

Worthington Comprehensive Plan

Existing Conditions Snapshot

Part 1

April 15, 2025



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**To be
delivered in
Part 2**

Existing Conditions Snapshot

Overview

Purpose

The following community snapshot serves as a high level baseline of existing conditions and trends to inform the creation of Worthington's comprehensive plan. It has been organized into seven parts. Each part relates to one or more Vision Worthington topic areas. The analysis and takeaways from this report, along with public input will inform the plan's goals, objectives, and actions.

Sources are cited within the document. Note that much of the data from Federal data sources is backward-looking and tends to be more than two years old by the time it is reported. For that reason, the analysis focuses on trend, direction, and order of magnitude to tell the story. More recent local data from the Mid Ohio Regional Planning Commission or the City of Worthington is used when available.

What is a comprehensive plan?

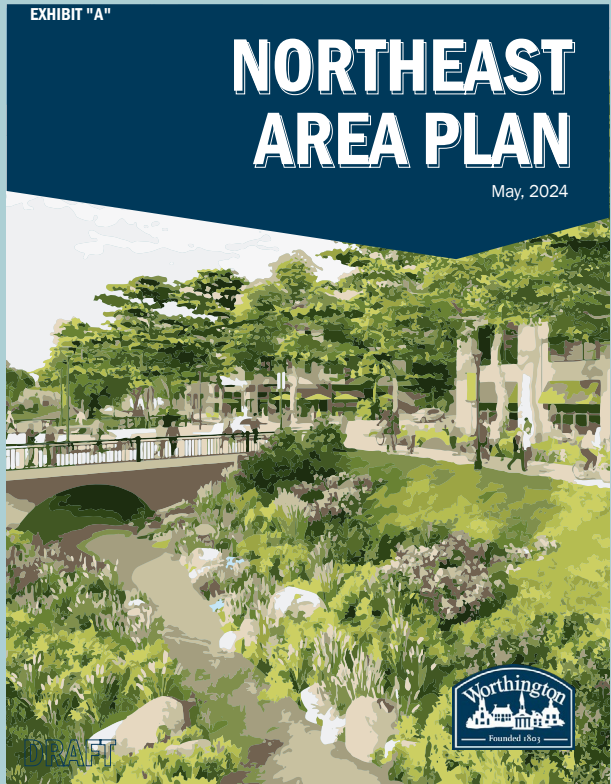
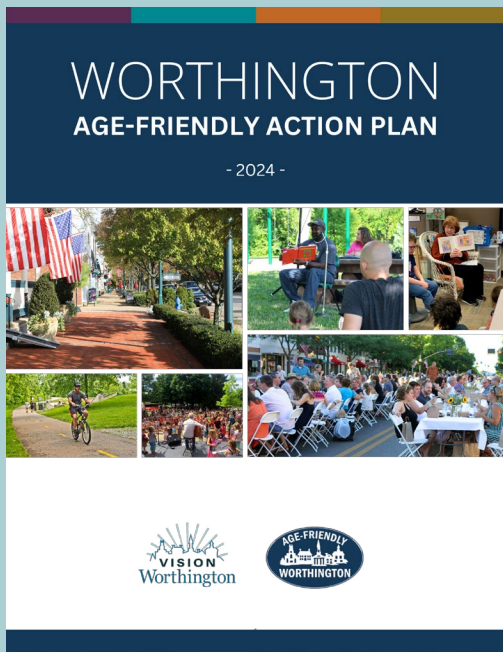
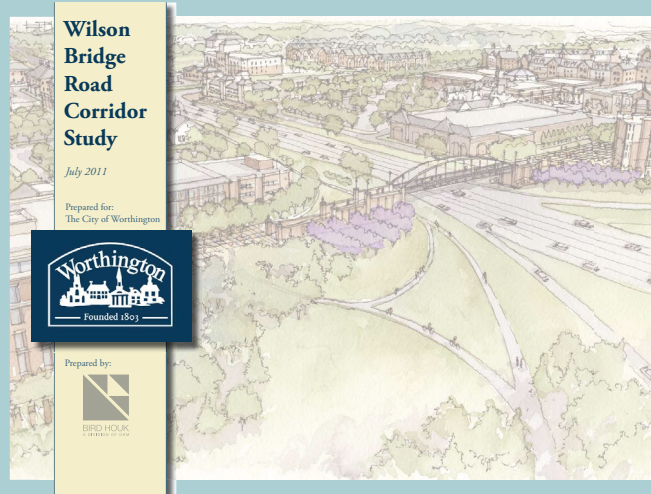
- **A citywide policy guide...** for consistent and well-informed decision-making with a focus on physical development.
- **Actionable...** containing projects and programs to address long-term goals.
- **Implemented over time...** through regulations, development approvals, capital improvements, programs and incentives, and private development decisions.
- **A marketing tool...** that articulates community's vision and how the private sector can support that vision.

While the current comprehensive plan is over 20 years old, the City has prepared numerous focused plans and studies since that time.

Worthington last completed a full update of the Comprehensive Plan in 2005. Since then, portions of the Plan have been revised, and more narrowly focused plans have been adopted (e.g., Northeast Area Plan, Wilson Bridge Corridor Study, Bicycle & Pedestrian Master Plan, and Parks Master Plan). The City also prepared a vision with seven areas that identifies the community's desired future.

Recent plans and studies include

- Fiscal Analysis of Land Use (2025)
- Housing Needs Assessment (2024)
- Northeast Area Plan (2024)
- Age Friendly Worthington Plan (2024)
- Vision Worthington (2020)
- Bicycle and Pedestrian Plan (2019)
- Parks Master Plan (2017)
- Wilson Bridge Corridor Study (2011)



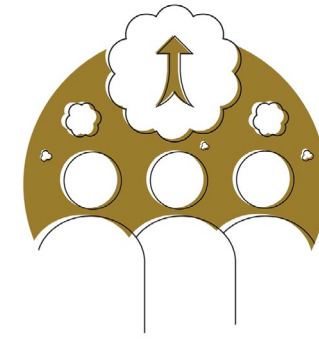


**Worthington's Future:
Where Tradition
Meets Tomorrow**

**Vision Worthington,
prepared in 2020
through a significant
public engagement
process, defined seven
statements that capture
the community's vision
for the future.**

The comprehensive plan will build upon these vision areas as they relate to the City's physical development such as land use, housing, economics, parks, and transportation.

Leadership



Worthington's Leadership is Open, Forward-thinking and Collaborative.

Downtown



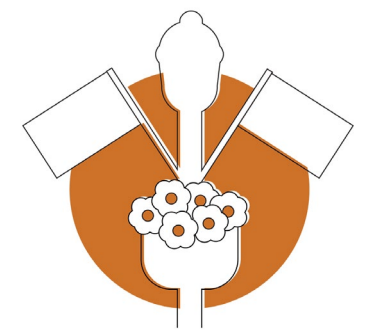
Worthington is Dedicated to the Vibrancy of its Downtown.

Connected



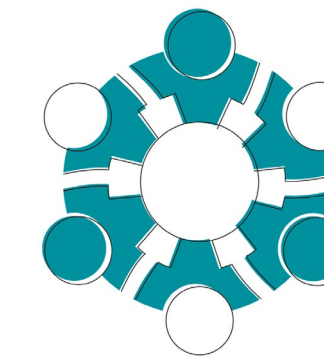
Worthington is Connected.

Quality of Life



Worthington Offers a High Quality of Life.

Diverse & Equitable



Worthington is a Diverse and Equitable Community.

Economy



Worthington's Economy is Balanced and Resilient.

Environment



Worthington is a Model for Environmental Stewardship.

View the vision statements' supporting narrative and principles.

Various regional initiatives are also relevant to Worthington



LinkUS

LinkUS seeks to provide a complete mobility system along key regional corridors, including high capacity and advanced rapid transit, technology solutions, bicycle and pedestrian improvements, and land use changes.

<https://linkuscolumbus.com/>



COTA Short- and Long-Range Plans

The short-range plan outlines improvements for transit services that will serve the market over a five-year period. The long-range plan prepares COTA for regional growth and expected demands in 2050. Both plans incorporate the vision “Moving Every Life Forward.”

<https://cota.com/initiatives/long-range-plans-vision-2050/>



Columbus Housing Strategy (2022)

A strategy document outlining how Columbus will respond to the region’s low housing supply. The focus is on building more housing (market-rate, workforce, and affordable).

www.columbus.gov/files/sharedassets/city/v/1/business-and-development/housing-report-final.pdf



OneColumbus

An economic development organization for the 11-county Columbus Region that seeks to develop and attract the world’s most competitive companies, grow a highly adaptive workforce, prepare communities for the future, and inspire corporate, academic, and public innovation.

<https://columbusregion.com/about-us/>

Various regional initiatives are also relevant to Worthington



Comprehensive Economic Development Strategy

2021 Economic Development Strategy for the region involving OneColumbus.

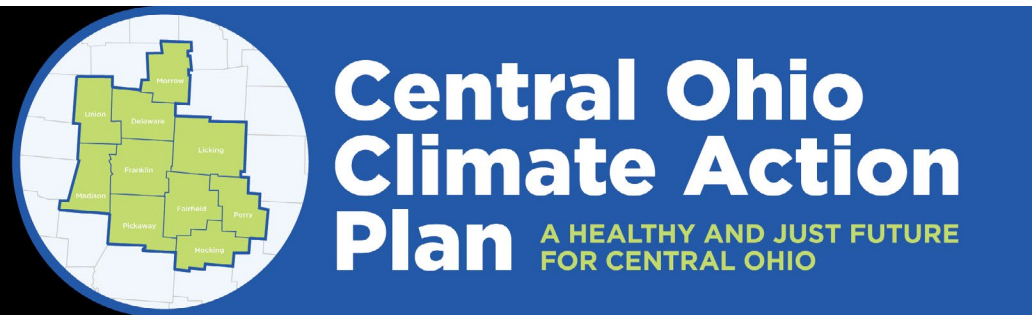
<https://www.morpc.org/wordpress/wp-content/uploads/2022/02/Columbus-Region-CEDS-Final.pdf>



Sustainable2050

A program through MORPC to support sustainability efforts for the member communities through benchmarking efforts and tracking progress. A collaborative approach that aims to improve life for the entire region.

<https://www.morpc.org/programs-services/sustainable2050/>



Central Ohio Climate Action Plan

A program through MORPC to create a unified approach to climate action.

<https://experience.arcgis.com/experience/de67bf70d8a641f0a81afbfce5051c0f>



Central Ohio Regional Water Study

A study through MORPC to inform demand for irrigation, drinking water, and commercial/industrial process and infrastructure needs and to provide central Ohio utilities with data needed to plan and build infrastructure most efficiently to serve growing population.

<https://www.morpc.org/2023/wp-content/uploads/2023/10/10-05-2023-Water-Study.pdf>

Worthington Planning Area

The current city limits serve as the planning boundary for the comprehensive plan. Worthington is mostly landlocked today, surrounded by the City of Columbus.

Population*

14,211 population
6,126 housing units

* 1-1-2024 estimate, MORPC

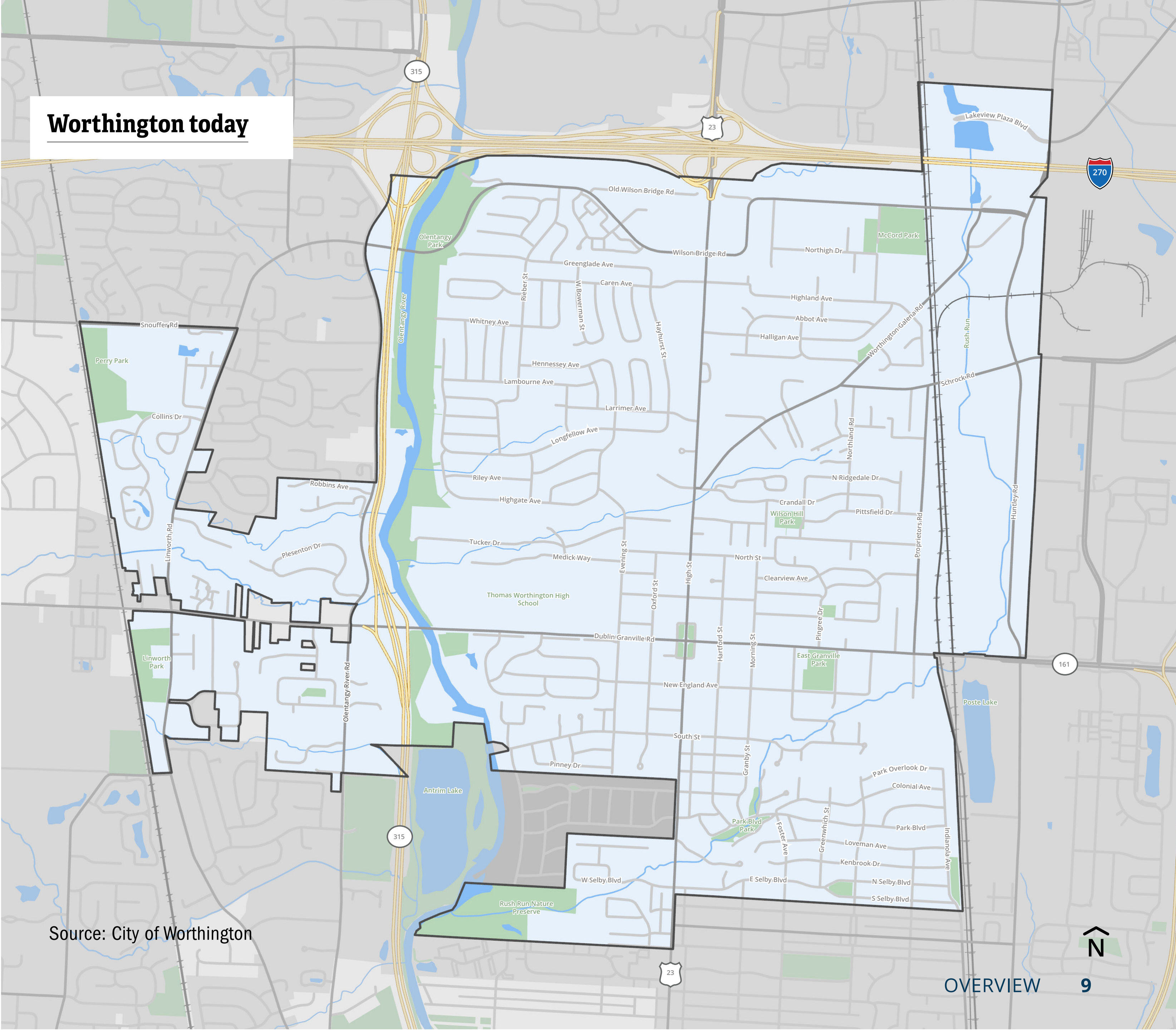
Land Area

5.6 sq mi

Legend

- City of Worthington
- City of Columbus
- Village of Riverlea
- Unincorporated Areas (Sharon and Perry Townships)
- Water
- Parks

