

# PDA #1 - WEST GAHANNA

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## PDA OVERVIEW

Located at the intersection of I-270, US-62, and I-670, West Gahanna PDA is a primary gateway into the City of Gahanna. The West Gahanna PDA contains a mix of uses, with buildings representing a wide range of age and quality. Many of the commercially zoned properties are not at their highest and best use, and have the potential for redevelopment within the coming years. In addition, the western edge of the PDA contains underdeveloped single-family residential land with high visibility from I-270. Historical development activity within the West Gahanna PDA was directed by the West Gahanna Land Use Plan that was created in 1997.

Future development within the West Gahanna PDA must support the residential community within the area, improve traffic circulation and provide sufficient open space and pedestrian connectivity. In addition, development within the West Gahanna PDA must support well designed gateway features to help promote a positive drive sequence for both visitors and residents.

A major challenge within the West Gahanna PDA is traffic congestion. More specifically, traffic at the US-62 / Stygler Road / Agler Road intersections is a limiting factor in attracting new development to the area. The Gahanna CIC, in a partnership with the private sector, completed a West Gahanna Transportation Study in order to identify opportunities to improve traffic circulation and create an opportunity for economic development. This study identifies potential roadway relocations, intersection modifications and new areas for economic development. The West Gahanna Transportation Study is one option that was given additional study in an effort to reduce traffic congestion and provide for economic development opportunities. The study is attached within the appendix of this report.



## DEVELOPMENT INCENTIVES

DEVELOPMENT / DEVELOPER				Retail, Comm., Service	Large Format Retail	Signature Office	Office A / B	Hotel	Conference Center	Flex Office / Industrial	Residential
New Community Reinvestment Area	Gahanna	Tax Abatement									
New Tax Increment Financing	Gahanna	Tax Redirection									
New Community Authority	Gahanna	Tax Redirection / Bond									
TENANT											
Jobs Growth Incentive	Gahanna	Tax Credit									
GahannaNet	Gahanna	Cost Reduction									
Small Business Administration Loans	Gahanna	Loan									
Micro-Enterprise Loan Program	Franklin County	Loan									
Franklin County Grow Fund	Franklin County	Loan									
Economic Development Grant	Ohio Finance Fund	Grant									
Job Creation Tax Credit	Development Service Agency	Tax Credit									
JobsOhio Grant	JobsOhio	Grant									
JobsOhio Loan	JobsOhio	Loan									

## PDA CAPACITY TABLES

The development capacity table is not a specific recommendation for uses on a particular site. Instead it describes a site's capacity for each use using industry accepted standards included in this table. It is intended to be used as a reference in determining a general idea of site capacities for various development types.

PDA Site Critical Data	1A	1B	1C
Acres	34.0	9.4	6.9
# of Parcels	49	29	2
# of Owners	39	5	1

Use	Development SF or Units/Acre		PDA Site Development Capacity		
			1A	1B	1C
Retail	Retail / Commercial	10,000 SF	340,000	94,000	69,200
	Large Format Retail	10,000 SF	--	--	--
Office	Office A / B	10,000 SF	340,000	94,000	69,200
	Signature Office	12,000 SF	408,800	112,800	83,040
	Office / Showroom	11,000 SF	--	--	--
Ind.	Flex Office	12,000 SF	--	--	--
	Industrial	15,000 SF	--	--	--
Hotel	Hotel	40 Keys	1,360	376	277
	Hotel Conference	10,000 SF	--	--	--
Residential	Med. Density Res.	6 DU	204	56	42
	Med-High Density Res.	10 DU	340	94	69
	High Density Res.	14 DU	476	132	97
	Townhomes	8 DU	272	75	55

