



# Gahanna

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CREEKSIDE MIXED-USE PRIVATE DEVELOPMENT AGREEMENT PROGRESS  
UPDATE

COMMITTEE OF THE WHOLE

OCTOBER 27, 2025

# Agenda

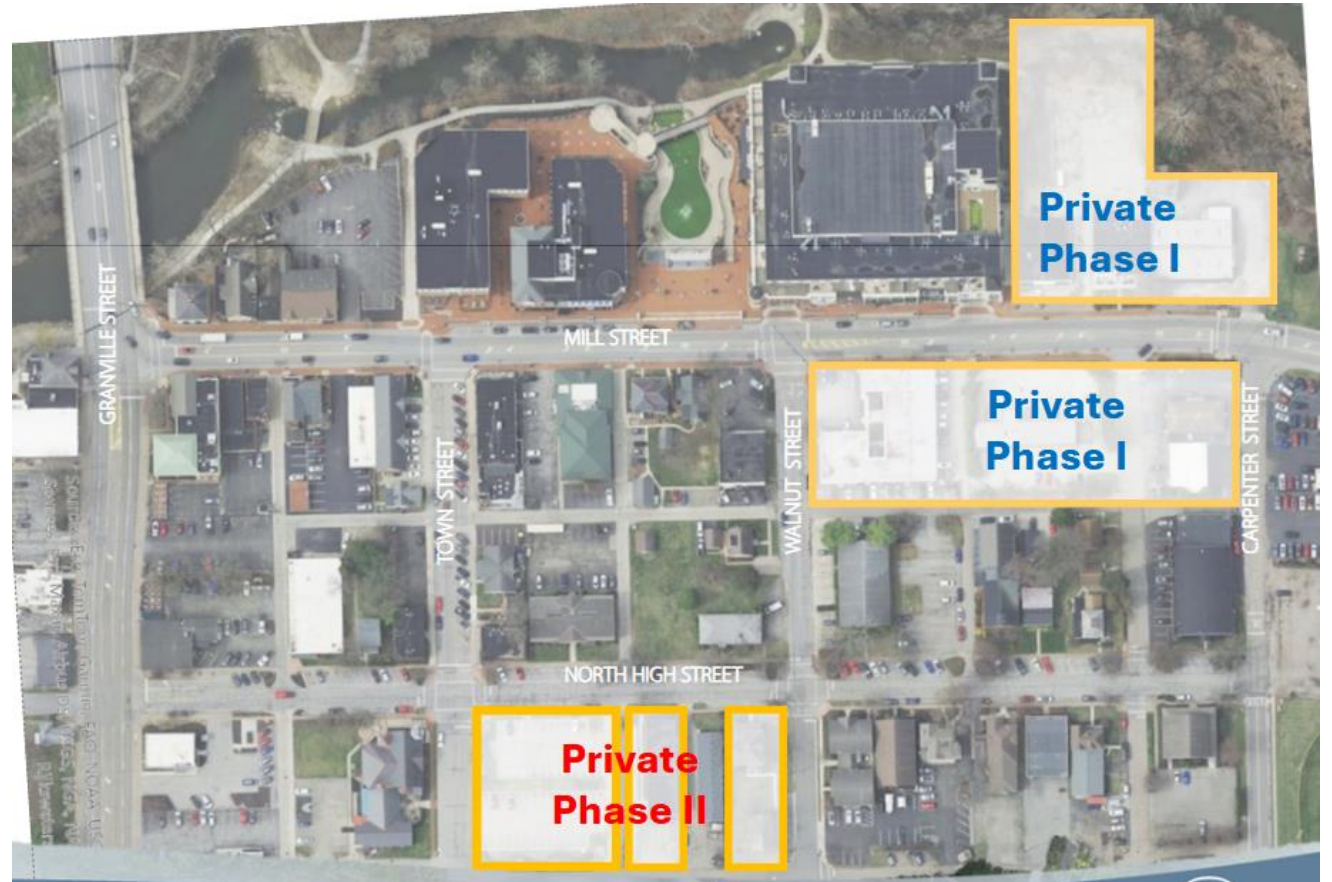
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❖ Review 5 “bright line” issues

❖ Questions from Council

# Reminder

- ❖ Privately Funded Project
- ❖ 263 apartments
- ❖ 2 restaurants
- ❖ 55-70 room hotel
- ❖ Townhouses
- ❖ On site parking structure
- ❖ 2 Phases



# Item 1: Development Agreement Review

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## Clarifications:

1. All parcel numbers verified.
2. Single Purchase Agreement w. staggered closing for different phases.
3. Reconveyance period is parcel-by-parcel ending when with receipt of permits.
4. Clarity provided on staging area uses and locations.

