weaver Road. Approximately 600 new positions, split across the office, industrial, and "other" sectors are projected. Some of this development will be directed toward the Union County Job Ready Site on Scottslawn Road. Residential development will also occur, but farther west from the industrial uses and US 33 corridor. Large-lot development, as well as subdivisions, will attract 1,000 new residents comprising 400 new households by 2035.



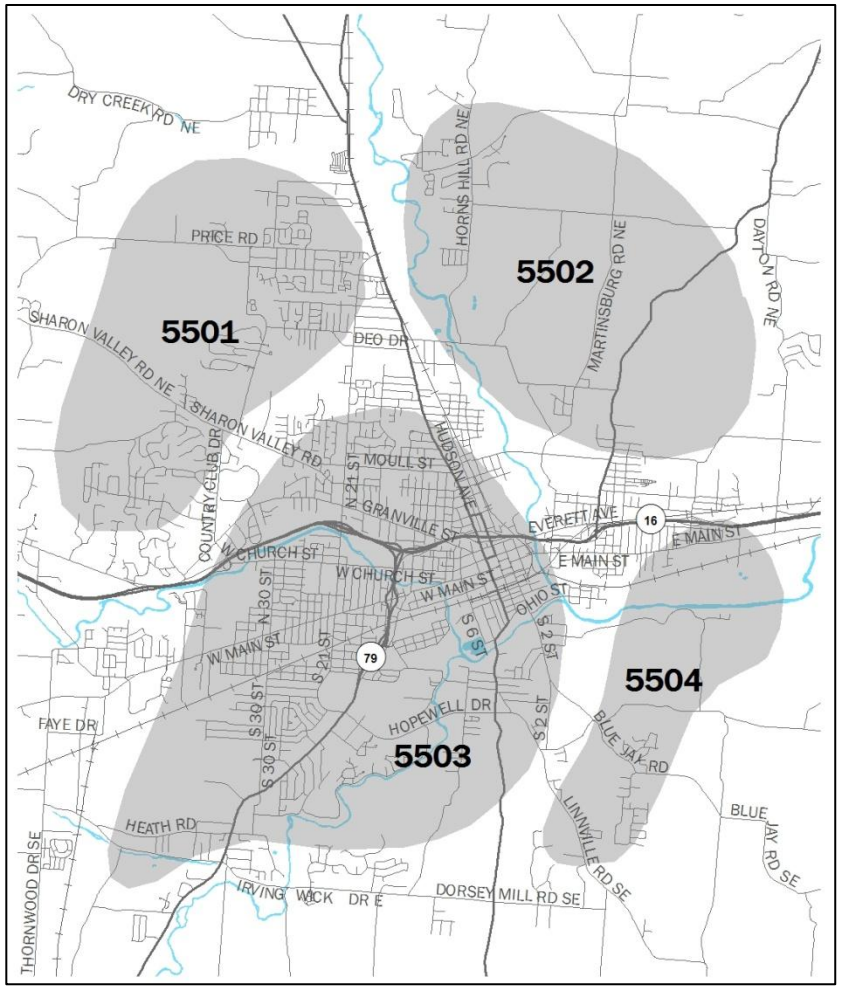
55 Newark/Heath

5501 The northwestern portion of Newark is characterized by residential subdivisions and agricultural land. New jobs in the office and "other" sectors will develop throughout the area, with a concentration along SR 13. The public service and educational fields will provide 175 new positions; and additional 175 positions will be in the office sector. Residential development will also continue throughout the area, with development of additional phases of residential subdivisions, and large-lot patterns in the more rural areas. Eleven hundred new residents are expected by 2035.

5502 This area is relatively undeveloped, except for some residential subdivisions and large-lot residential properties. The population is expected to grow in this area since it is close to Newark and its amenities, but retains a rural atmosphere. Nearly 1,100 new residents are expected here by 2035, comprising 300 new households. To the contrary, a mere 50 new industrial jobs will be created near Butler Road to the southeast of the area. Most of the residents here will work in Newark or commute to another community.