-- Indicates use is not appropriate for a particular site

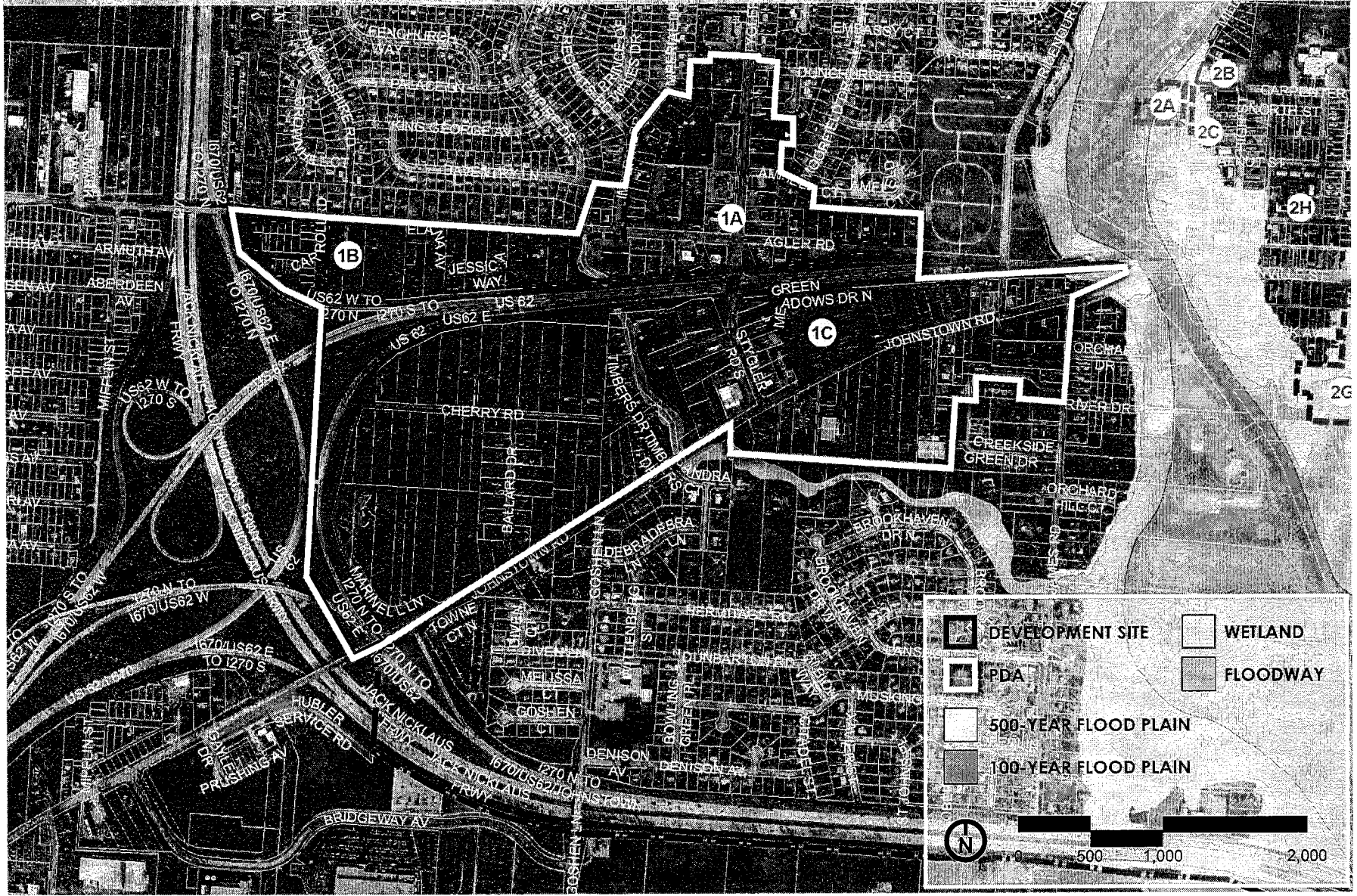
# CITY-OWNED & VACANT LAND

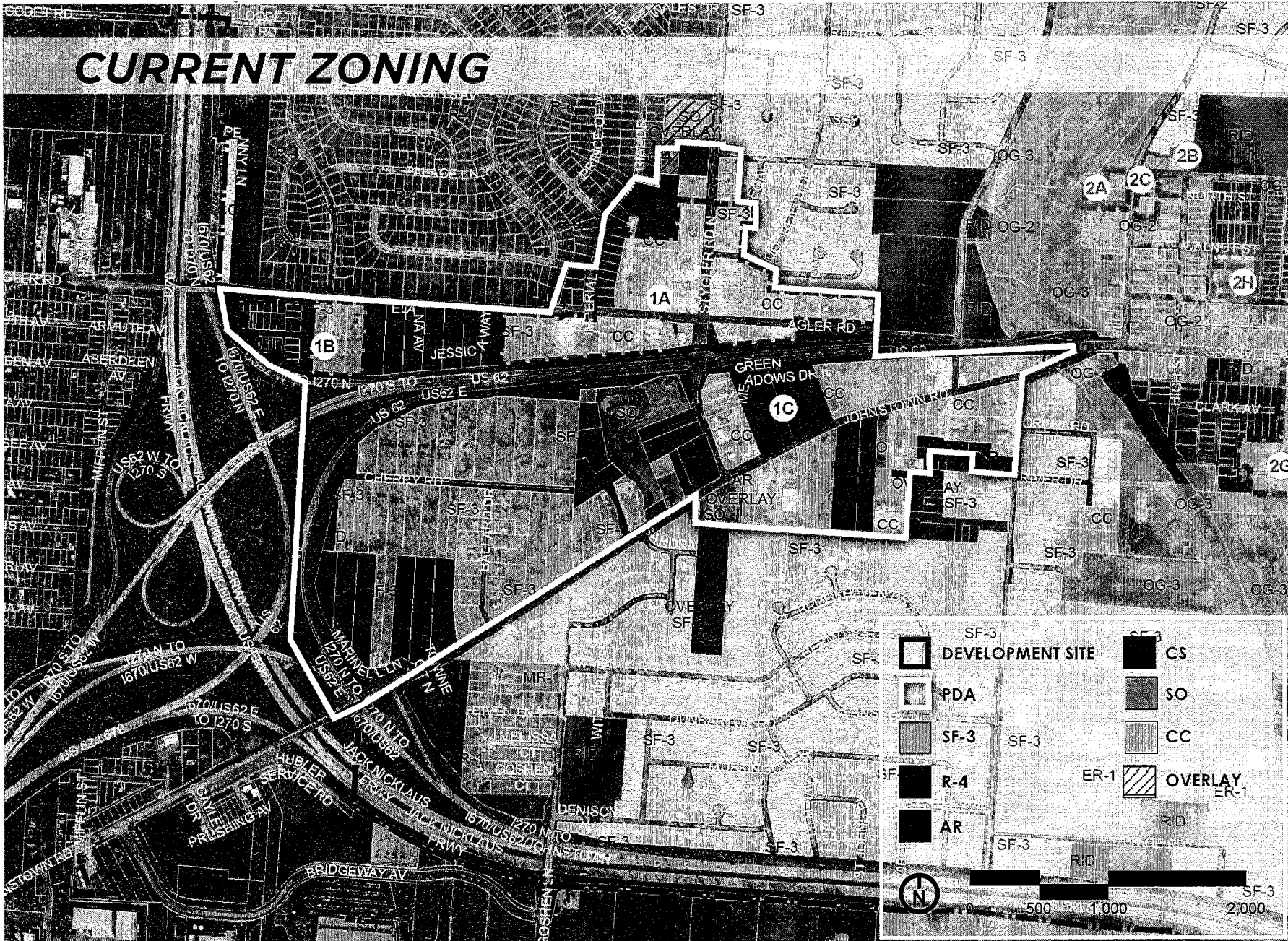


# TIF & CRA DISTRICTS



# FLOODING AREAS & WETLANDS





# BASE MAP





# TARGET SITE 1A

## PROPOSED DEVELOPMENT

Target Site 1A is 27.5 acres of property that is located at the center of the West Gahanna PDA. The proposed development within Target Site 1A is subject to improving the traffic and circulation conditions within the Agler / Stygler / U.S.-62 intersection, as identified within the West Gahanna Transportation Study. The concept shown builds upon the West Gahanna Transportation Study and demonstrates how development can be coordinated with infrastructure improvements to create an economically successful and vibrant district for businesses, residents and visitors.