# Item 1: Development Agreement Review

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## Contingent Liabilities:

1. Unexpected infrastructure costs – NO REQUIRED CITY PARTICIPATION
2. Liability for environmental or infrastructure issues after conveyance – NO OBLIGATION TO PAY
3. Cost caps for remediation/ relocation work – NONE REQUIRED CITY PARTICIPATION
4. CIC conveying liabilities - NONE
5. Explicit City costs – ONLY VALUE OF PARCELS
6. Revenue guarantees - NONE

## Item 2. Parking Demand

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Total Spots: 667

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Districtwide Average Daily Usage: 28%

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High Street Lot Spots: 50

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Average Daily Usage: 28%

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AM – 21%

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Noon – 28%

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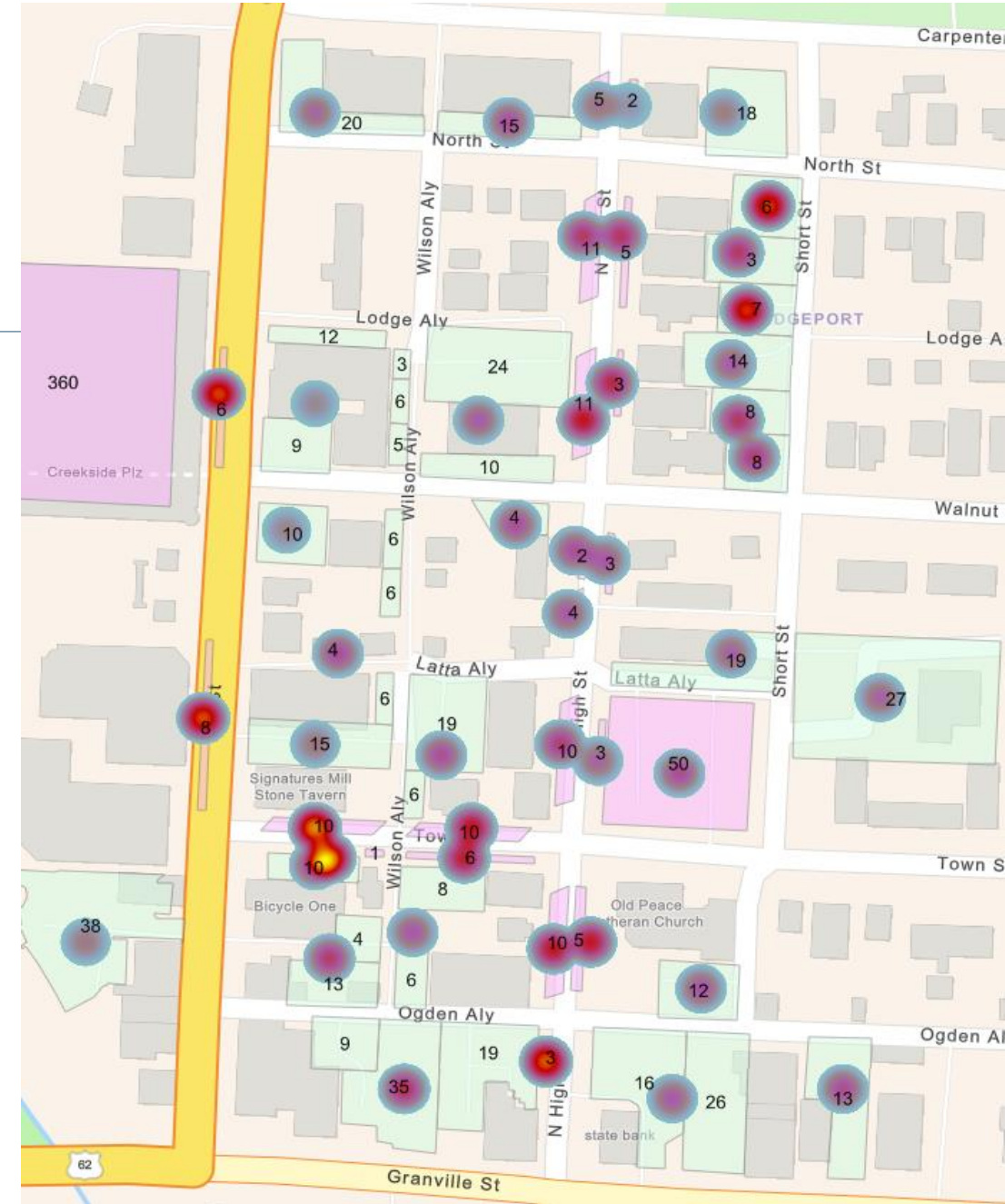
Evening – 44%