5503 This area includes the center of Newark, including downtown, and the northern portion of Heath. Many reinvestment efforts in the infrastructure and existing properties in and around downtown Newark in the near future will continue to attract development. Improved intersections will allow traffic and goods to flow more easily in and out of downtown. Plans for a new mixed use development, including residential lofts, will attract new businesses and residents. Approximately 4,000 additional jobs are expected in this area by 2035, divided almost equally among all sectors. Employment growth will occur mostly along Hebron Road in Hebron, and within downtown Newark. Residential infill, and new subdivisions, throughout the entire area are expected to increase the population by 6,000 people and 1,200 households by 2035.

5504 This area is characterized mostly by residential subdivisions and large-lot residential development. This trend will continue through 2035, with the addition of 200 new households and 800 new residents. People are drawn to this area because it is close to the amenities of Heath and Newark, but has a rural quality. Job growth will be minimal.

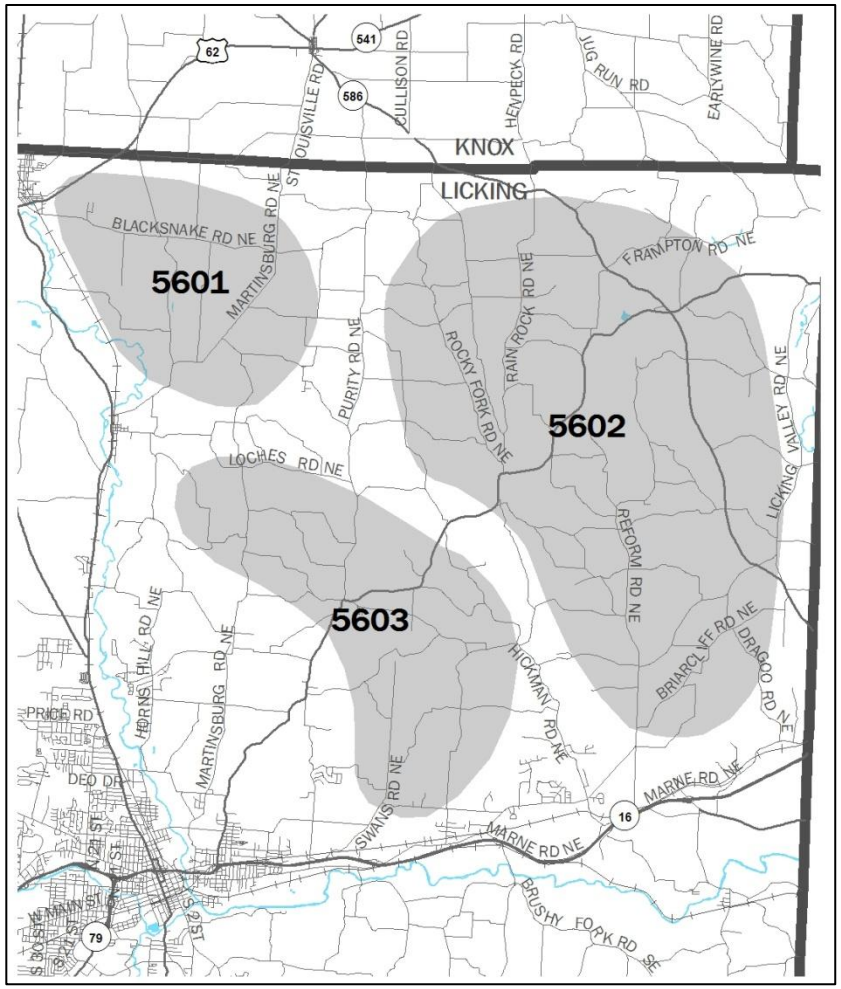


56 Licking NE

5601 The eastern portion of Washington Township, and the southeastern portion of Utica, are characterized by large-lot residential development and agricultural land. This land use pattern is expected to continue through 2035, with the addition of some small residential subdivisions. Approximately 400 new residents will move to the area, and 150 new households will be established. Employment growth will be minimal.