EXISTING CONDITIONS SNAPSHOT



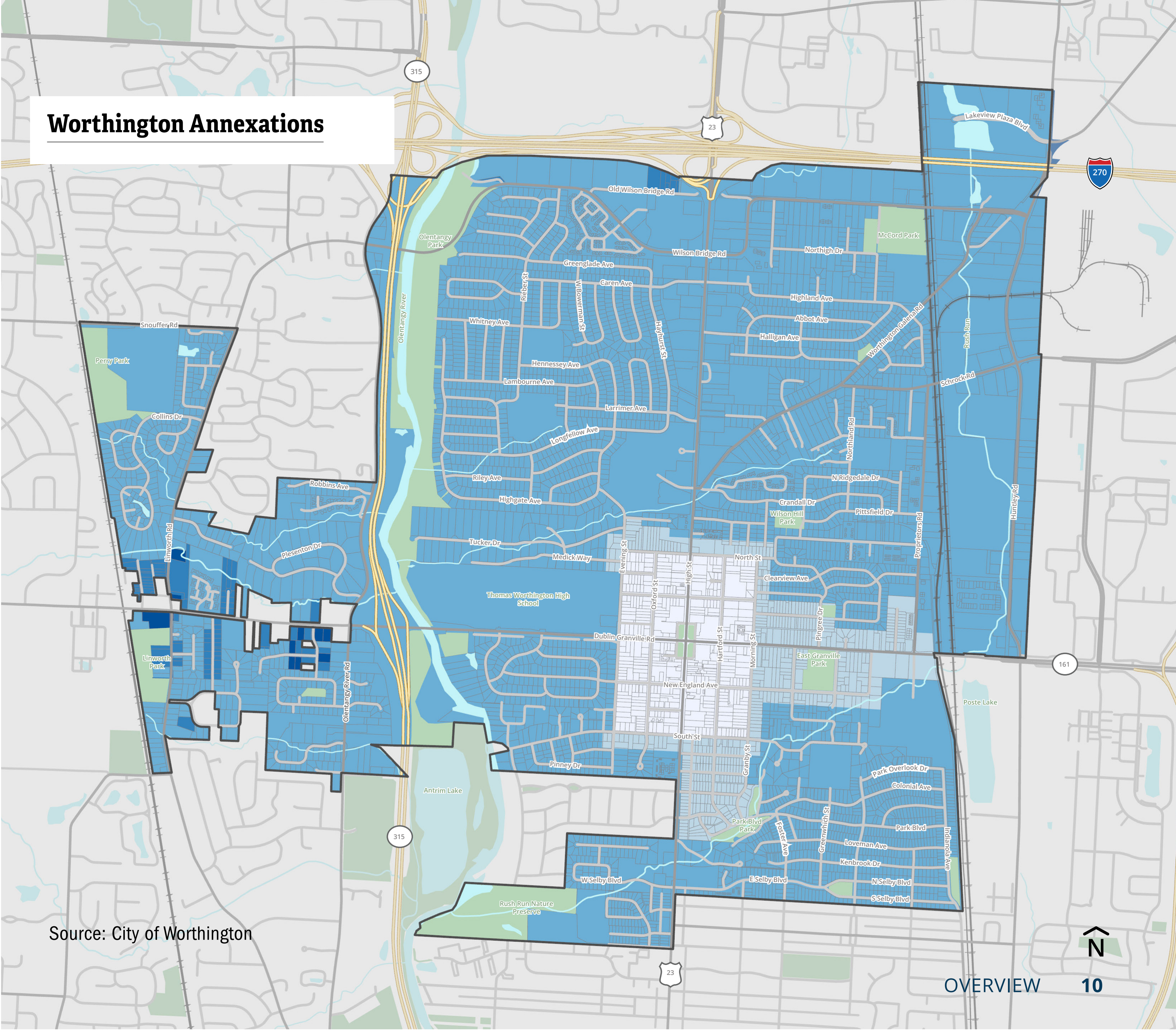
Most of Worthington's land was annexed between 1950-1970.

Legend

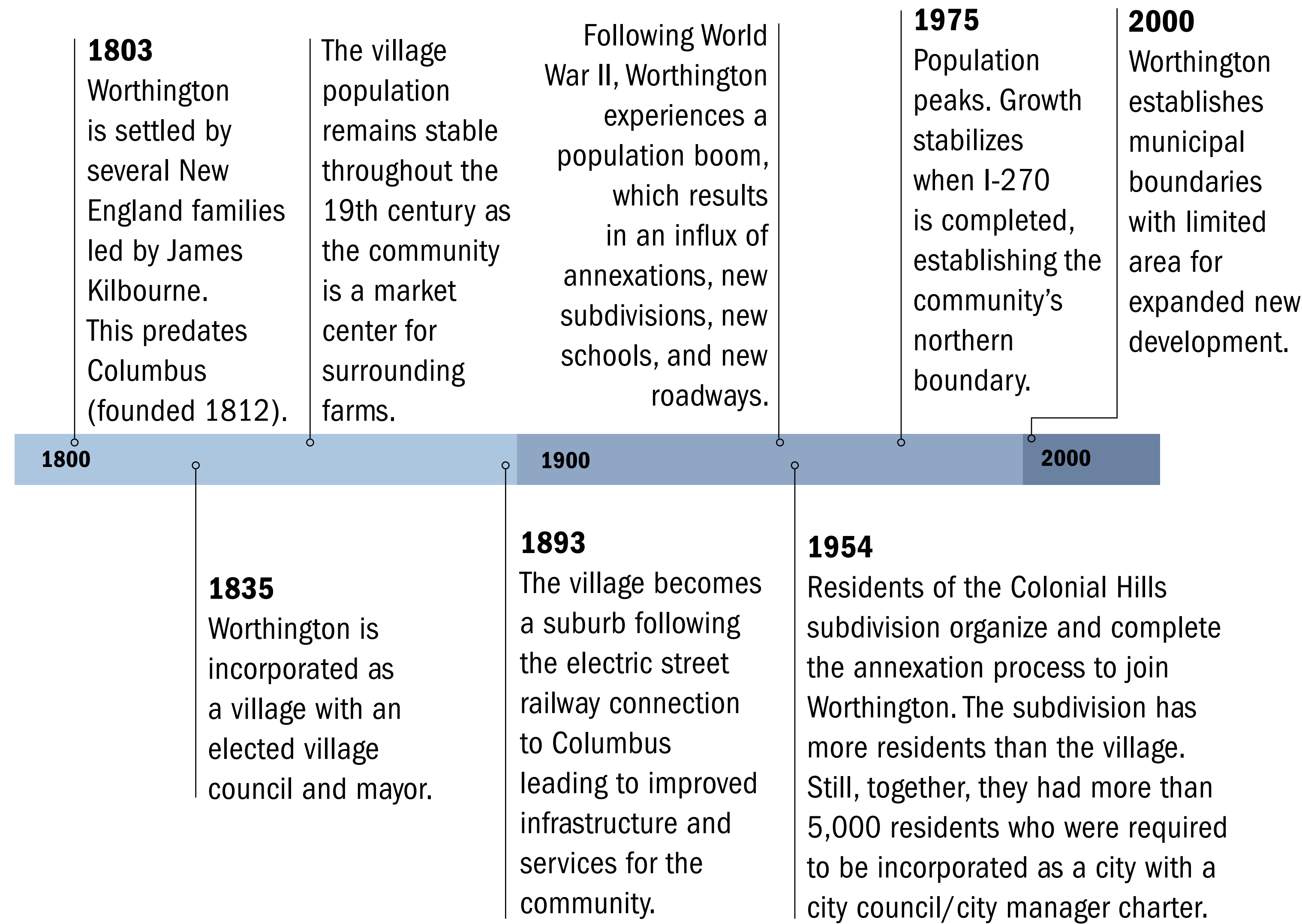
- 1803-1899
- 1900-1949
- 1950-1979
- 1980-1999
- 2000-2023
- Water
- Parks

Worthington Annexations

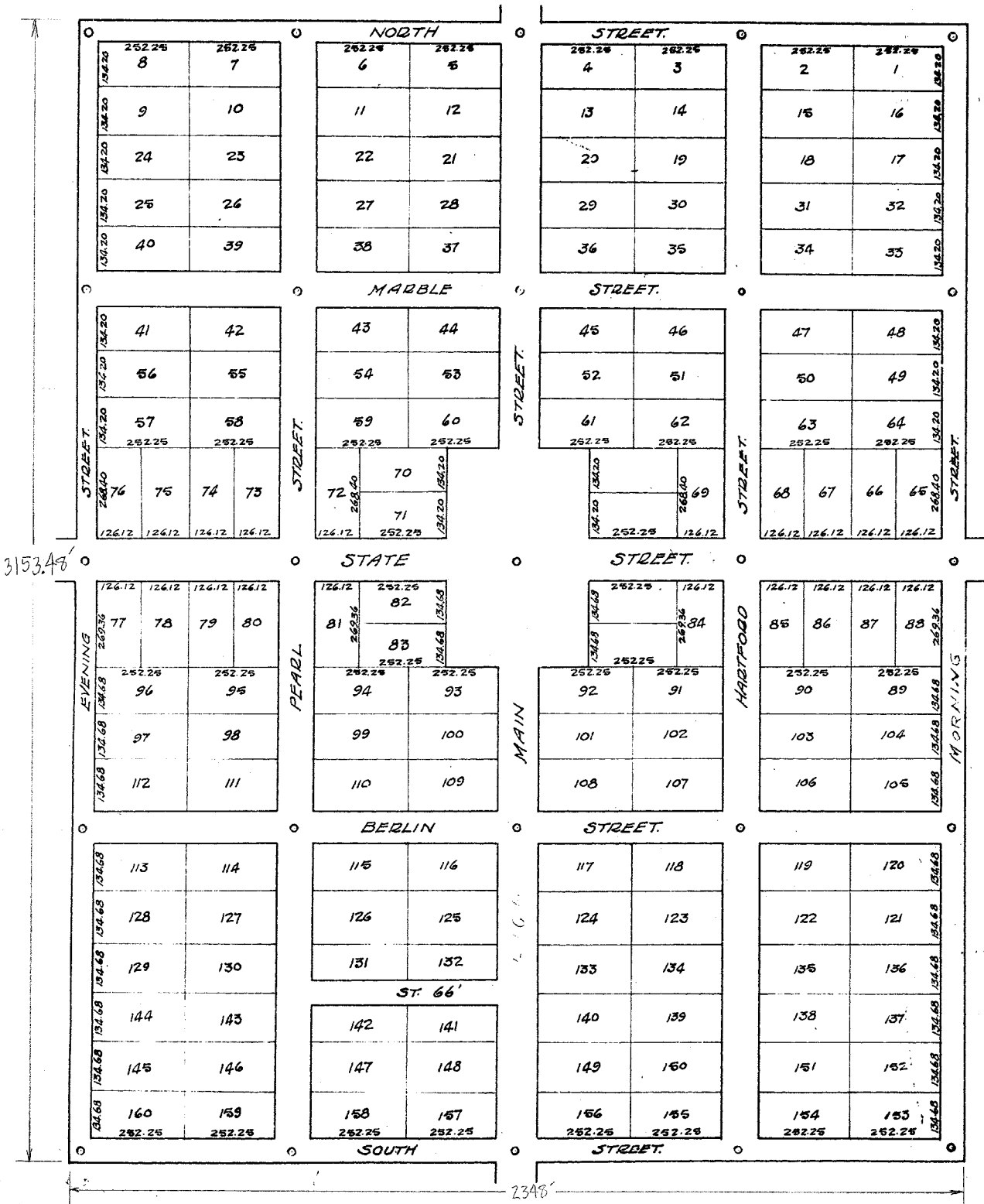
Source: City of Worthington



Key milestones in Worthington's history



Map of the original plat of the city



A New England-type village was platted around a central public square designated for religious and educational purposes and a spot for community gatherings. The village was named in honor of Thomas Worthington (one of Ohio's first senators and a future governor), who helped locate the land that became Worthington.

Regional Context

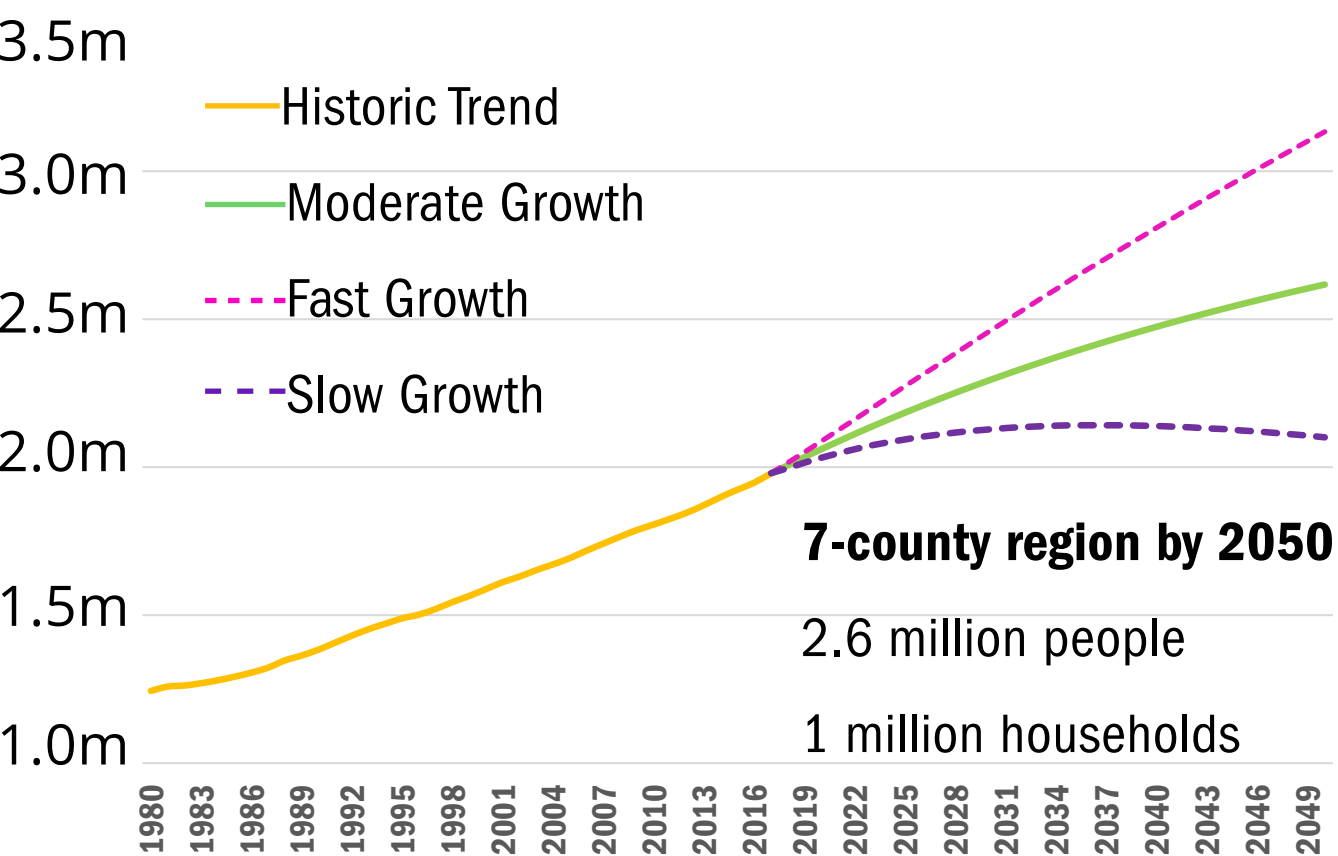
Central Ohio is a growing region.