## INFRASTRUCTURE IMPROVEMENTS

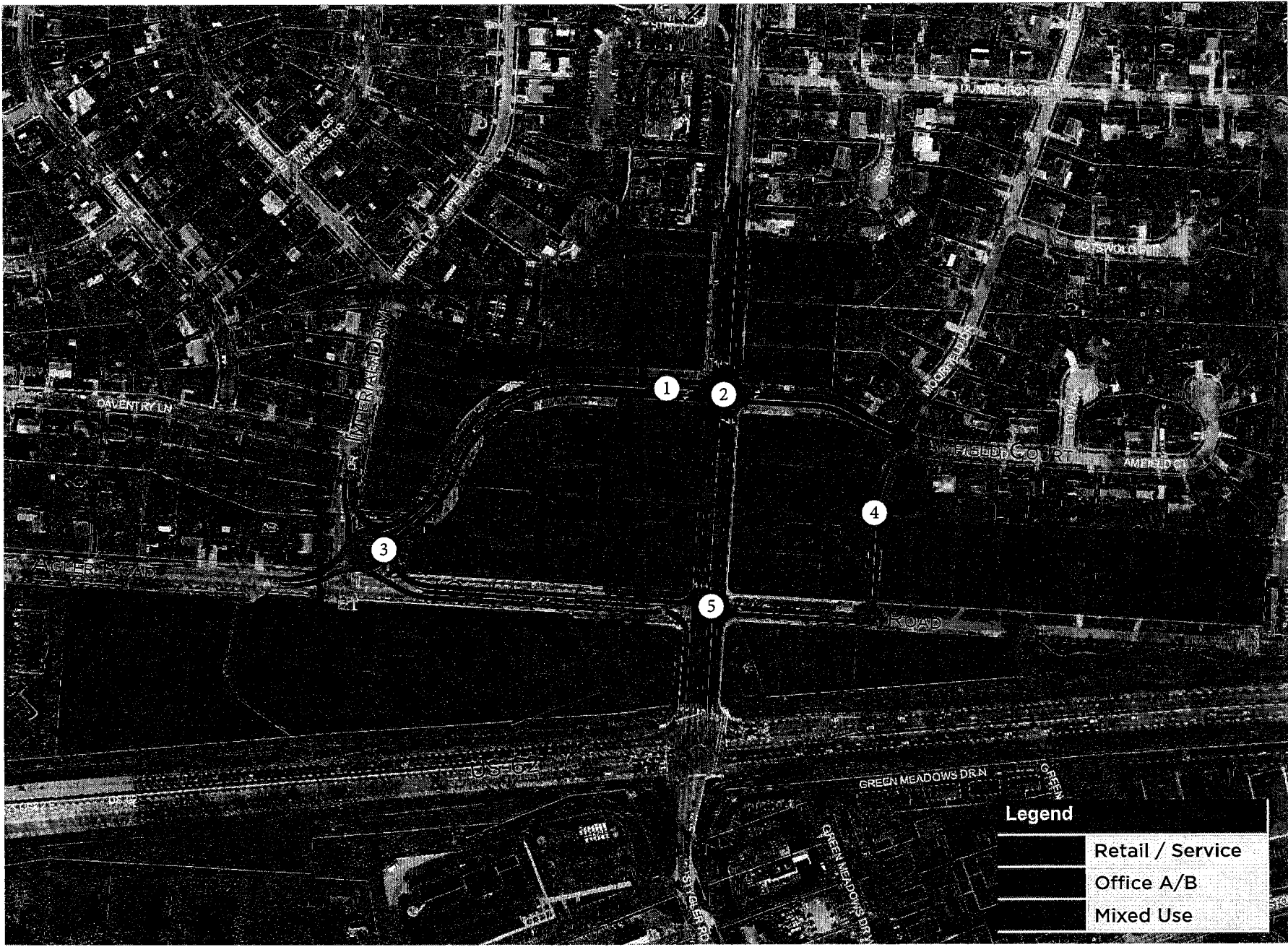
Significant infrastructure improvements will be necessary to alleviate the existing traffic concerns and set the framework for quality development to occur. The West Gahanna Study identified the following improvements:

1. Align Agler with Amfield Court
2. New signalization at intersection
3. Roundabout at Old Agler / Imperial / New Agler Roads
4. Extend Moorfield Drive south to Agler Road
5. Right-in / right-out at Old Agler intersection

## DEVELOPMENT PROGRAM

Code	Use	Site Area (Acres)
	Retail / Service	10.9
	Office A/B	3.8
	Mixed Use	12.8





# TARGET SITE 1A

## EXISTING CONDITIONS

The primary property within the Subset of Target Site 1A is the Royal Plaza Shopping Center. This retail shopping center was built in 1960 and has many legacy issues that reduces its ability to provide retail services to customers. The legacy issues of this property combined with the traffic congestion at the intersection of Agler and Stygler Road created the impetus for the West Side Transportation Study that was funded by the Gahanna CIC in partnership with the private sector.