5602 Northeastern Licking County is characterized by agricultural land and some large-lot residential development. No significant change is expected by 2035.

5603 This area northeast of Newark is characterized by large-lot residential development and agricultural land. Some growth is expected by 2035, mostly in the population. Over 125 new residents, 20 new households, and 20 new jobs are anticipated. Any residential construction will continue to be constructed on single-family large lots.



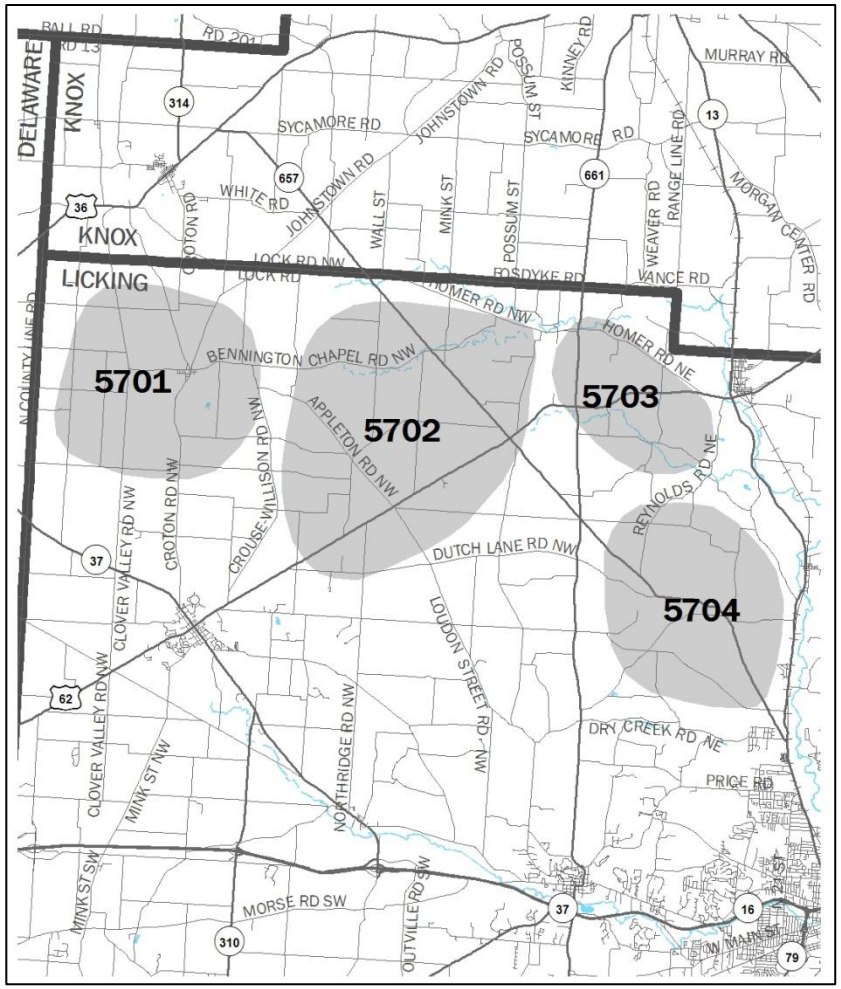
57 Licking NW

5701 The Village of Harford and surrounding area are mostly rural in nature with some large-lot residential properties and agricultural land. The population will increase slightly by 2035 with the addition of 200 residents. Less than 90 new households will be created. Hartford residents are likely to work in surrounding communities such as Centerburg, Galena, Johnstown, and Sunbury.

5702 This unincorporated area of Licking County is rural in nature. There are some employers here, but most of the residents work in nearby communities such as Centerburg, Galena, Johnstown, and Utica. Fifty new jobs are expected here by 2035, spread across the office, industrial, and "other" sector. The population will grow by 300 residents who will comprise 80 new households.

5703 This area to the west of Utica will remain relatively unchanged between now and 2035.

5704 This unincorporated area of Licking County is rural in nature with some large-lot residential development. The area's population will increase by 200 people by 2035. These new residents will comprise 60 new households. Any new residential development will follow existing large-lot patterns.