- The Mid Ohio Regional Planning Commission’s (MORPC) population projection from Insight2050 shows that:
- By the year 2050, the 7-county Central Ohio region is on track to reach between 2.5 and 3.0 million people.
- Between 2020 and 2050, the region is on track to add over 550,000 people and 220,000 households.
- Central Ohio is the only region in Ohio with a growing population.
- Columbus was the only large city in the Midwest that added more than 100,000 residents since 2010. Columbus has surpassed Indianapolis as the Midwest’s second largest city.

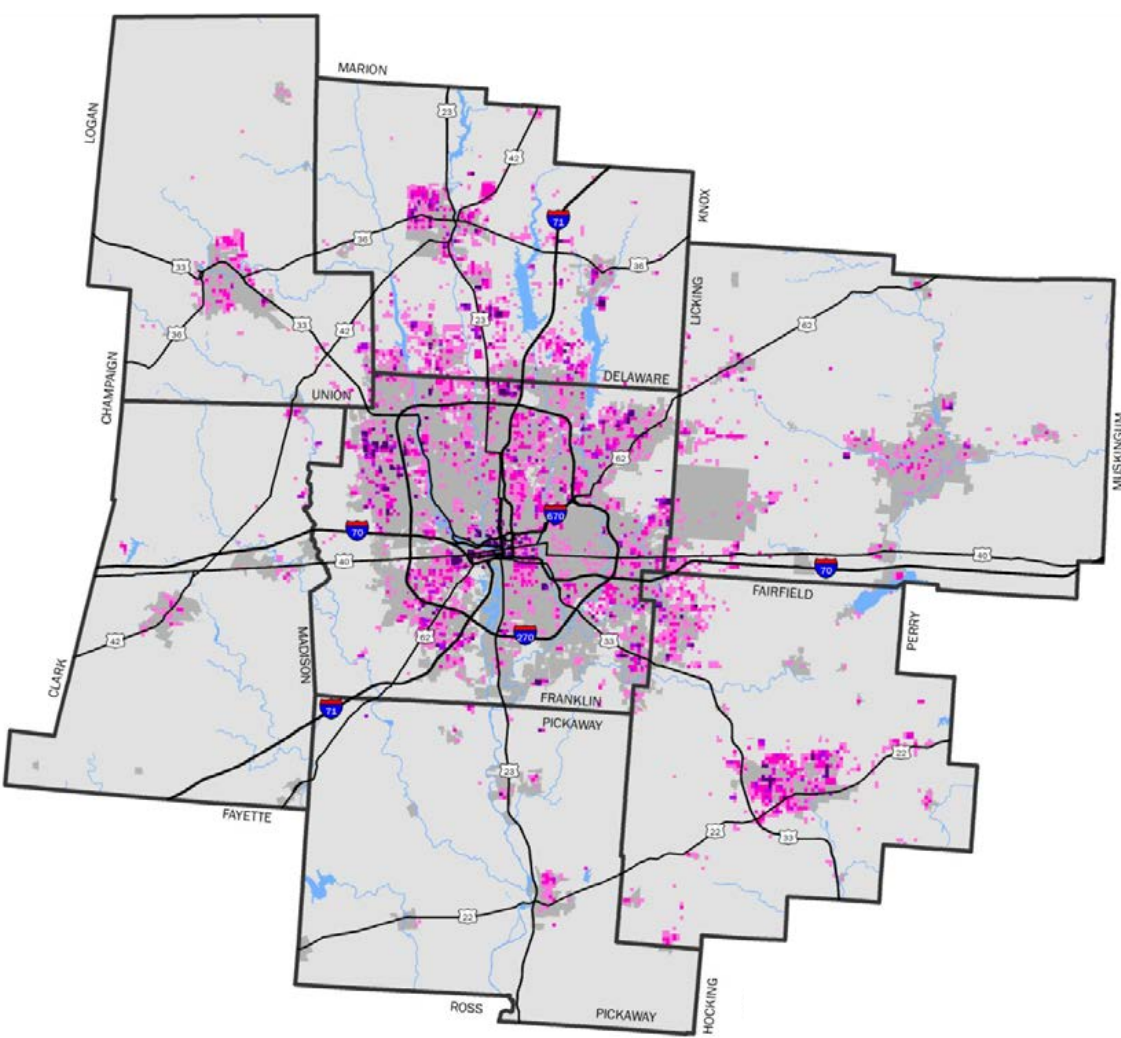
Central Ohio’s growth is changing.

- During the 2010s, the Central Ohio region saw growth occur differently than in past decades:
- Shift to infill/redevelopment: 70% of the region’s population growth was in Franklin County (compared with 42% in the 2000s).
- Increasing migration: Migration is growing as much as births. Half the migration to the region is foreign-born, and most domestic migration is from elsewhere in Ohio.
- Shift in housing demand: 58% of new housing in the last decade was multi-family
- Smaller household size from more single-person households and more households without children
- Significant increase in the proportion of the population under the age of 35
- Significant increase in the population over the age of 65

7-County Population Projections



Household Growth 2020-2050



Sources: MORPC Regional Transportation Plan

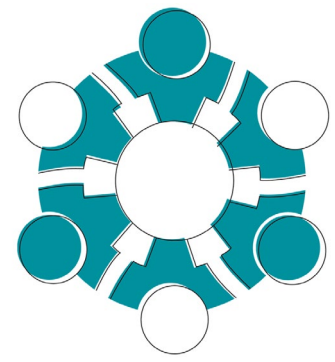
Existing conditions snapshot

People

This section of the snapshot looks at the City's population and demographic makeup over time and in comparison to the region.



Connection to Vision Worthington



Worthington is a Diverse and Equitable Community.

The **diverse and equitable** vision relates most directly to the people who make up the Worthington community. Those sentiments (summarized) include:

As a community, we...

- Create conditions that increase the diversity of our city to better reflect the ethnic and racial composition of our region
- Proactively identify, evaluate and address policies and practices that negatively affect underrepresented populations
- Create opportunities and remove barriers for people from a wide range of ages, abilities, and income levels to live in our city

After declining gradually since the 1970s, Worthington added population after 2010.

- The population gradually declined from 1970 to 2010.
- Since 2010, the population increased by about 3% (estimate of 432 people). This could partially be attributed to a small number of new apartment and senior living facilities developed in recent years.
- Reflecting regional trends since 2010, other landlocked inner suburban communities in Franklin County saw notable growth after decades of population decline.
- This growth came mostly in the form of infill and redevelopment. Grandview Height's large change is mostly due to the Grandview Yard mixed use neighborhood.

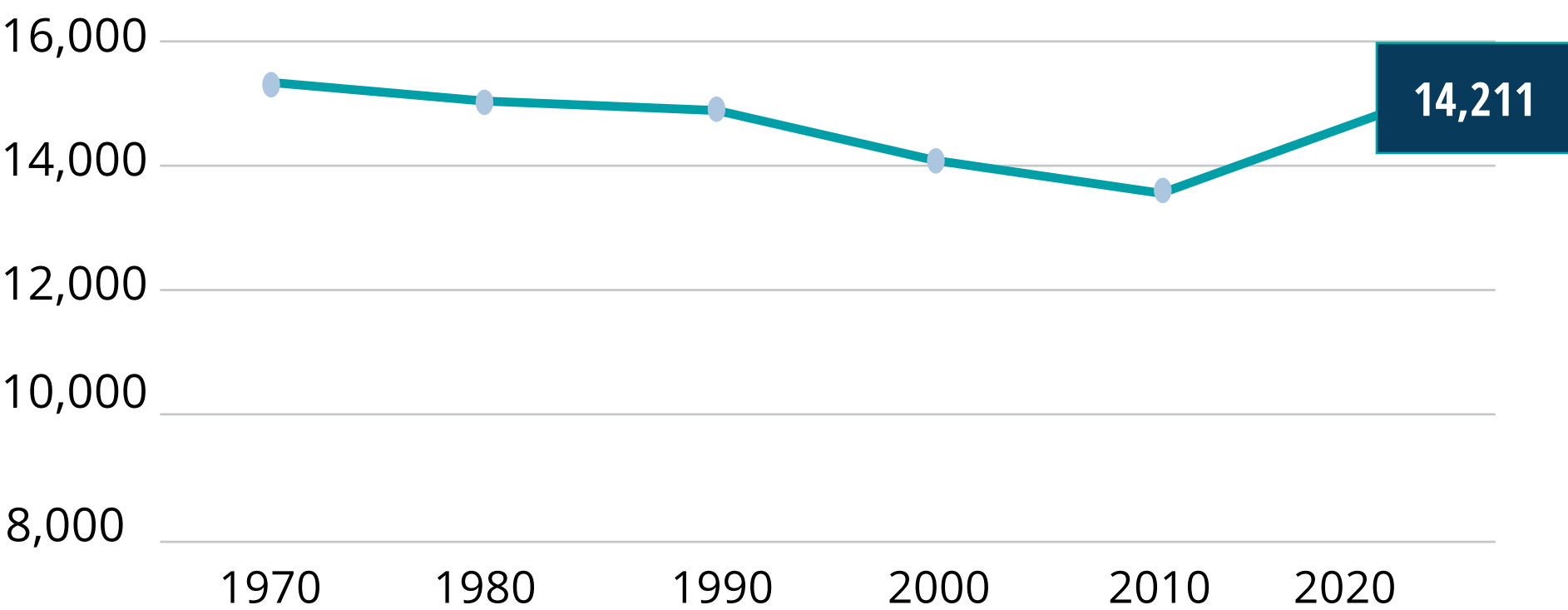
14,211

2024 population estimate*

▲ 3.1%

Change 2010-2024

Worthington population 1970-2024



Worthington population compared to peers 2010-2024

City	Population, 2010	Population, 2024	% Change
Worthington	13,779	14,211	+3.1%
Upper Arlington	33,645	35,329	+5.0%
Bexley	13,020	13,379	+2.8%
Grandview Heights	6,548	8,309	+26.9%
Franklin County	1,141,117	1,356,303	+18.9%

Sources: US Census Bureau (1970-2020), MORPC Estimate 2024

While the city's overall population grew at a slower rate than the county, the demographic makeup of the community has been shifting in significant ways.

- Single person households have been increasing while households with one or more people under the age of 18 have been decreasing.
- The population aged 25-54 in both the City and County decreased while the population over 65 notably increased.
- As Franklin County experienced an increase in foreign born population, Worthington's decreased.

Worthington demographics compared to Franklin County 2010-2023

Demographics	Worthington, 2023	% Change	Franklin County, 2023	% Change
Median Age	42.4	+2.4%	34.7	+3.9%
Population aged 25-54	38.5%	-4.7%	43.3%	-2.5%
Population over age 65	21.3%	+35.7%	12.7%	+28.3%
Average household size	2.39	-3.6%	2.36	-3.3%
Single person households	29.1%	+26.0%	33.2%	+3.8%
Households with one or more people under the age of 18	33.0%	-6.2%	26.8%	-7.9%
Non-white population	9.2%	+53.3%	39.6%	+36.2%
Foreign born population	3.6%	-35.0%	12.7%	+40.6%
Population over age 25 with a bachelor's degree or higher	72.6%	+12.2%	42%	+20.0%
Median household income	\$124,734	+51.2%	\$73,795	+50.3%

Sources: US Census (2010), 2010 and 2023 American Community Survey (ACS) 5-Year Estimate

The overall demographic profile changed little between 2010 and 2023.

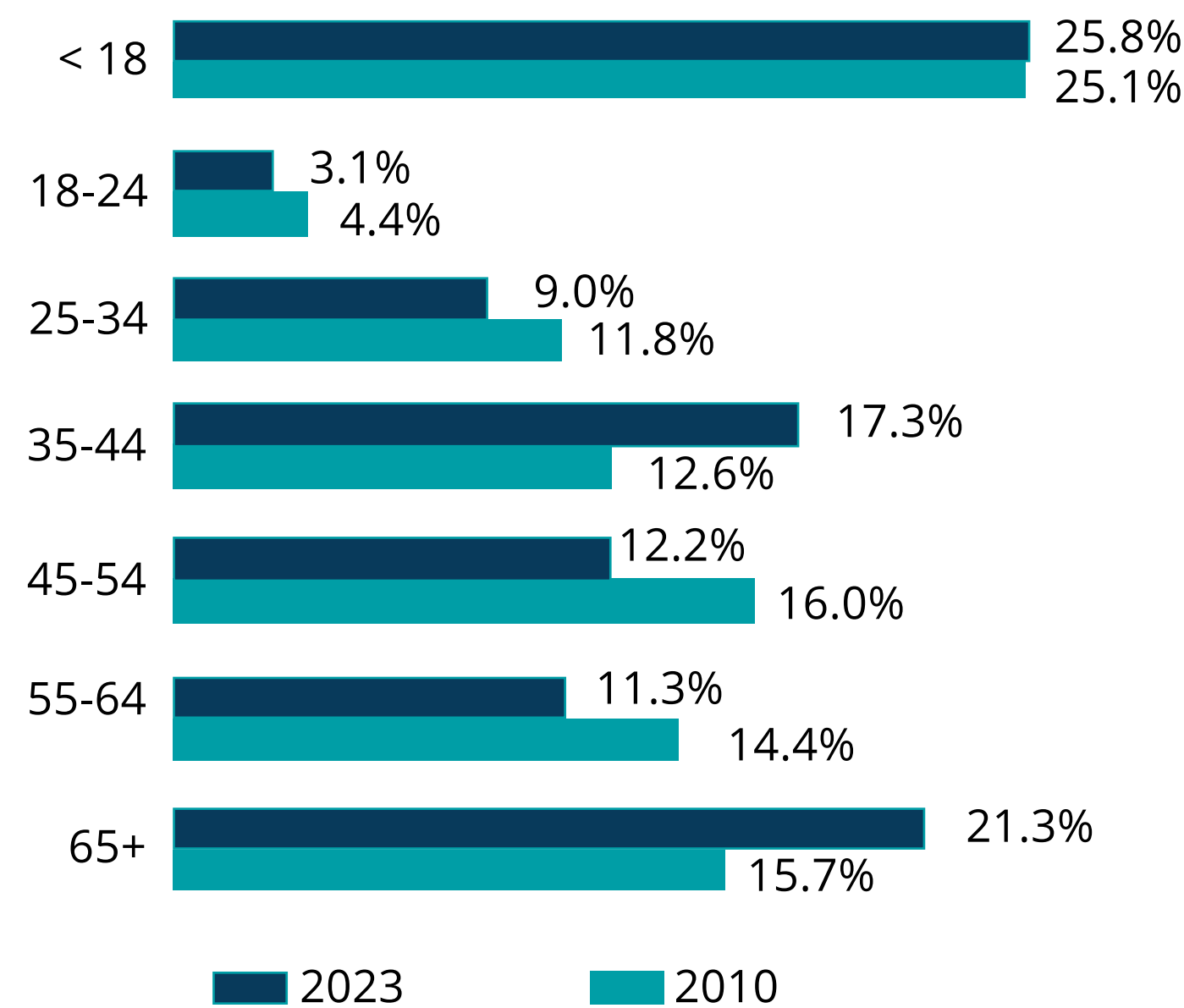
The population has grown older.