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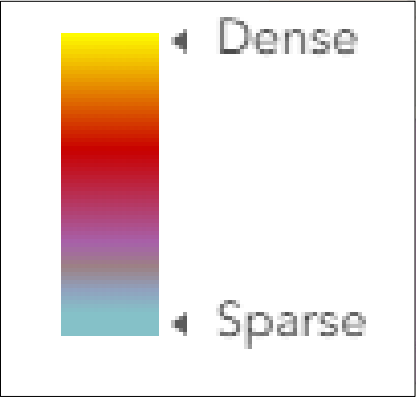
## 2. Parking Demand

### Creekside Parking Overall Average

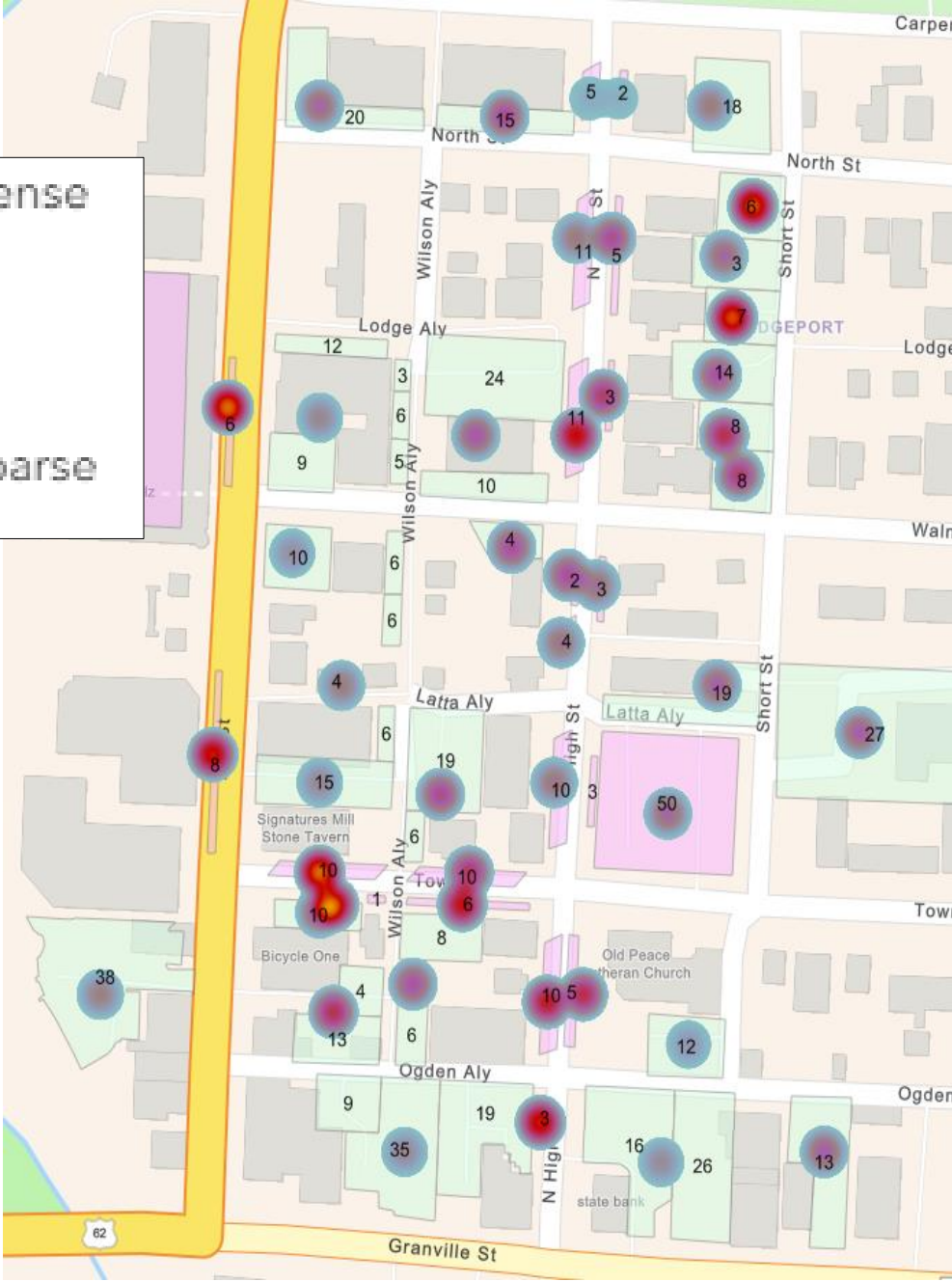