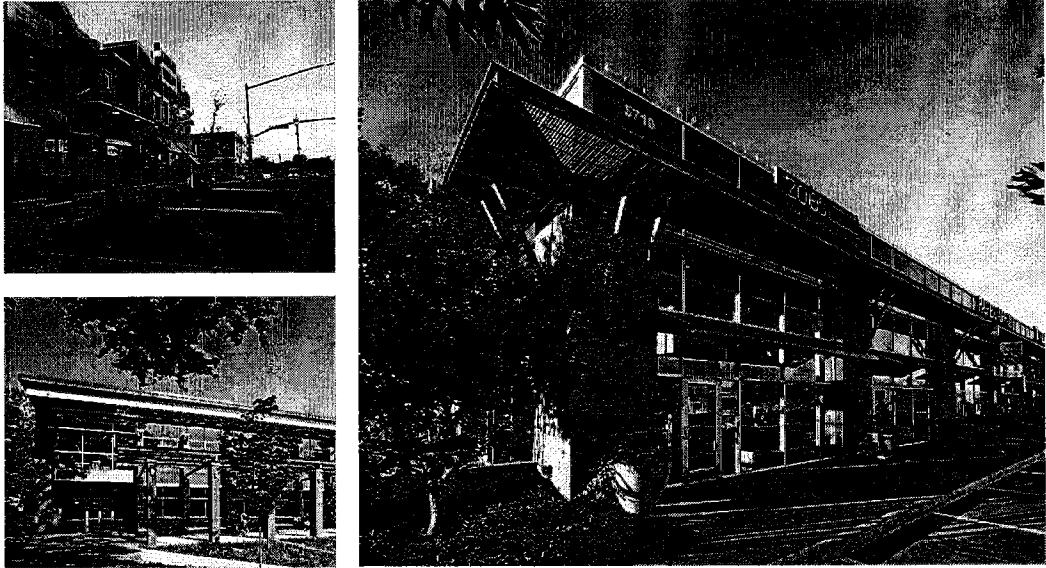
## PROPOSED DEVELOPMENT

The rerouting of Agler Road to the north presents an opportunity to reestablish a streetscape and create a vibrant mixed use district. New retail buildings should be oriented toward the street, giving high visibility to every tenant from multiple directions of travel. Shared parking should be located towards the center of the site, effectively screening the parking lots from view of the roadway. A series of professional/medical office buildings which front the street and reinforce the streetscape are proposed to the north of the New Agler Road. The offices could be a potential benefit to the senior living center located to the north. Additionally, offices provide a buffer zone between the residential district to the northwest and the heavier commercial uses to the east.

## DEVELOPMENT PROGRAM

Code	Use	Building Footprint (s.f.)	Stories	Total Area (S.f.)
A	Office A/B	4,400	1	4,400
B	Office A/B	6,000	1	6,000
C	Office A/B	9,600	1	9,600
D	Retail / Service	9,250	1	9,250
E	Retail / Service	5,700	1	5,700
F	Retail / Service	6,400	1	6,400
G	Retail / Service	10,000	1	10,000

## PROPOSED CHARACTER





# TARGET SITE 1A

Project Summary

Total Acreage	6.14	Total Jobs	120
Non-residential SF	61,350	Weighted Average Salary	\$ 39,621
Residential Units	0	Total Payroll	\$ 4,737,500
Original Parcel Value	\$ -	Hotel Rooms	0
Total Construction Cost	\$ 7,425,218	Annual Hotel Room Revenue	\$ -
Revised Value	\$ 7,425,218		
TIF on Site?	Yes		