- In 2010, 30.1% of the community was older than 55. Now, this includes nearly one-third (32.6%) of the community.
- The other cohort that experienced a notable change was 35-44-year-olds, which grew from 12.6% of the community’s population to 17.3%. This suggests that young professionals may be moving to the community.

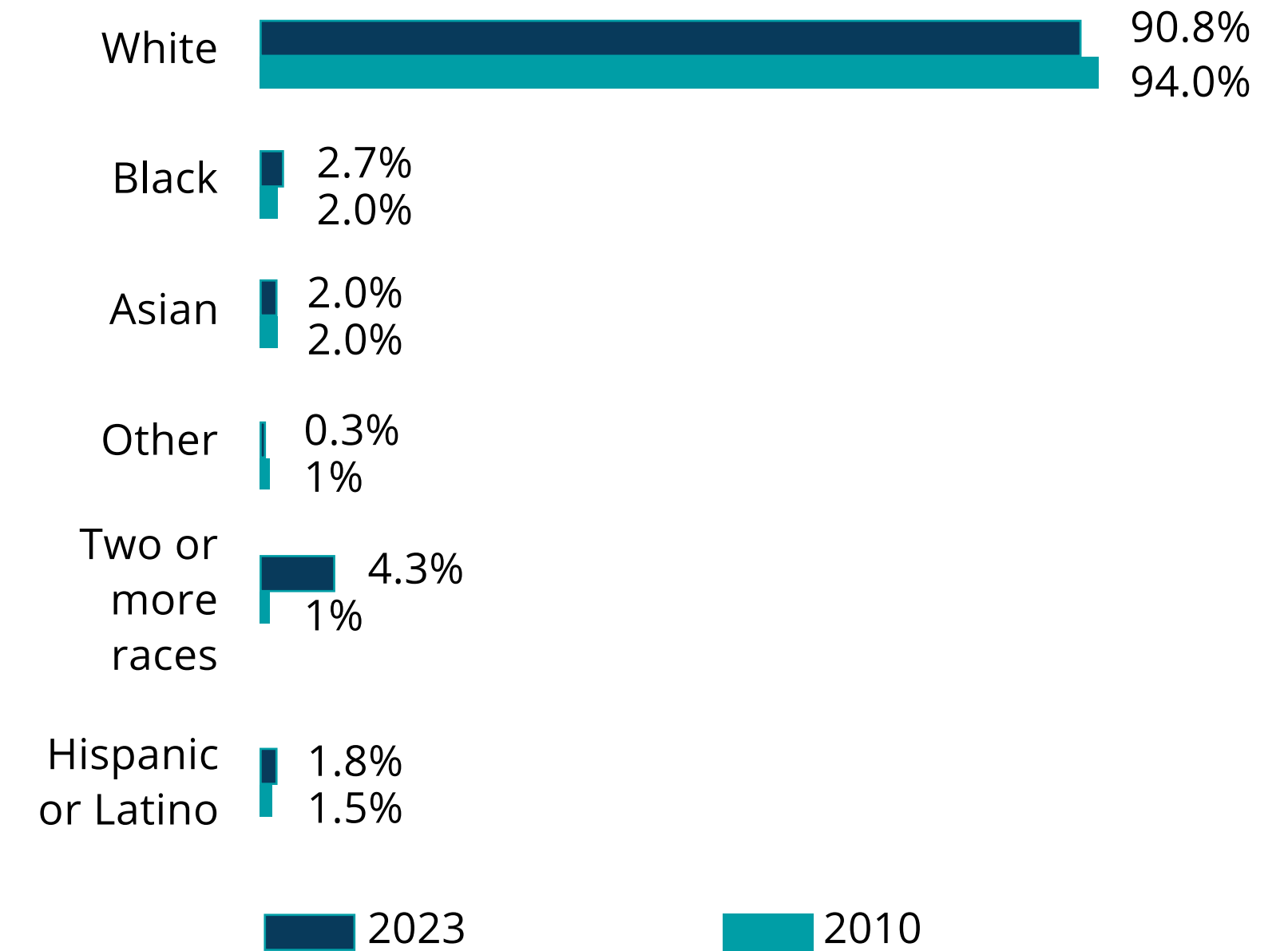
The population has grown more diverse.

- The percentage of the population that identifies as a race or ethnicity other than white has increased from 6% to 9.3%.
- In addition, there has been an increase in Hispanic or Latino population from 2010 from 1.5% to 1.8%.

Population by age



Population by race & ethnicity

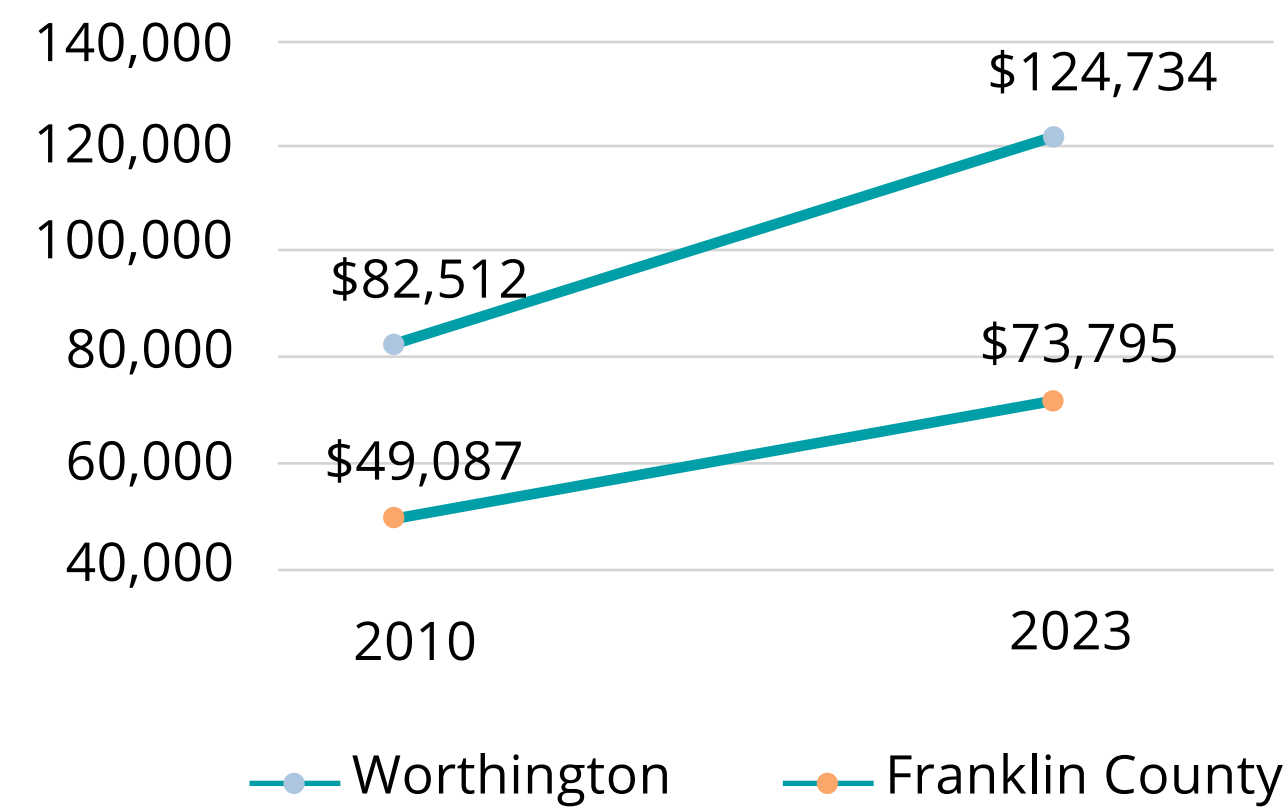


Source: 2023 American Community Survey (ACS) 5-Year Estimate

The community is more educated and more affluent compared to Franklin County.

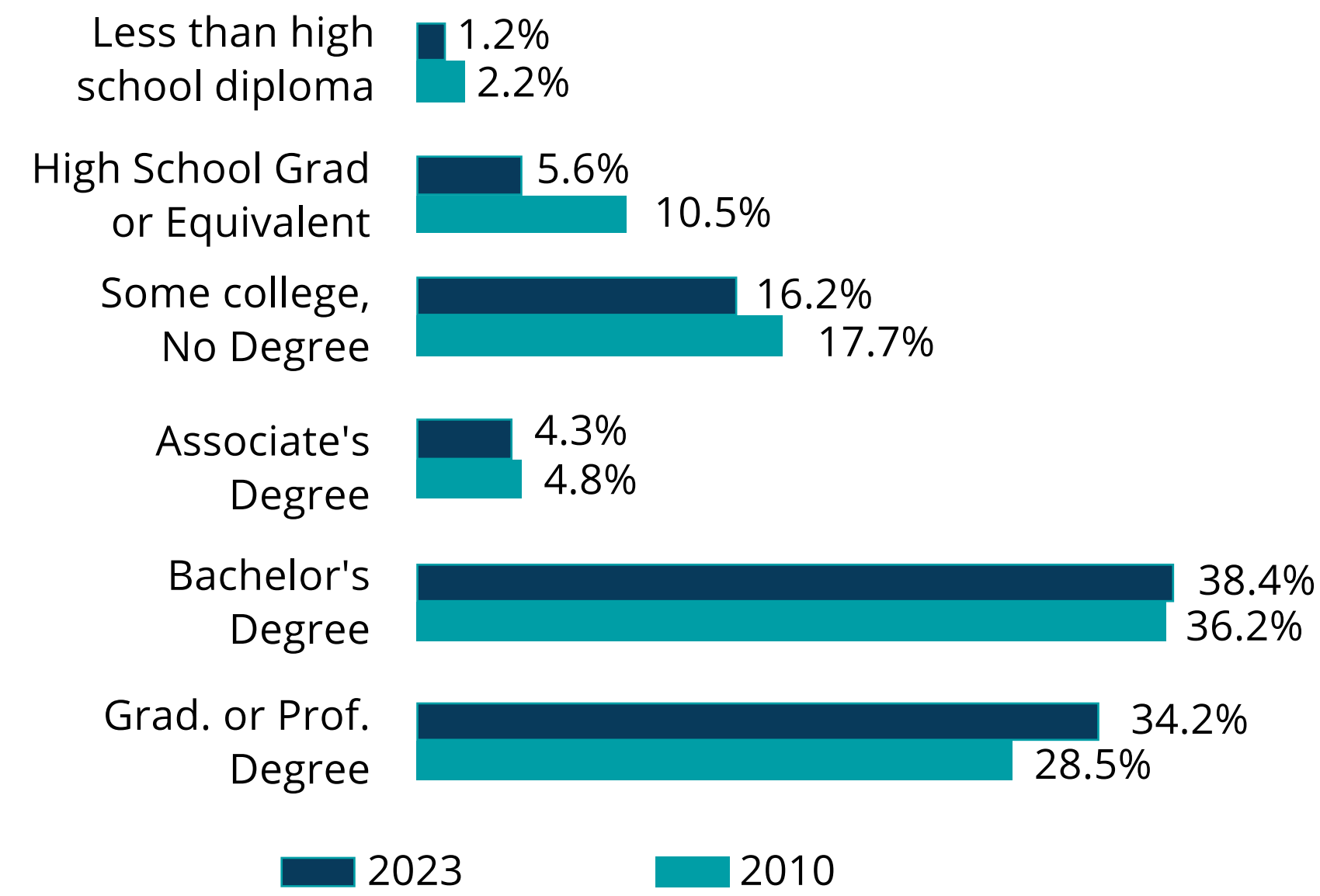
- Almost 72.6% of the population over 25 has a bachelor's degree or higher. This is almost twice of the county which is 42%.
- The median household income is also significantly higher than the county and it is growing at a slightly faster rate. Since 2010, the median household income in Worthington increased 51% from 2010 to 2023, while the county similarly increased by 50%.

Median Household Income



Source: US Census Bureau and 2023 American Community Survey (ACS) 5-Year Estimate

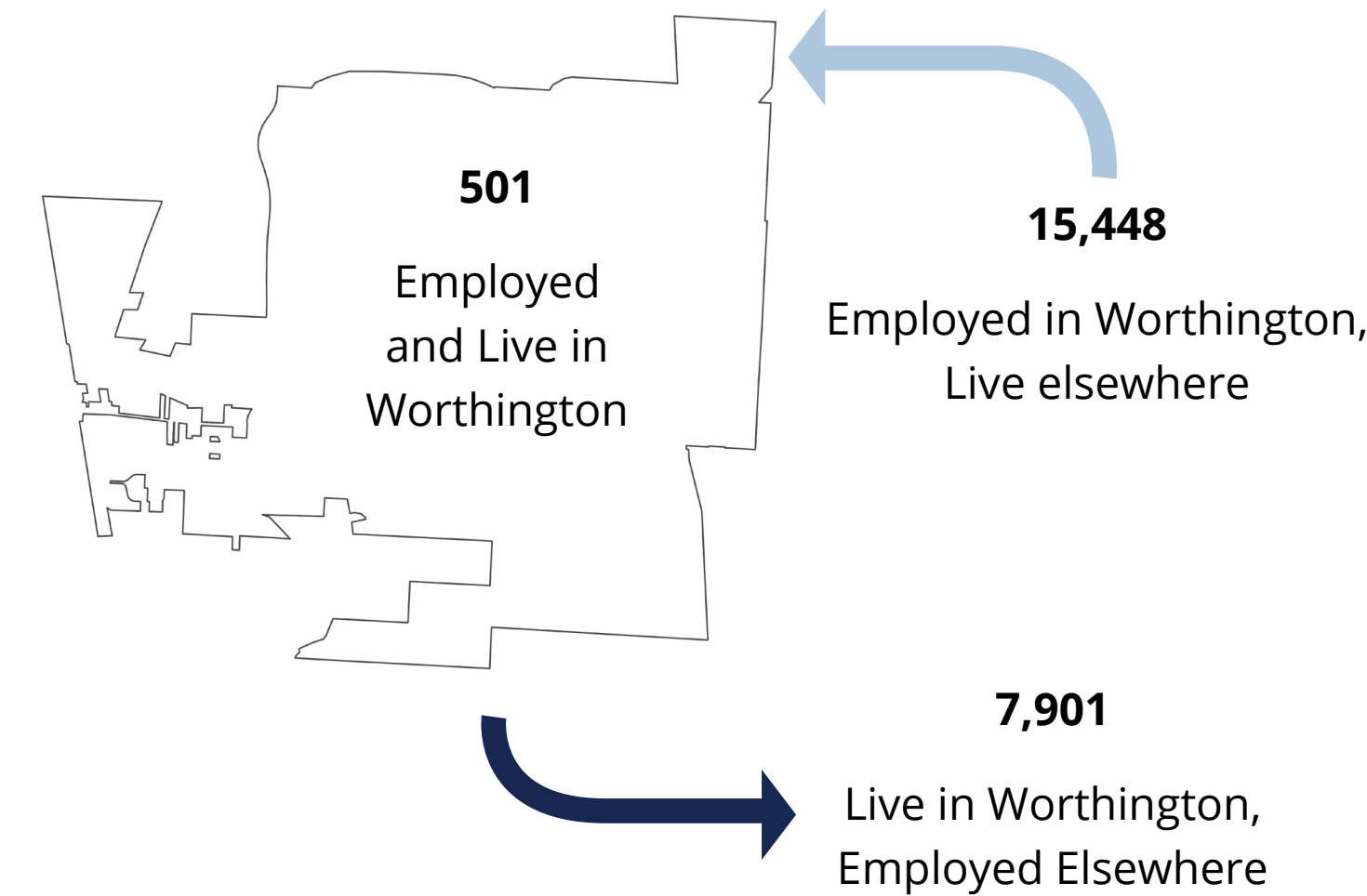
Population over age 25 by educational attainment