Percentage Occupied



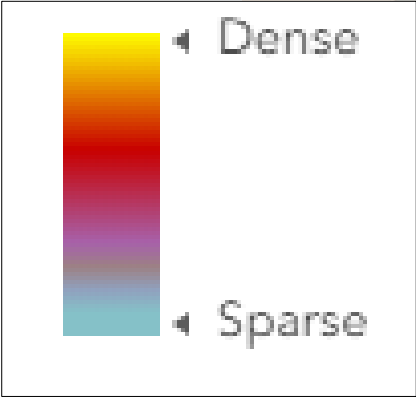
AM Averages



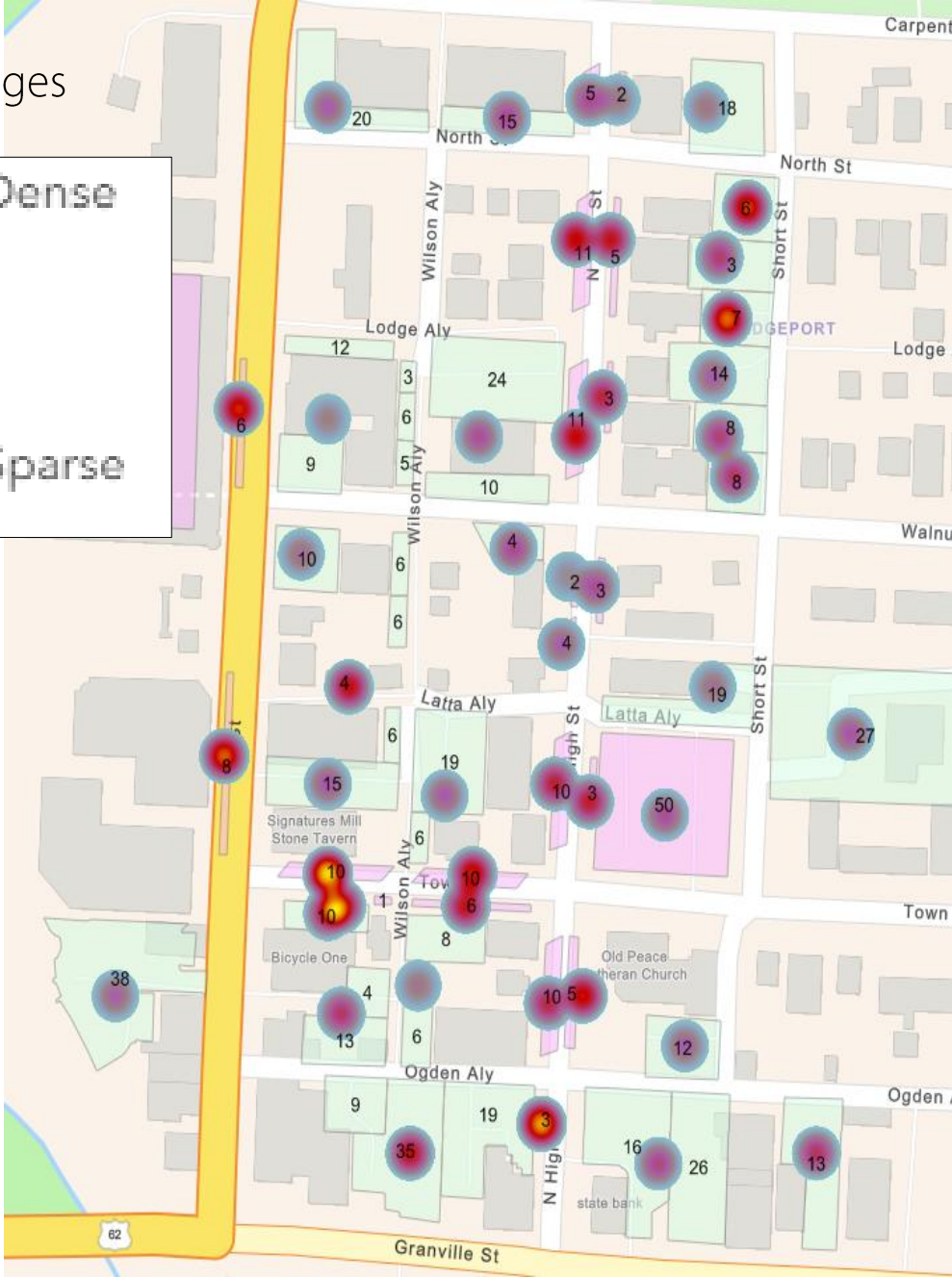
Most used:  
Signatures  
Street  
Parking –  
69%