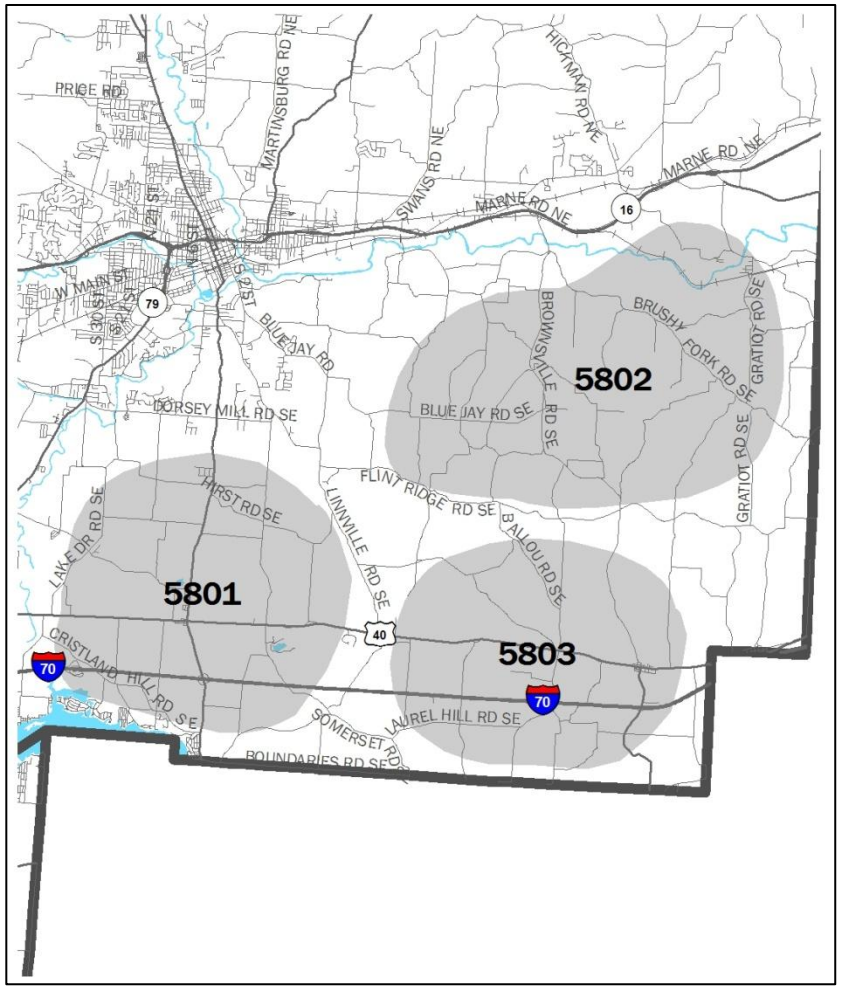


58 Licking SE

5801 Located within close proximity to the communities of Buckeye Lake, Hebron, and Newark, and including the Jacksontown Road interchange on I-70, this area will experience development pressure in the future. Some job growth is expected, mostly in existing commercial areas along Jacksontown Road and US 40. Sixty new jobs, split between the retail and "other" sector are projected. Residential growth will bring 1,100 new residents to the area, and household sizes will shrink as 900 new households are formed. This residential development will take place throughout the area, both as residential subdivisions and large-lot development.