Most people who live in Worthington work elsewhere

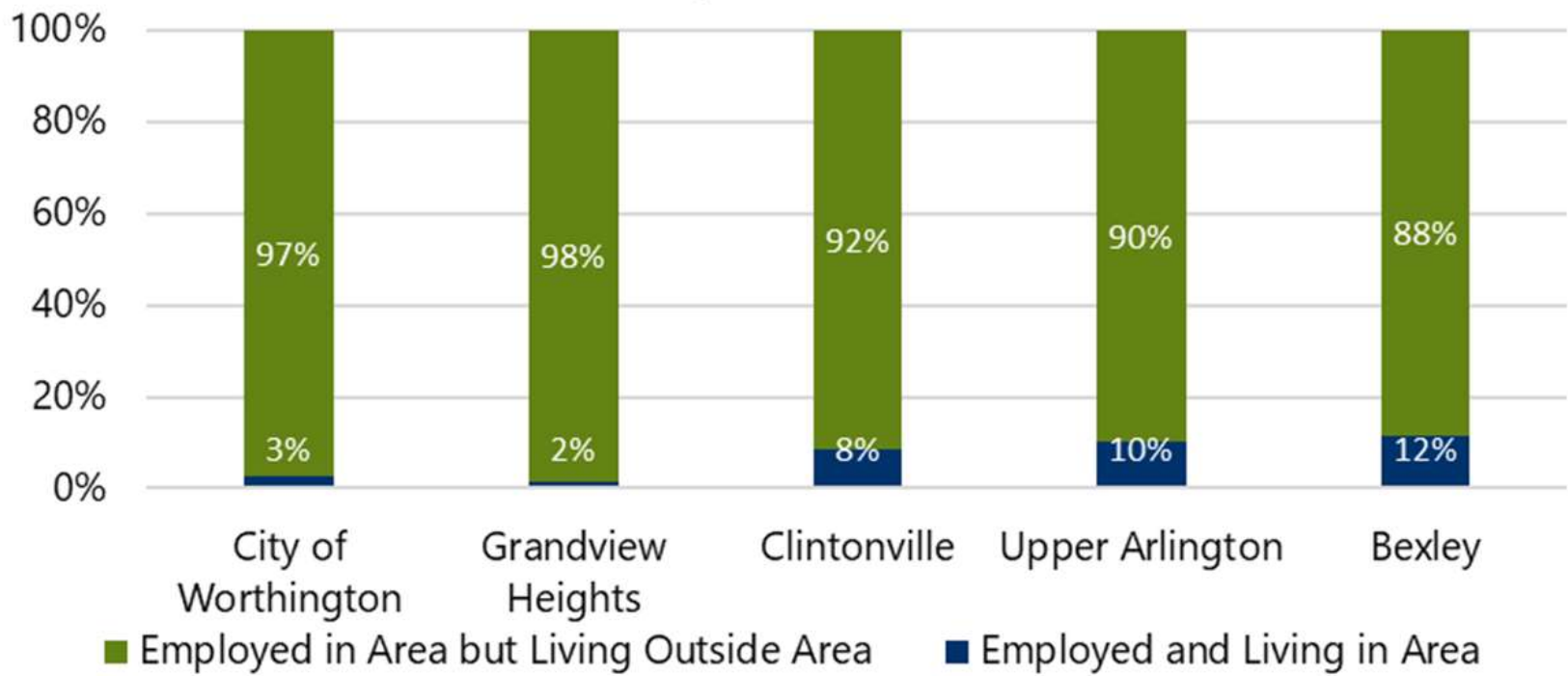
- Approximately 97% of jobs in Worthington are filled by people living outside of the city.
- Approximately 3% of residents live and work in the city.
- Both of these statistics have remained consistent between 2021 and 2022 despite recent increases in both the people living and working in the area.

Inflow/outflow of workers (2022)



Source: 2022 Census OnTheMap

Inflow/outflow of workers compared



Source: Data above as reported in the 2024 Housing Assessment

Equity and disadvantaged populations

While the city's overall population is relatively affluent and more educated compared to the region, these metrics mask several statistics about minority groups in the community.

- 17.6% of Worthington households earn less than 50k/year, median is \$125k
- 2.5% of families with children live below the Federal poverty line
- 21% of households rent
- 36% of renters and 14% of owners are considered cost-burdened (paying more than 30% of their income on housing)
- 9.2% of residents are non-white
- 3.5% of residents are foreign born

Source: 2021 and 2023 American Community Survey (ACS) 5-Year Estimate, 2023 ESRI

Existing Conditions Snapshot

Places

This section of the snapshot looks at the city's existing land use, character, and development opportunities.



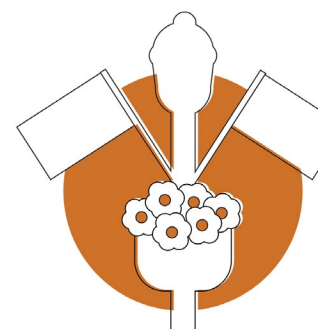
Connection to Vision Worthington



Worthington is Dedicated to the Vibrancy of its Downtown.



Worthington is Connected.



Worthington Offers a High Quality of Life.



Worthington's Economy is Balanced and Resilient.



Worthington is a Model for Environmental Stewardship.

Vision Worthington contains many sentiments that the comprehensive plan's land use and development policies should support. Those sentiments (summarized) include:

As a community, we...

- Protect the historic character of the Old Worthington Business District
- Encourage development patterns that support walkable and bike friendly places
- Create quality places that strengthen community pride and contribute to a high quality of life
- A thriving High Street throughfare and other business districts that strengthen the City's tax base
- A sustainable balanced approach to new development and green space

Existing Land Use and Character

Worthington distinguishes itself from other communities in part by its development character. The historic and walkable downtown business district and village green establish the community's identity. Design guidelines that apply along the community's major corridors (High Street and Dublin-Granville Road) and within the original plat of Old Worthington, reinforce that character through building and site design.

Traditionally, comprehensive plans look at land use, but fall short in conveying character. For example, not all commercial or office land uses look and function the same (for example: Old Worthington compared to the Worthington Mall).

The following existing land use and character assessment classifies the city's existing land by both use and character attributes such as building types and locations, lot size and coverage, street patterns, and other characteristics. The character types are defined and mapped on the following pages.



Existing Land Use and Character Types

OLD WORTHINGTON VILLAGE CENTER

- Historic village along High Street south of Village Green.
- 1-3 story buildings located near the street; many are attached.
- Wide sidewalks, street trees, pedestrian amenities.
- On-street parking and shared off-street parking.



HIGH STREET TRANSITION

- Transitional area with a mix of retail, office, and other uses fronting High Street extending north and south from the Village Center.
- 1-3 story; mix of building types, setbacks, and parking locations.
- Connected to neighborhoods.



CORRIDOR MIXED-USE

- Contemporary mixed-use development with buildings arranged in a walkable pattern.
- 2-5 story buildings with a vertical and horizontal mix of uses (includes residential, office, and retail).
- Shared off-street parking located behind buildings.



CORRIDOR COMMERCIAL

- Mostly commercial (retail and services) in a car-oriented development pattern.
- 1-2 story buildings are set back from street; Surface parking areas are generally in front of buildings.



Existing Land Use and Character Types

CORRIDOR OFFICE

- Large footprint, 2-4 story professional and medical office development in a car-oriented pattern.
- Buildings are set back from street. Large surface parking areas are generally in front of buildings.



HYBRID COMMERCIAL

- A mix of large footprint, 1-2 story buildings with office, light manufacturing, warehousing, retail, and services. Buildings may include several related uses such as a brewery with a tasting room or retail space.
- Parking areas are smaller than typical office or commercial.



INDUSTRIAL

- Large footprint buildings that feature industrial, manufacturing, assembly, distribution, and logistics uses.
- Site design includes access for large trucks and/or rail.



CIVIC/INSTITUTIONAL CAMPUS

- Includes schools, city facilities, large religious sites, and other institutions.
- Areas may have multiple buildings arranged in a campus setting. Each site may have a distinct development pattern that varies from surrounding development.



Existing Land Use and Character Types

SINGLE-FAMILY RESIDENTIAL

- Single-family neighborhoods with a wide range of lot sizes and architectural styles that reflect the era in which they were developed.
- Most neighborhoods have streets with a connected network of blocks and many have sidewalks.



COUNTRY RESIDENTIAL

- Larger single-family home sites that are developed in a pattern that feels like country living.
- Homes are set far back from streets. Blocks are very long and streets are narrow and lack curb and gutter systems.
- Some areas (west of the Olentangy River) are on septic systems



DUPLEX AND SMALL MULTI-FAMILY RESIDENTIAL

- Includes duplexes, fourplexes and small-scale multi-family residential buildings. Most are two-stories and similar in scale to nearby single-family residential buildings.
- Most exist near or along a corridor or neighborhood conne.



SENIOR RESIDENTIAL

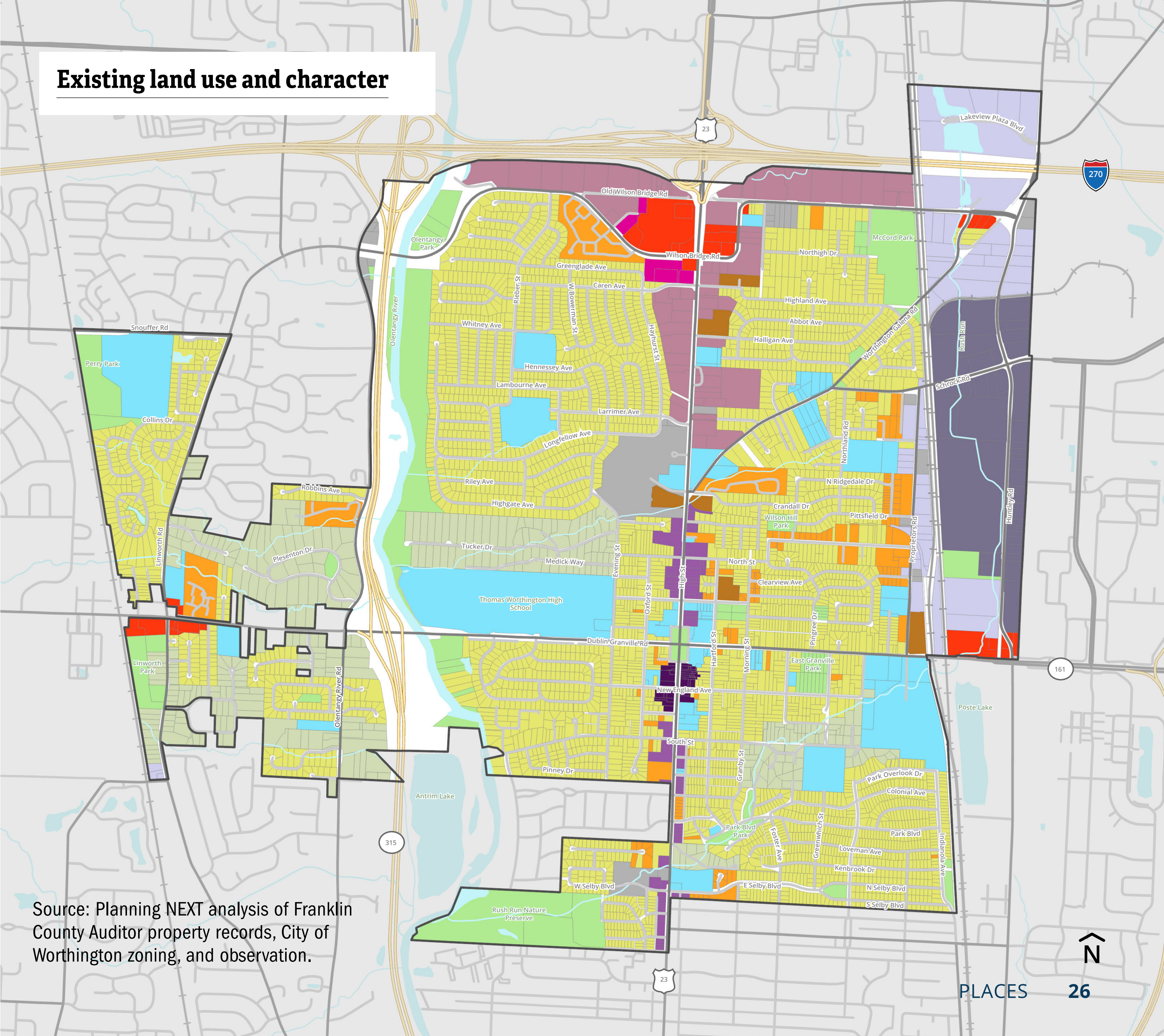
- Apartments and care facilities for seniors including independent living, retirement communities, memory care, and nursing facilities.



Over half of the city's land is developed for single-family residential neighborhoods.

Land Use	Acreage	% of City
Single-family Residential	1,240	43.4%
Country Residential	303	10.6%
Duplex and Small Multi-family	56	2.0%
Senior Residential	20	0.7%
Old Worthington Village Center	10	0.4%
High Street Transition	30	1.1%
Corridor Mixed Use	9	0.3%
Corridor Commercial	52	1.8%
Corridor Office	157	5.5%
Hybrid Commercial	151	5.3%
Industrial	159	5.6%
Civic/Institutional Campus	294	10.3%
Park / Open Space *	255	8.9%
Vacant	66	2.3%

* includes conservation areas, cemeteries, and active/passive parks.

