CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

The special meeting of Council was called to order by President Bennett, at 5:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

1. Mr. Eversman moved to excuse Mr. Fulton; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

The Chair announced that this evening's meeting was to hear two (2) presentations on Reports contracted by the Administration regarding a Residential/Commercial Strategic Plan for the city and an Open Space and Park Strategic Plan for the city.

President Bennett then recognized members from the Danter Company for the first presentation.

1. Mr. Stage, City Admin., commented that two year ago, funds were appropriated for a Comprehensive Plan. About 1½ years ago, they went through proposal and found them to be too fragmented. Instead, it was decided to engage Danter Company to strategically look at our current housing stock, how we attract the more upscale housing and offices, and diversifying our economic base. The second part was to engage NBBJ for Park Land, Bicycle Trails, Open Space and how we can enhance what we have and interface with the Bike Plan.

2. Mr. Ken Danter, Danter Company, announced that a copy of their report was provided to the Administration earlier in the week. He reviewed this report, in detail, concerning the Residential and Commercial Plan for the city. He said they work from field data and don't rely on secondary data. He said they try to speak with the people in the community. They conducted several hundred interviews. They also took into account influences in the market that go beyond the city limits. They visited every apartment complex, condo. complex and residential neighborhood. He explained that they look at how people move and the relationship between economic development of housing and community growth. His research shows that we have a tremendous wealth of affordable housing. What we don't have is a continuum/progression of housing. He noted that Columbus has more lifestyle change opportunities than any other market. They have tried to put together a strategy for housing, from the base we currently have. He suggested two (2) levels of *rental housing and condominiums* (upper & luxury). He stated that we have support for condominiums in the $150,000 - $200,000.00 range. For *single-family housing*, we have the opportunity for higher level. He stated that we don't have the base for $400,000.00 homes yet. We need the $200,000.00+ first. On the *commercial* side, if we look at the total square footage, we have an over abundance of space. However, it may not be the right space or categories. The Downtown area is perfect for destination retailers. He stated that we need to accommodate a progression based on rental scale. He did note that this Market Study will not identify windfall

opportunities. He recognized that Grove City has the right king of market for this. With respect to *industrial*, he stated that we had an abundance of warehouses. Small, 4,000 – 6,000 sq. ft., businesses with some warehousing is available. He stated that having space for people/businesses to grow is critical. The scope and scale must be understood.

President Bennett stated that the original data is from January 1, 2001. He asked if this was the data they were using. Mr. Danter explained that the Field Data was collected in January & February, 2001. Some was updated, but most was from that time. He commented that when the 2000 Census data becomes available, they will add it and if it changes their recommendations, they will supply that also. President Bennett asked about the affected market area. Mr. Danter said they use two (2) sets of numbers: the affected market area and a Grove City number. They tried to show what can happen in Grove City. He said people move to Grove City from a lot of different places. It is a destination community. The way they define a Affective Market Area is the smallest geographic area that encompasses 70% of the total support for a project. President Bennett asked, on page 26 – section 4, it discusses the annual condominium demand by existing inventory. It appears to show that there is a need on the lower end of the market, as well. Mr. Danter said that is absolutely correct. President Bennett asked about the retail space and whether or not his recommendations include the space being considered in the Stringtown/I-71 area. Mr. Danter said yes, he took that into consideration and included it as being supported. Just not another one. Mr. Radi asked if there was anything the City can do, on a proactive standpoint, to ascertain the needs of our businesses. Mr. Danter commented that many times, things happen due to the market and the marketers of the retail space. He said many, good, marketers use the same base of retailers. The City could be making relationships with those marketers or those who build for those users we want. An aggressive economic development department will put you in touch with the right people. Mr. Radi commented that we, not only need to sell the community to others, but resale to existing businesses. Mr. Danter said yes. Mr. Eversman commented, if he understands him correctly, we need to go out and get those who build higher priced homes. In the reverse, we need to be more selective for those projects that don't provide us with the proper type units and add to the mix of housing desired. Mr. Danter said yes. At the end of the year, it would be nice to say that this is the mix that was provided this year (by rent, house size, lot size, price, etc.). To a large degree, it is responding to the market. Bottom line, it has to sell. Mr. Eversman commented that it has to sell and the City has to be proud of what was approved.

President Bennett then recognized members from NBBJ for the second presentation.

1. Mr. Pat Bowman and Mr. Jim Dziatkowicz, NBBJ, announced that they were contracted to perform an Open Space and Park Study of the city and provide a Strategic Plan. They reviewed this Plan in detail and provided copies of their Draft Recommendations to Council. Mr. Bowman stated that they have tried to balance the needs with the facilities. Some of the key recommendations are: 1. Make ongoing improvements to Fryer Park; 2. Gantz Park is a jewel and recommended liking the bike/walking path and installing a pond; 3. Pointed out potential improvements in other existing parks; 4. the Senior Center is good, as is, for some time; 5. recommended a new development for a skate park, which could be public or private; 6. recommended two (2) more parks, one in the northwest (Demorest Rd.) and one in the east (Buckeye Parkway); 7. Upgrade bike path.

   They broke down the total area and recognized those areas where more open space may be needed. He said that the community is best served by community scale parks. They calculate that we have about 8 acres of developed park space per 1,000 people and about 15 acres when you include the undeveloped park space. They believe that this should be increased to 10 – 12 acres per 1,000. They suggested the continuation of joint use of space with the schools. They also suggested a series of signage that enhances the image and is uniform throughout the park system. This signage scales down, depending upon the size of the park. They also suggested continuing to preserve and enhance the greenway corridors. With regard to the *Bikeway*, they identified the existing path and made recommendations. Key connections are needed to get to Fryer Park from the east, as well as others. They suggest increasing the level of the bikeway standards (i.e. not using roads as connections and part of the path.) President Bennett pointed out that Council has always been in favor of enhancing our parks. Mr. Radi commented that this type of Plan is certainly needed, to maximize the use of our parks, and will assist in future developments. Mr. Eversman stated that it was mentioned that we have 8 acres per 1,000 in developed park ground and 15 acres in undeveloped park ground. He asked if we could reach the objective of 10 –12 acres per 1,000 by developing those parcels of undeveloped acres and adding the two (2) additional parks. Mr. Bowman said yes.

2. Council thanked each company for their presentations. After additional comments from Administration and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 6:18 p.m.

Tami K. Kelly, CMC/AAE	Steven M. Bennett
Clerk of Council	President