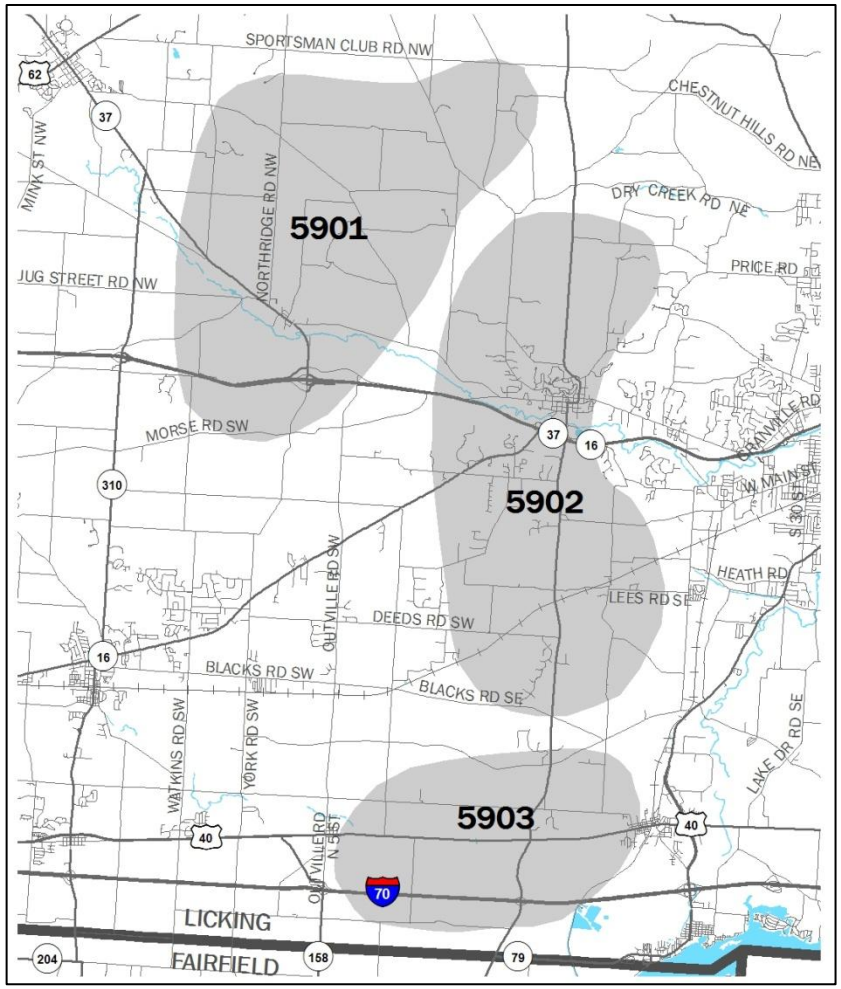
5802 The unincorporated area in southeast Licking County is rural in nature and will remain relatively unchanged in the coming years.

5803 This area is relatively rural in nature, but will experience some residential growth by 2035. The population will grow by approximately 100 people, and the new residential development will be scattered throughout the area in a large-lot pattern.



59 **Licking West Central**

5901 This portion of Licking County includes the Village of Alexandria, and it is positioned between Granville, New Albany, and Pataskala. People interested in living in a more rural community will live here and commute to the surrounding cities and villages for work. All industrial jobs are expected to move to other areas, such as Etna Township and New Albany, by 2035. Some commercial development near the SR 161/Johnstown-Alexandria Road interchange will bring 50 new jobs to the area. New residential subdivisions and sporadic large-lot residential development will attract 1,400 new residents. Five hundred new households will be formed.

5902 The Village of Granville and the surrounding areas will continue to develop in the coming years. Mixed use developments immediately south of Grandville, as well as development with the Village will increase employment opportunities. Approximately 300 new jobs are anticipated; 200 in the "other" sector, and 100 in the industrial sector. The population will increase by 1,400 residents, and 400 new households will be created. These new residents will live in downtown Granville, in infill housing, in retirement communities, and in subdivisions and on large-lot residential properties.

5903 This area includes portions of Kirkersville and Hebron, as well as unincorporated land between the two communities. Access to I-70 makes this a convenient place for industry, jobs, and living. Two hundred new jobs are expected here by 2035. Some industrial positions will be created along Lancaster Road. The population will grow by 700 people; 200 new households will be formed. New residents will live outside of Kirkersville and Hebron in subdivisions, in the rural areas on large lots, and some will live in group quarters such as the proposed assisted living facility on Main Street in Hebron.