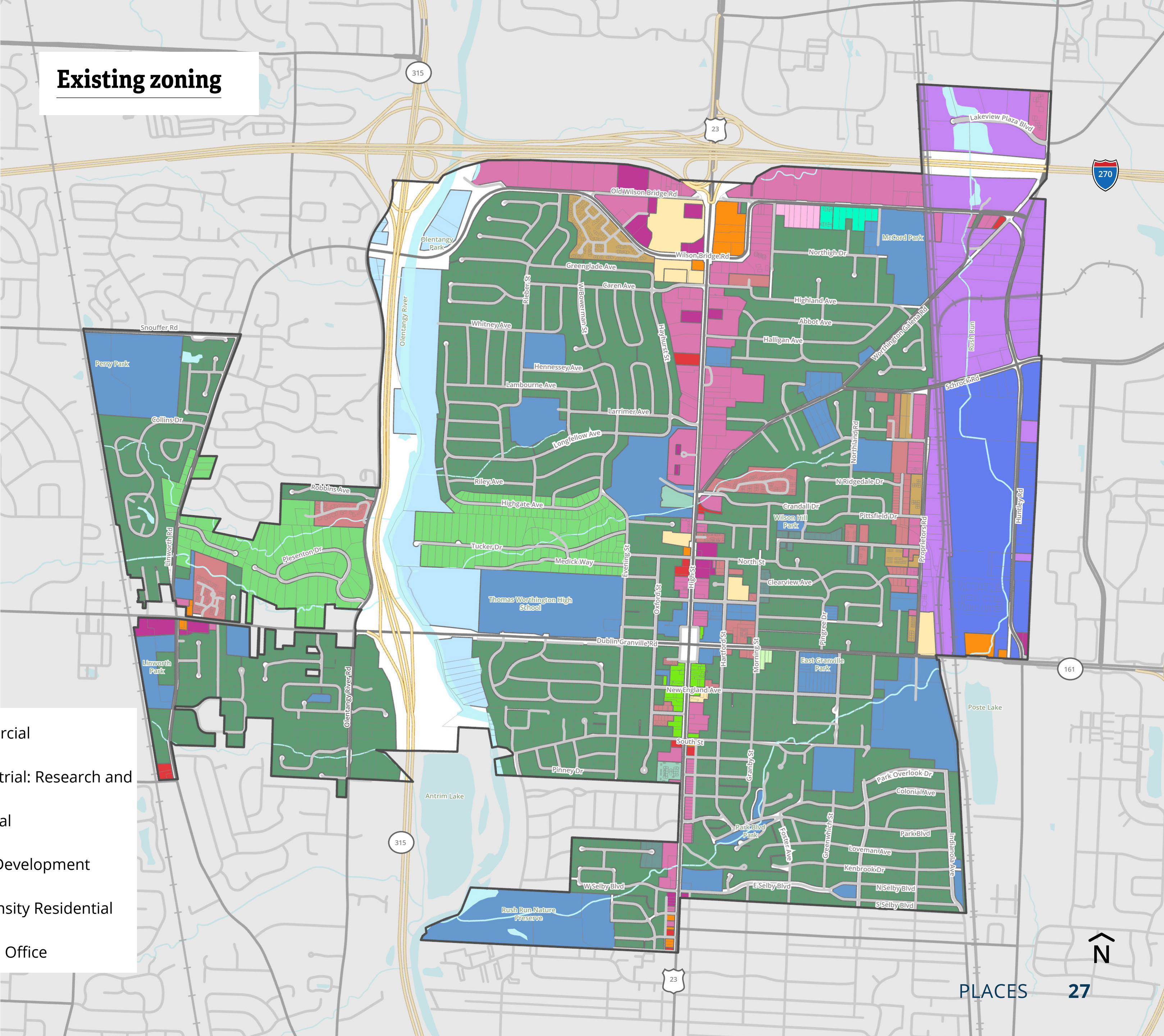


Source: Planning NEXT analysis of Franklin County Auditor property records, City of Worthington zoning, and observation.

Zoning regulates the uses or development characteristics allowed on a site if developed today, but may differ from the existing use or character.

- F-1 Flood Plain
- S-1 Special
- VM Veterans Memorial
- R-16 Very Low Density Residential
- R-10 Low Density Residential
- R-6.5 One and Two Family Residence
- AR-4.5 Low Density Apartment Residence
- AR-3 Medium Density Apartment Residence
- SC Senior Citizen
- C-1 Neighborhood Commercial
- C-2 Community Shopping Center
- C-3 Institutions and Offices
- C-4 Highway and Automotive Services
- C-5 Central Commercial
- I-1 Restricted Industrial: Research and
- I-2 General Industrial
- PUD Planned Unit Development
- WBC-1 Medium Density Residential
- WBC-2 Professional Office

EXISTING CONDITIONS SNAPSHOT



Architectural Review District and Worthington Design Guidelines

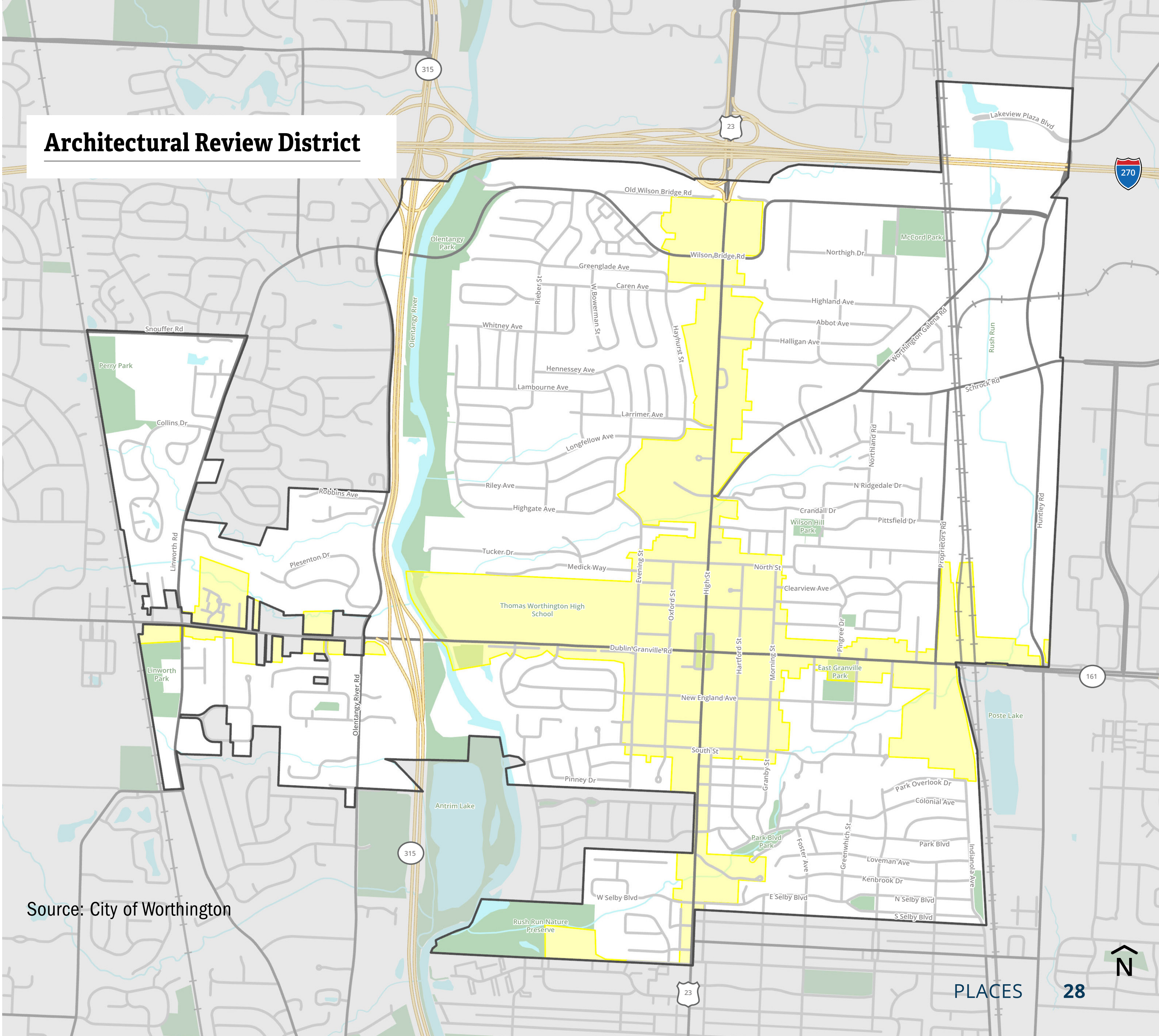
Design guidelines provide a framework of architecture and site design that allows creative development solutions while ensuring change has appropriate context in the community. These guidelines apply to residential and commercial properties within the Architectural Review District, they are also used as a resource for construction on other parts of the city.

The seven-member Architectural Review Board (ARB) reviews exterior changes to buildings and properties within the Architectural Review District. Appeals to decisions made by the ARB are heard by the City Council.

Legend

- Architectural Review District Boundary
- City Boundary
- Water
- Parks
- Building Footprints

EXISTING CONDITIONS SNAPSHOT



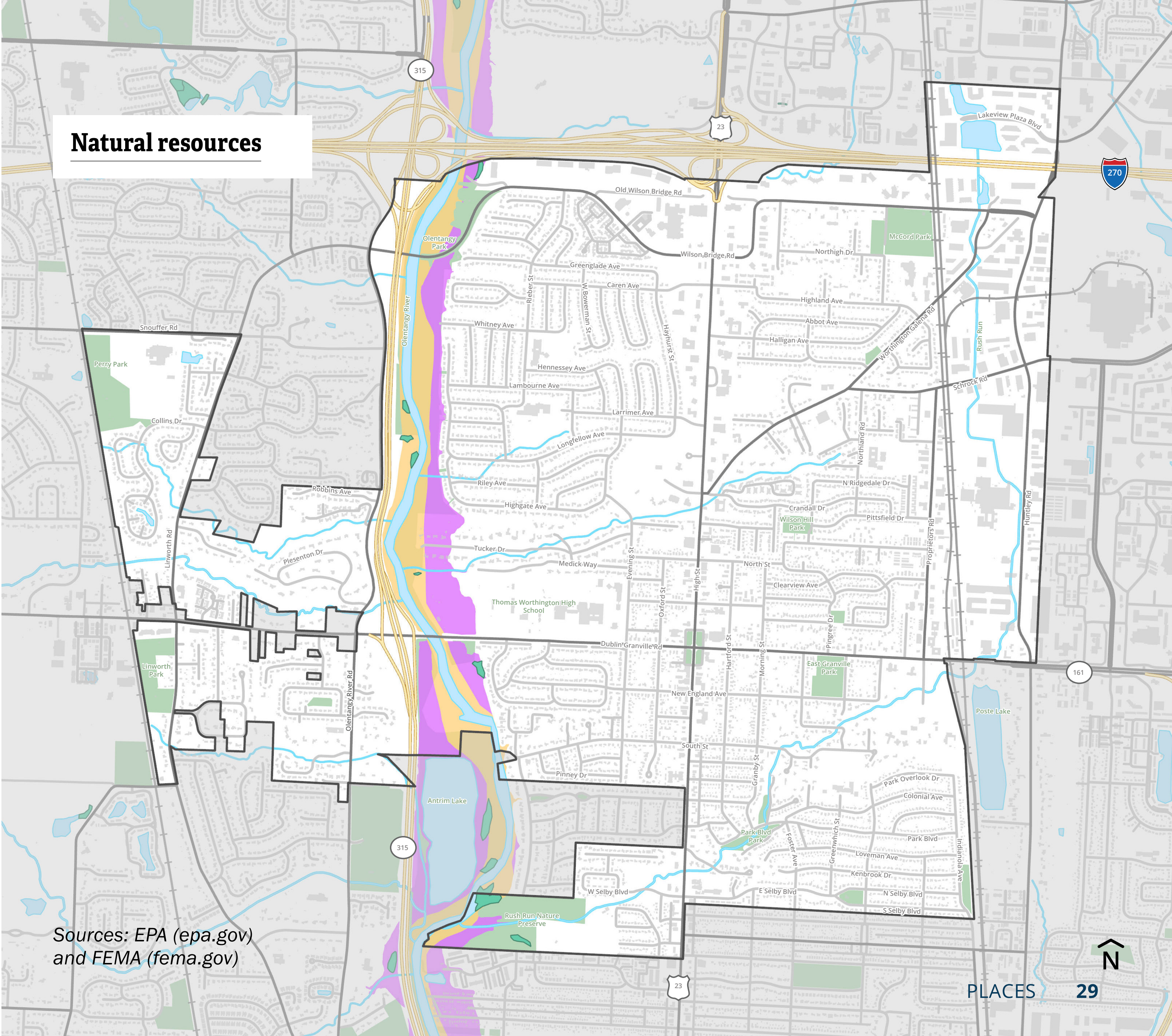
Natural resources such as the Olentangy River, parks, and streams contribute to the city's character.

- Most of the known natural resources are protected by parks or local ordinances. There are few natural resources that would limit potential development.
- The City has a zoning district limiting development in the 100-year floodplain. There are 30 existing buildings on 19 parcels in the floodplain.
- Worthington has greater percentage of tree canopy coverage than surrounding areas (more on this in the section on parks and sustainability).

