



## E. Wilson Bridge Road Planning Study December 1, 2009 Meeting

The first public meeting for the E. Wilson Bridge Road Planning Study was held on Tuesday, December 1<sup>st</sup> at 7:00 at the Community Center. Invitations were sent to owners and renters of property in the study area, which is the south side of E. Wilson Bridge Rd. from the curve west of Westview Dr. to McCord Park. The meeting was conducted by Bird Houk Collaborative, the consulting firm the City of Worthington is working with on the project.

Gary Smith, project manager from Bird Houk, began by describing the project and process, and then he and Jim Houk (also of Bird Houk Collaborative) discussed goals and concerns with the attendees at the meeting. In attendance were owners of ten of the properties in the study area.

Please see the meeting notes from Bird Houk on the next page.

December 8, 2009

## E. Wilson Bridge Road

### Meeting Notes: Study area property owners 12-1-09

1. BHC conducted a presentation to help provide some feedback and educate the property owners within the study area about the process. Items discussed included:
  - a. Why the study is being undertaken
    - i. Need for economic development to bring commercial tax revenue into the city
    - ii. Comprehensive plan identified the area for re-development – follow up to comprehensive plan
    - iii. Thinking differently about how the future is approached
  - b. Map of the study area
  - c. The study process
    - i. Market study being done
    - ii. Soliciting input from the owners within the study area, adjacent property owners and office owners to the north (December)
    - iii. Developing a strategy for the corridor (early January)
    - iv. Creating conceptual plans (Late January)
    - v. Presentation of Final Plan (March 8<sup>th</sup>)
  - d. An example of a past project that had been done that illustrated the process
    - i. Why its important that the existing property owners work as a group to package and sell the properties because of potential density and value benefits
    - ii. How internal setbacks can be eliminated or changed if property owners work together and not sell individually thereby increasing their value.
    - iii. Access on Wilson Bridge for commercial uses must be controlled meaning each property won't be able to have an individual curb cut also making it more important for the property owners to work together.
2. BHC then held an open discussion with the group to discuss their individual concerns and goals. The results are as follows:

#### Concerns:

- Property developers tying up the property for a long time with options and not moving forward on the sale. Being in limbo....
- Losing value in the house with new development or if neighbors decide not to sell or hold out
- Holdout properties changing the look and feel of the development
- If the property is re-zoned will there be an increase in the property tax
- What happens if a property owner doesn't want to sell? How are they protected?
- Can there be relocation assistance provided by the developer or by the city
- Concern that some property owners might not be willing to work together toward a common goal thereby reducing the value...

#### Goals:

- Achieve the highest value for the sale of the property / determined by property owners
- Create a consortium of property owners to more effectively market property for development and increase value
- Mitigate the impacts of tying up the property and the uncertainty of relocation
- Any road widening goes toward the north