Revenues

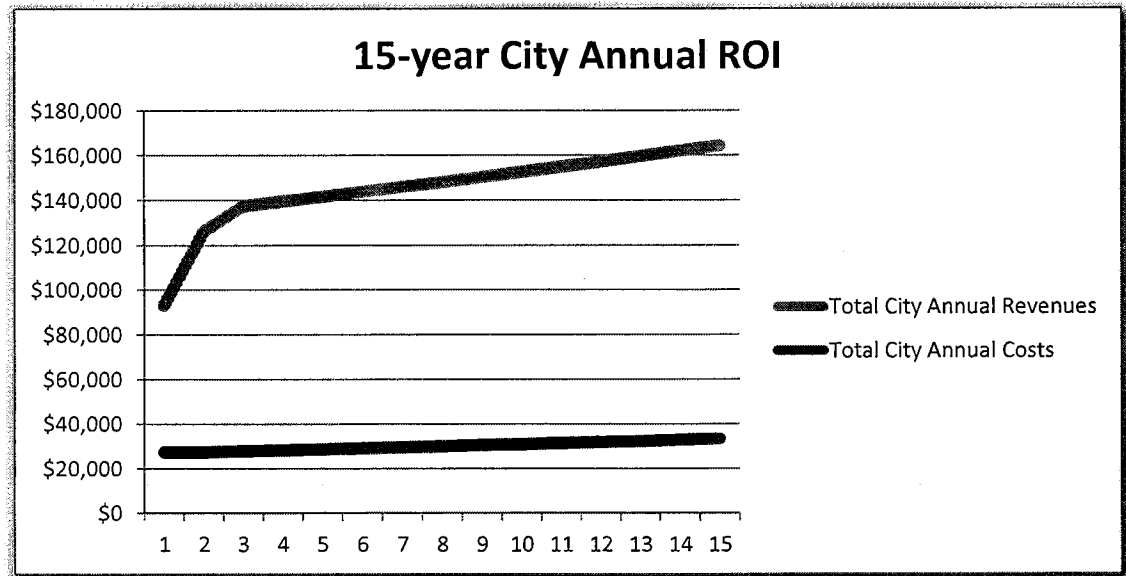
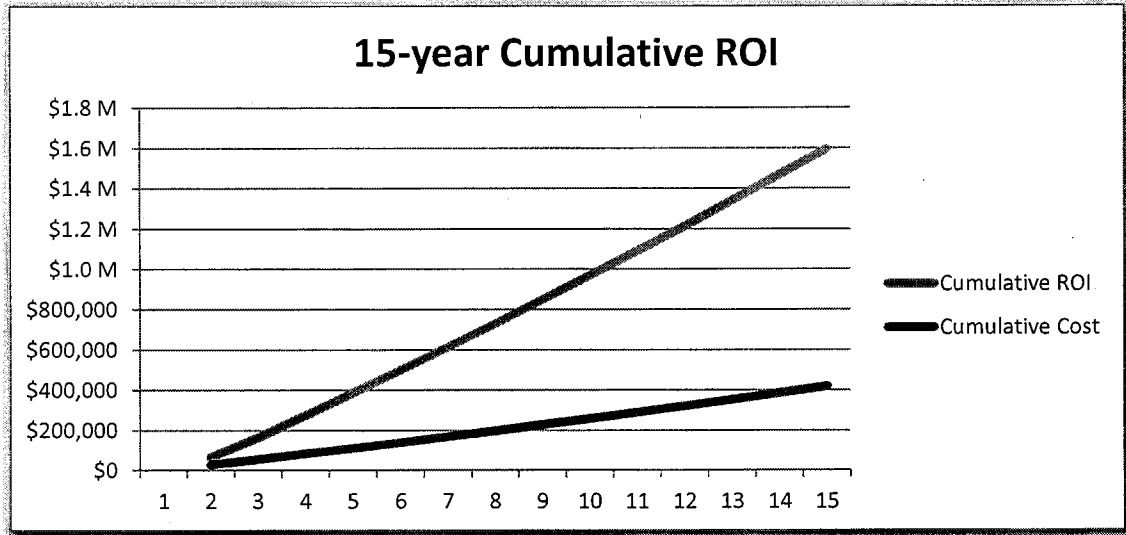
	City & Schools		City	
	Total Property	Property/TIF		Income Tax
Over 3 Years	\$ 263,248	\$ 167,643	\$	146,430
Over 5 Years	\$ 1,670,634	\$ 283,638	\$	298,407
Over 10 Years	\$ 3,524,396	\$ 589,196	\$	698,753
Over 15 Years	\$ 5,521,423	\$ 918,369	\$	1,130,039