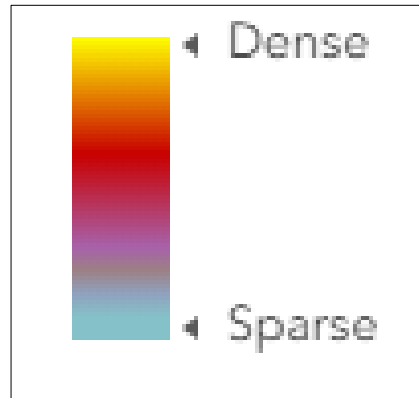
Noon Averages



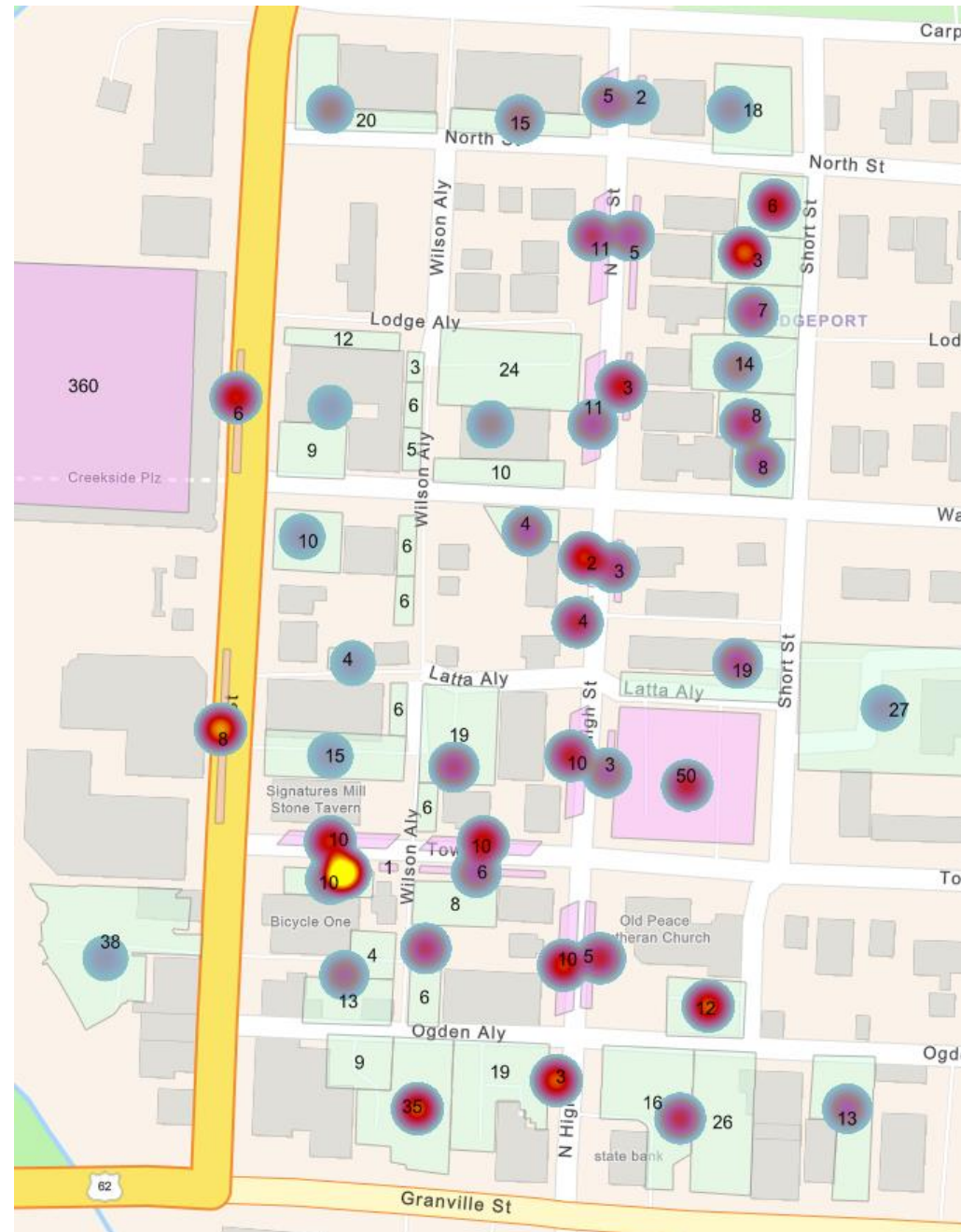
Most used:  
Signatures  
Street  
Parking –  
87%