Legend

 Regulatory Floodway	 Water
 100-Year Floodplain	 Parks
 Wetlands	 City Boundary

EXISTING CONDITIONS SNAPSHOT

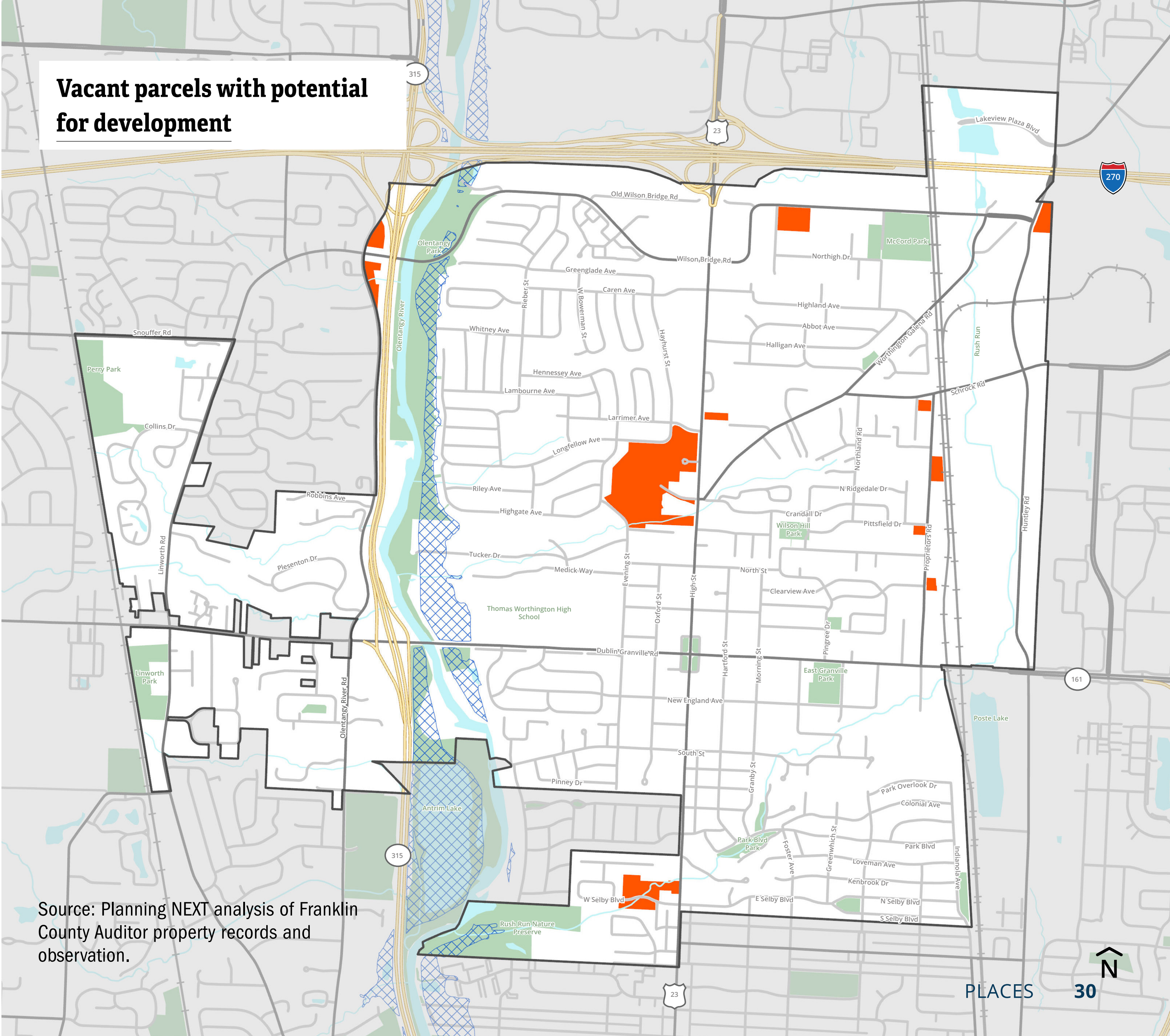


There is little undeveloped land in the city.

- Undeveloped land is classified as "vacant" but is not a park, preserved open space, or floodplain.
- 63 acres (26 parcels total), grouped into 12 sites.
- Largest site is the 37-acre 1033 High Street property in the center of the city.
- Some sites may have development limitations.

Legend

- Vacant Parcels
- City Boundary
- 100-Year Floodplain
- Water
- Parks
- Parcels



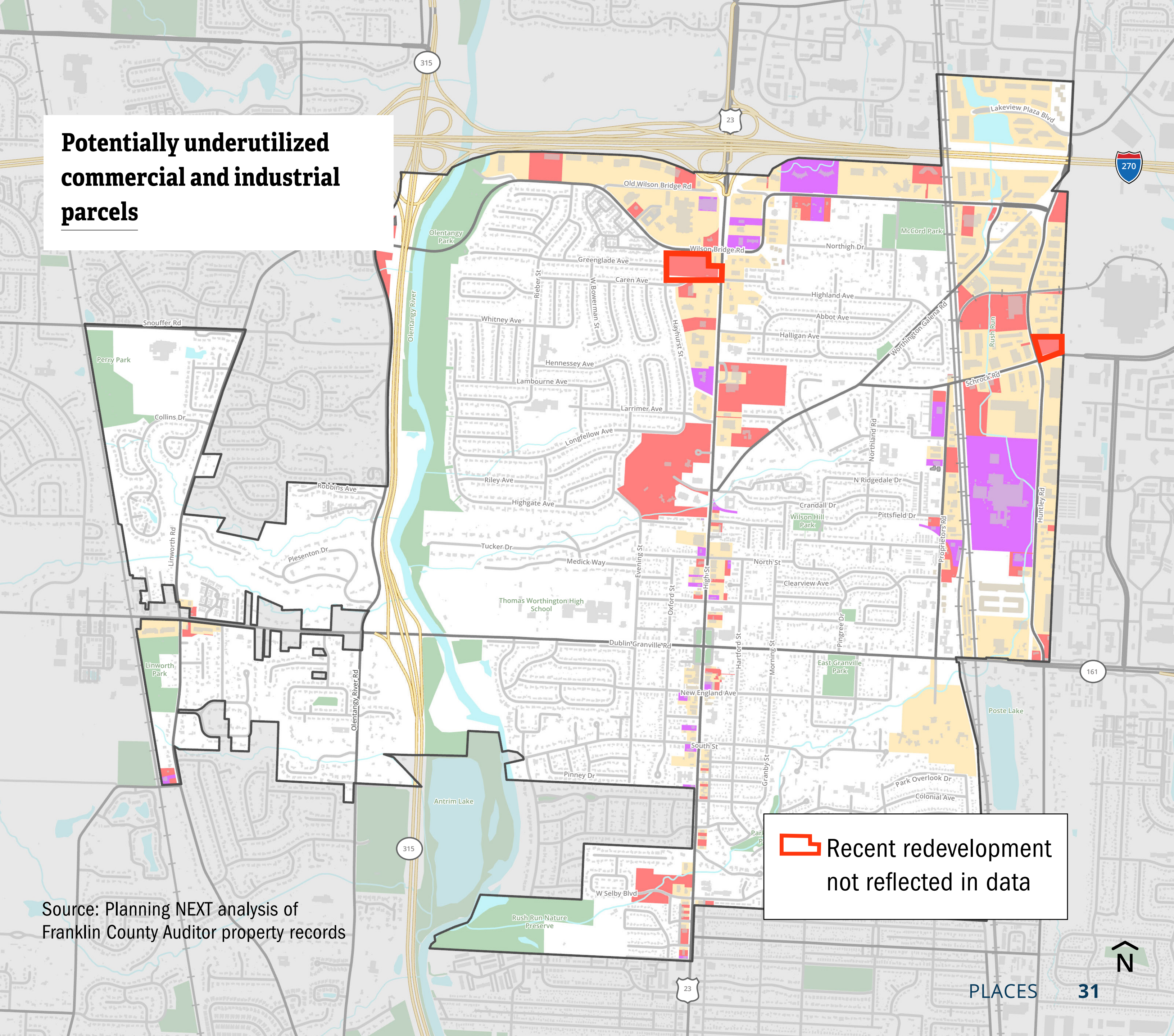
Many commercial and industrial properties may be suitable for redevelopment or improvement.

Comparing the value of land to the value of improvements on that land (buildings) is one way to determine whether a property is underutilized and therefore has potential for redevelopment.

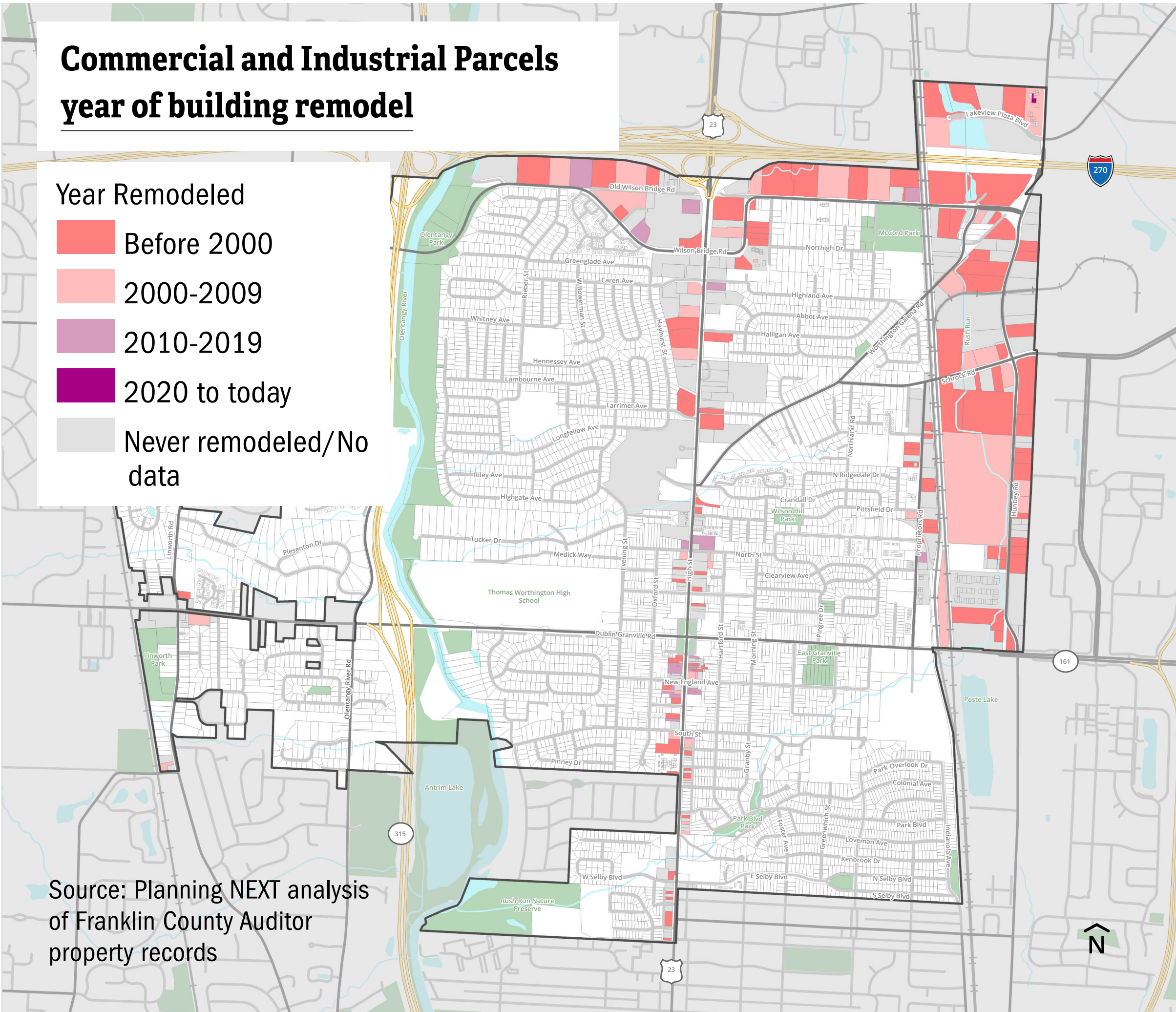
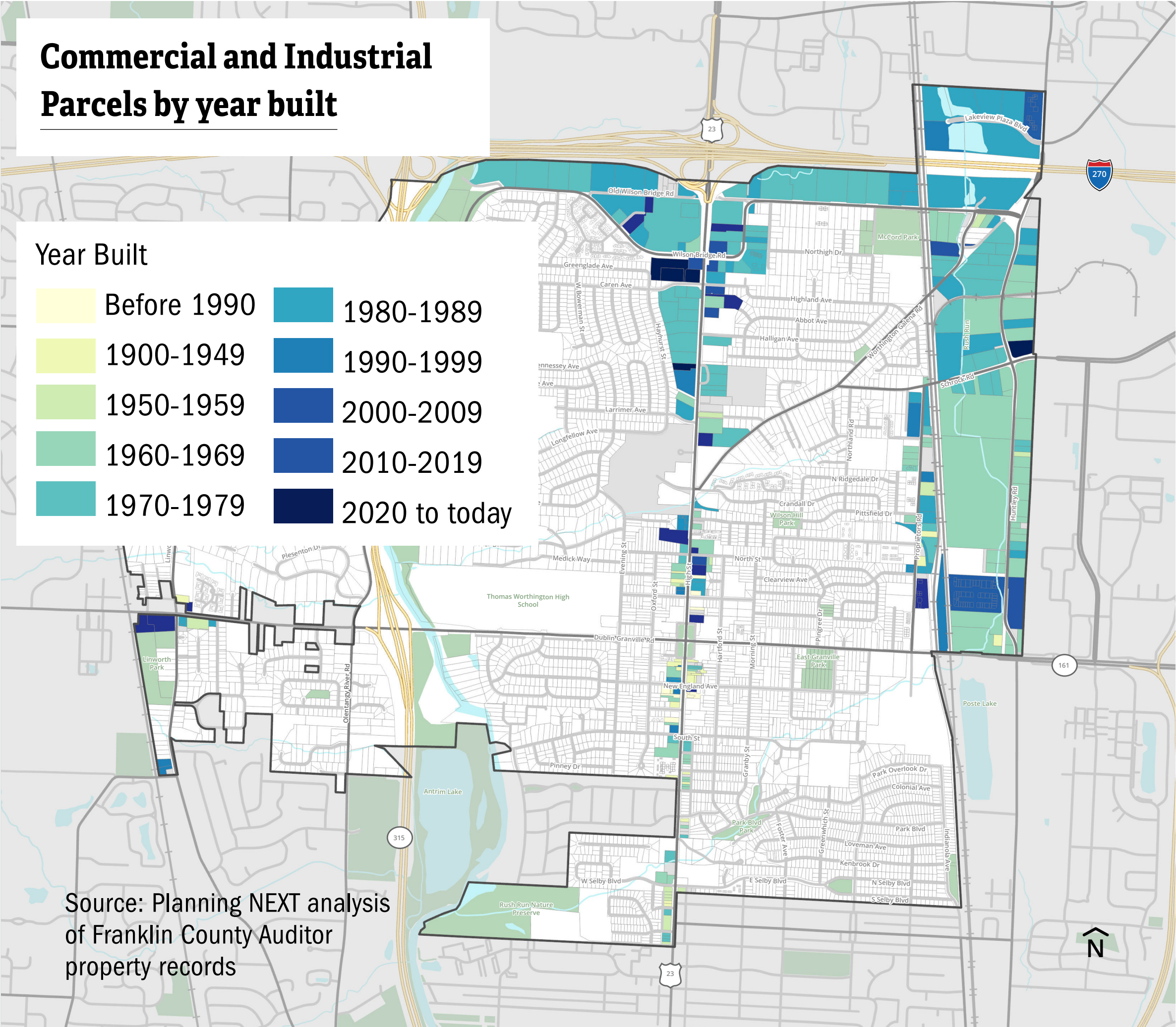
- High potential redevelopment areas are commercial or industrial properties that have a land value to improvement value ratio less than 1. (the land is more valuable than the existing buildings on it)
- Borderline areas are commercial or industrial land that has a land value to improvement value ratio between 1 and 1.5.
- Other commercial or industrial land

Data note: Some buildings span multiple parcels but the building's value is often assigned to one parcel, leaving the other parcels with no value. In most cases where buildings span multiple parcels and one parcel shows as "high potential for redevelopment" that designation should apply to the entire site.