Return on Investment

	City & Schools	City
Over 3 Years	\$ 329,901	\$ 234,296
Over 5 Years	\$ 1,836,080	\$ 449,084
Over 10 Years	\$ 3,957,226	\$ 1,022,026
Over 15 Years	\$ 6,252,578	\$ 1,649,524

Costs

	City	
	Service Costs	Incentives Costs
Over 3 Years	\$ 79,777	\$ -
Over 5 Years	\$ 132,962	\$ -
Over 10 Years	\$ 265,923	\$ -
Over 15 Years	\$ 398,885	\$ -



# TARGET SITE 1B

## EXISTING CONDITIONS

Target Site 1B is located in the western edge of Gahanna and includes several parcels not currently within the incorporated limits of the city. To develop the site to its maximum potential, the annexation to the City of Gahanna is required. The site has substantial visibility along I-270 to the south and west of the property. In addition, it is adjacent to single family residential to the north and multi-family residential to the east. There are multiple property owners, so small land assemblage is required for this site to be developed.

## PROPOSED DEVELOPMENT

Because there is increased visibility to I-270, signature office is proposed for the site development. In addition, this visibility mandates the following: well-designed landscape that buffers surface parking areas, elegant building architecture that is visually appealing, and sufficient signage that capitalizes on the site's visibility. Larger buildings that will likely be single-tenant should be located closer to the freeway, while smaller buildings should be placed along Agler Road. Due to the proximity to residential, development within the target site should complement the scale of the existing development, while heavily screening parking and service areas from the adjacent residents. Access to the site from the freeway network will be primarily through the U.S. 62 / Stygler intersection. It is estimated that peak traffic for the development of Target Site 1B will be in the opposite direction of the current rush hour traffic, minimizing any potential access issues to the site.

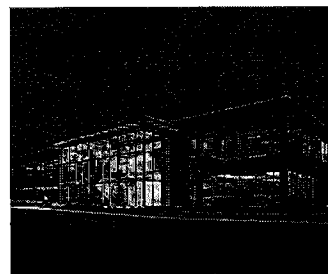
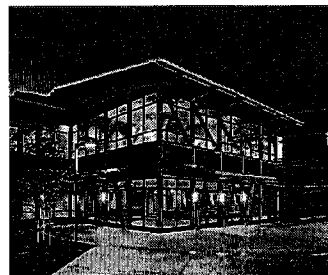
## INFRASTRUCTURE IMPROVEMENTS