## PM Averages



Most used: Lot across from Signatures Street Parking – 77%



# Public Engagement & Feedback

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- Created a [Creekside@gahanna.gov](mailto:Creekside@gahanna.gov) email that is monitored daily.
- Built a project webpage that serves as a one-stop hub for information.
- For the "Creekside Reimagined" projects:
  - 200 people at 4 separate events:
  - 2 public sessions held (9/24 and 10/9)
  - 2 sessions focused on Creekside District residents and businesses (9/29)
- Council member roundtables
- Events with individual groups
- Traditional media coverage
- Presence at special events (Mill St. Market, Farmer's Market, Touch-A-Truck)
- Info page on [www.gahanna.gov](http://www.gahanna.gov) & social media channels
- Comments during hearing of visitors & public hearing planned for November 3<sup>rd</sup>.

# Most Common Sentiments

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1. Exciting
2. Stunning or Impressive
3. Visually Appealing
4. Fresh or Modern
5. Unsure or Apprehensive

## Question: What aspects of the proposed mixed-use development stand out to you? Would this have a positive impact overall?

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1. **Draws People In.** Participants said it draws residents and visitors in, bringing attention and investment, and helping Gahanna “catch up” with other areas in the region.
2. **Mixed-Use.** Participants said the project brings a mix of uses that the community wants.
3. **Questions.** Participants felt optimistic overall but inquired about its impact on public services, such as roads and schools, as well as its affordability.

| Annual Costs                                    |                    |
|-------------------------------------------------|--------------------|
| METHOD 1 - Proportional Cost by Unit Type       |                    |
| Cost for Mifflin Fire                           |                    |
| Housing & Hotel Cost for Services               | \$822,756          |
| Restaurant Cost for City Services               | \$4,621            |
| Cost for Schools                                | \$173,212          |
| <b>Total Annual Costs</b>                       | <b>\$1,000,588</b> |
| NET ANNUAL FISCAL IMPACT                        |                    |
| Year 1-15                                       | (\$7,952)          |
| Year 16-30                                      | \$3,815,737        |
| METHOD 2 - American Farmland Trust - COCS Model |                    |
| Cost Per Land Use Type of \$1 Collected         |                    |
| Residential - \$1.15                            | \$447,280          |
| Restaurant - .30                                | \$104,086          |
| Hotel - .40                                     | \$148,074          |
| <b>Total Annual Costs</b>                       | <b>\$699,441</b>   |
| NET ANNUAL FISCAL IMPACT                        |                    |
| Year 1-15                                       | \$293,196          |
| Year 16-30                                      | \$4,116,885        |
| NOT INCLUDED IMPACTS                            |                    |
| Annual Induced Income Tax                       |                    |
| Residential                                     | \$162,113          |
| Restaurant & Hotel Jobs                         | \$45,787           |
| <b>Total</b>                                    | <b>\$207,900</b>   |

# Fiscal Impact Analysis

- Measures the projected revenues to the projected cost for services
- Used 2 different models, both based on a per unit cost for services.
  - Method 1 – Based on local numbers
  - Method 2 – Uses national per unit costs
- Both models are consistent
  - **Fiscally Positive Effect**
  - Smaller during abatement period, larger afterward.

# Traffic Impacts

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- City Code requires a **Traffic Impact Analysis** for a project like this.
- That analysis must be completed by the developer, reviewed by City staff, and **approved** before any construction permits are issued. This often takes several rounds.
- That ensures that all traffic concerns — from circulation to safety to mitigation strategies — are identified **before** the project moves forward.
- So, traffic isn't being overlooked; it's built right into the development review process.

# Questions?

# Maximum Timelines