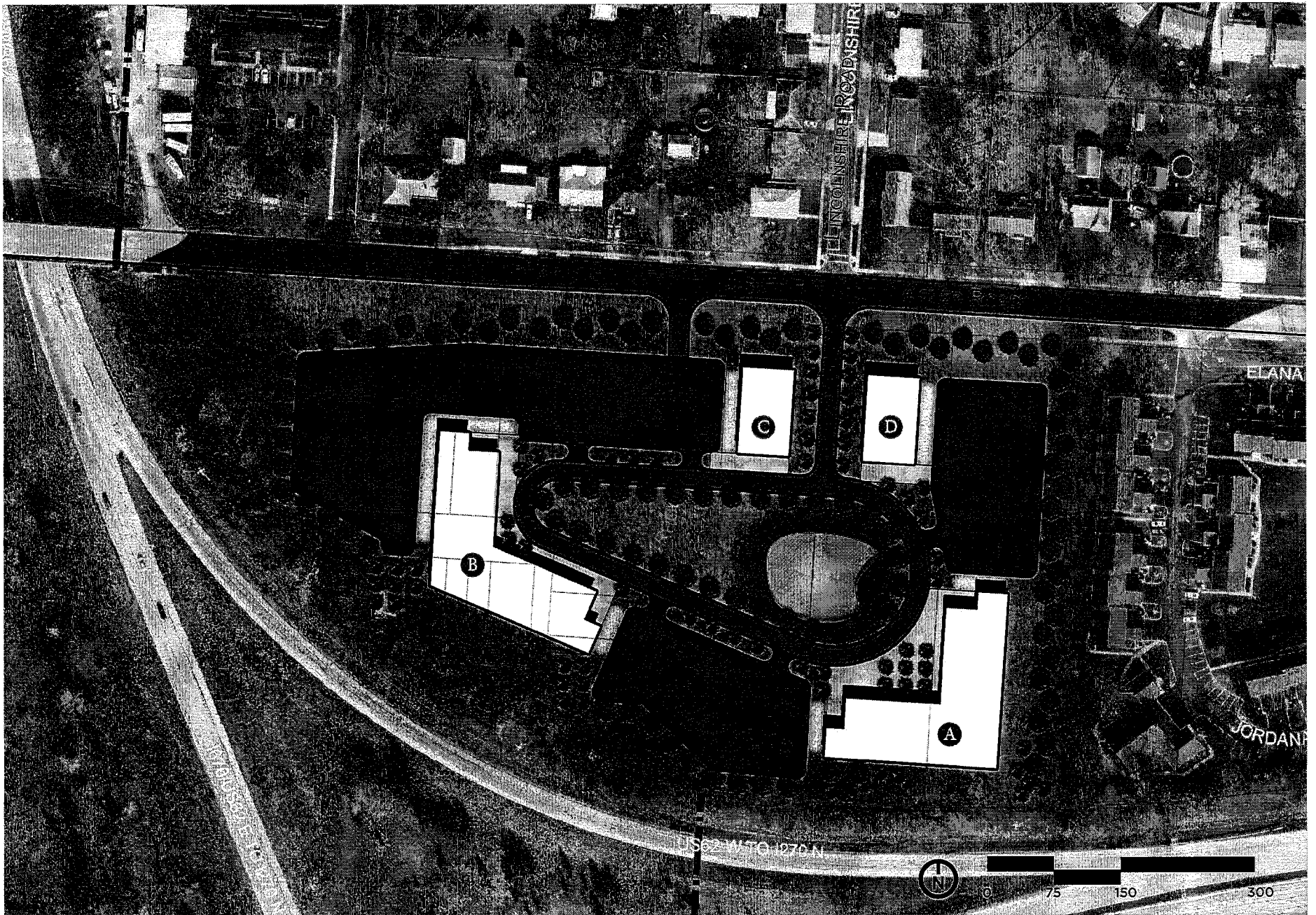
Extending Gahanna utility services into the site upon annexation will be necessary for more intense development. Additionally, streetscape improvements and access improvements into the site from Agler Road will be needed. In addition, abandoned roadway infrastructure must be vacated in order to maximize site development.

## DEVELOPMENT PROGRAM

Code	Use	Building Footprint (s.f.)	Stories	Building Area (s.f.)
A	Signature Office (sm.)	23,000	2	46,000
B	Signature Office (sm.)	23,000	2	46,000
C	Office A/B	6,000	1	6,000
D	Office A/B	6,000	1	6,000

## PROPOSED CHARACTER







# TARGET SITE 1B

Project Summary

Total Acreage	5.03	Total Jobs	203
Non-residential SF	58,000	Weighted Average Salary	\$ 65,862
Residential Units	0	Total Payroll	\$ 13,356,643
Original Parcel Value	\$ -	Hotel Rooms	0
Total Construction Cost	\$ 8,721,360	Annual Hotel Room Revenue	\$ -
Revised Value	\$ 8,721,360		
TIF on Site?	No		

Revenues

	City & Schools		City	
	Total Property	Property/TIF		Income Tax
Over 3 Years	\$ 309,200	\$ 22,644	\$ 412,836	
Over 5 Years	\$ 2,157,886	\$ 38,311	\$ 841,313	
Over 10 Years	\$ 4,634,824	\$ 79,584	\$ 1,970,025	
Over 15 Years	\$ 7,303,191	\$ 124,046	\$ 3,185,969	

Return on Investment

	City & Schools		City
Over 3 Years	\$ 646,615	\$ 360,059	
Over 5 Years	\$ 2,873,498	\$ 753,923	
Over 10 Years	\$ 6,353,447	\$ 1,798,207	
Over 15 Years	\$ 10,112,056	\$ 2,932,911	

Costs

	City	
	Service Costs	Incentives Costs
Over 3 Years	\$ 75,421	\$ -
Over 5 Years	\$ 125,701	\$ -
Over 10 Years	\$ 251,402	\$ -
Over 15 Years	\$ 377,104	\$ -