EXISTING CONDITIONS SNAPSHOT



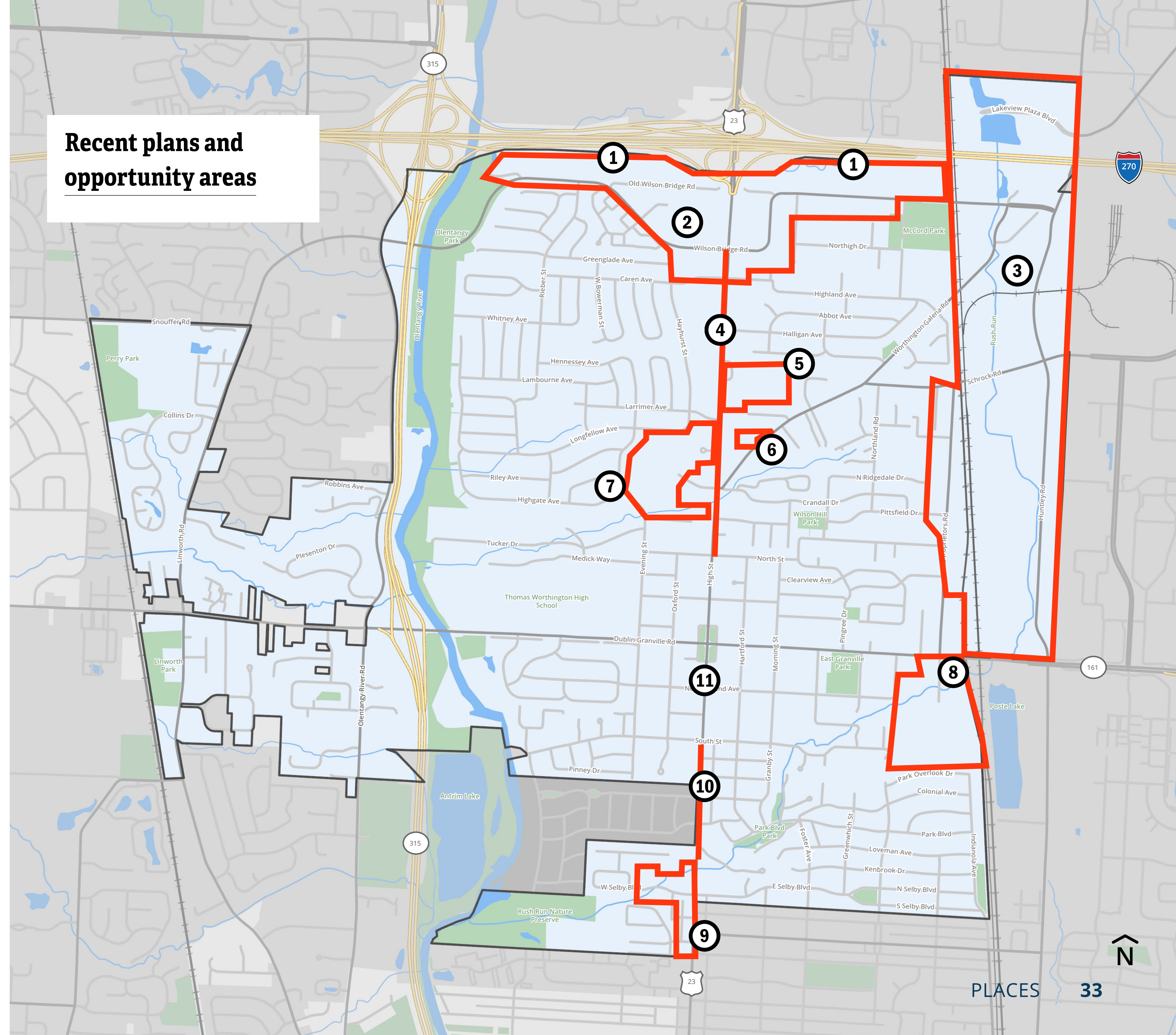
The age of commercial and industrial buildings may also indicate a potential for redevelopment or improvement



Recent plans and opportunity areas

Areas listed below are described on the following pages.

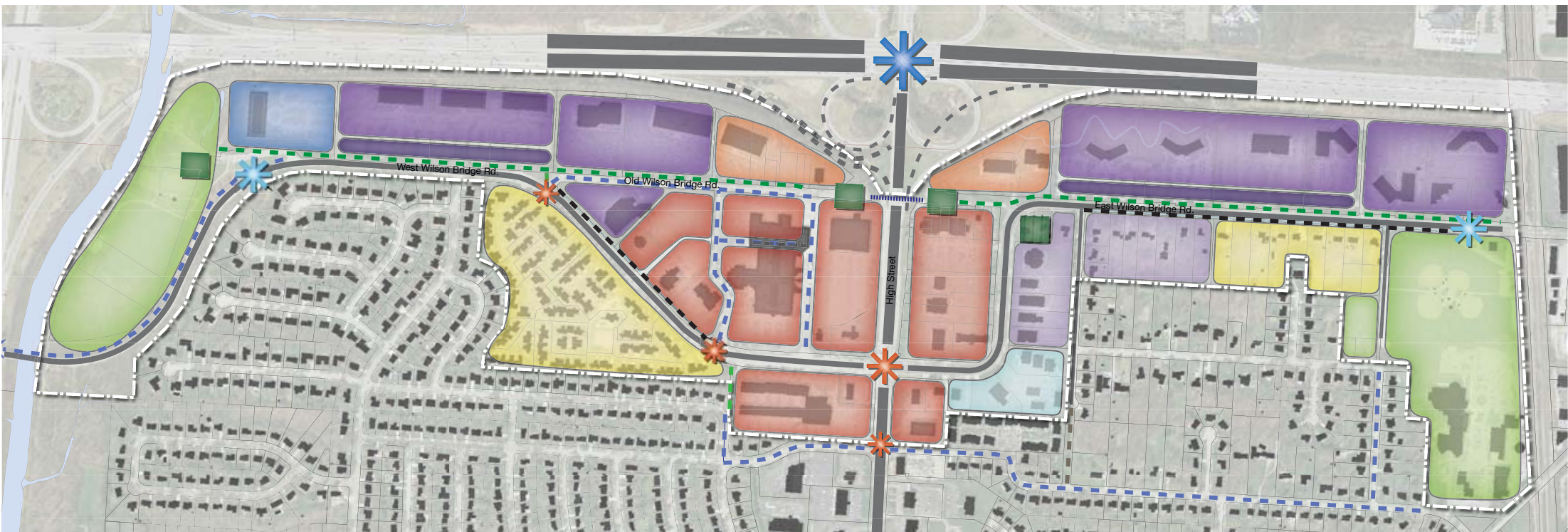
- ① **Area Study: Wilson Bridge Road Corridor**
- ② **Development Plan: Worthington Place Mall**
(High North)
- ③ **Area Plan: Northeast Area**
- ④ **Opportunity: Worthington Mile**
- ⑤ **Opportunity: 6700 N High Street**
- ⑥ **Opportunity: 6565 Worthington-Galena Road**
- ⑦ **Opportunity: 1033 High Street**
- ⑧ **Opportunity: Boundless**
- ⑨ **Opportunity: Southern gateway**
- ⑩ **Opportunity: South High Street**
- ⑪ **Old Worthington**



Recent plans and opportunity areas

① Area Study: Wilson Bridge Road Corridor

This area east and west of High Street along Wilson Bridge Road was studied in 2011 and remains a critical gateway for establishing the community's character and supporting its economic vitality. In 2016, the City approved an amendment to create new zoning categories in the corridor, but the study had supported greater building heights for portions of the corridor. [Wilson Bridge Road Corridor Plan](#)



② Development Plan: Worthington Place Mall (High North) A proposal to redevelop The Shops at Worthington Place mall into a mixed-used space with a 10-story building was approved by the City but market uncertainty has prevented the developer from moving forward at this time.



[High North](#)

EXISTING CONDITIONS SNAPSHOT

③ Area Plan: Northeast Area

Adopted in July 2024, the plan contains land use, zoning, fiscal and environmental sustainability recommendations reposition the Northeast Area as an economic engine for the City and make it attractive and competitive in the region.

[Northeast Area Plan](#)

- Eco-Industrial Zone
- Mixed-Use Zone
- Boundless Mixed-Use Zone



Recent plans and opportunity areas

④ Opportunity: Worthington Mile

A concept for a multiuse path and improvements to the streetscape along North High Street from North Street (Old Worthington) to Wilson Bridge Road. This concept has been promoted by various groups going back to at least 2017, but is not adopted City policy. It could also involve zoning changes for development along the corridor.

[Worthington Mile Slides](#)



⑤ Opportunity: 6700 N High Street

The 20-acre Anthem/Bob Meyer site at 6700 North High Street is home to the city's largest office building (240,000 sq ft) and has 880 parking spaces. The building is mostly vacant after two changes in ownership in recent years.



⑥ 6565 Worthington Galena Road 3.5 acres

This small office building behind the City complex with frontage on Worthington Galena Road has been vacant for 10 years.



Recent plans and opportunity areas

⑦ **Opportunity: 1033 High Street.** This 40+ acre site at the center of the community was identified in 2005 as an opportunity. Amendments to the plan in 2014 and 2022 further defined the City's expectations for the site.

[2022 Comprehensive Plan Amendment](#)

⑧ **Opportunity: Boundless**
The former Harding Hospital site along SR-161 is owned by the nonprofit, I Am Boundless (“Boundless”). Boundless has indicated a desire to find development partner(s) for portions of the property they do not utilize, which will likely result in new proposals for the property. This site was recently addressed in the Northeast Area Plan.

⑨ **Opportunity: Southern gateway**
Southern gateway to the City primarily focused at High Street and Selby Avenue. Several of the properties on the west side of High Street are underutilized or vacant.



Recent plans and opportunity areas

⑩ Opportunity: South High Street.

Similar to the Worthington Mile, this section of the High Street corridor from South Street to the City limits has opportunities to improve the streetscape, provide better amenities for pedestrians and cyclists, and evolve the quality and location of development to reinforce the community's character.

⑪ Old Worthington (Downtown).

VISION: Worthington is dedicated to the vibrancy of its Downtown. The downtown vision implementation team recommended three actions to advance the vision.

- 1. Conduct a feasibility study for a structured parking garage at the existing W. New England municipal parking lot** · Evaluate the need for additional parking, the number of additional spaces that could be achieved, the costs to construct the garage, and potential funding strategies, including additional infill development opportunities. The City is currently working on this parking study.
- 2. Design and implement a Streetscape improvement plan for Old Worthington** · To refresh the area's aesthetics, address the impact of heavy pedestrian traffic during events in Old Worthington, including the Farmers Market, and to maintain the character of the area.
- 3. Establish a Public Arts Committee** · To facilitate the installation of art displays throughout the City, thereby enhancing the quality of life for residents, visitors, and businesses.



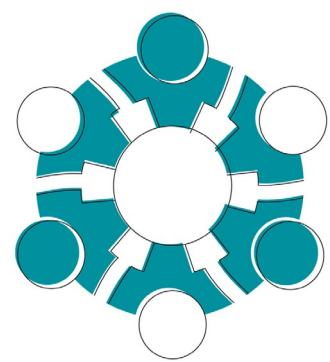
Existing Conditions Snapshot

Housing

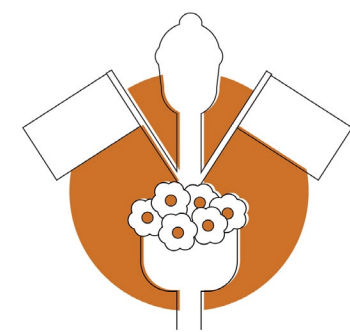
This section of the snapshot looks at the city's housing conditions and needs building upon the 2024 Housing Needs Assessment.



Connection to Vision Worthington



Worthington is a Diverse and Equitable Community.



Worthington Offers a High Quality of Life.

Vision Worthington contains many sentiments that the comprehensive plan's housing policies should support. Those sentiments (summarized) include:

- Create conditions that increase the diversity of our city to better reflect the racial and ethnic composition of our region.
- Promote diversity and preserve community in our residential neighborhoods.
- Proactively identify, evaluate and address policies and practices that negatively affect underrepresented populations.
- Create opportunities and remove barriers for people from a wide range of ages, abilities, and income levels to live in our city.

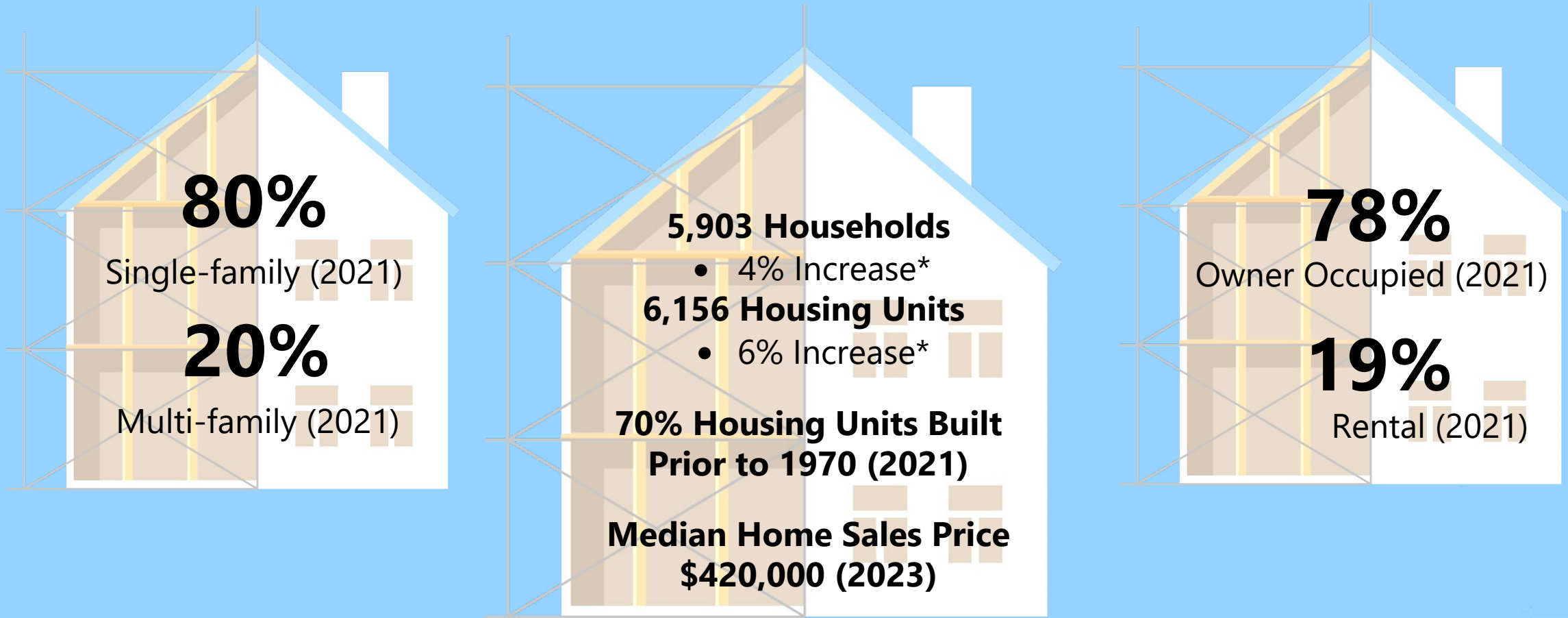
CITY OF WORTHINGTON, OH

HOUSING ASSESSMENT

May 2024

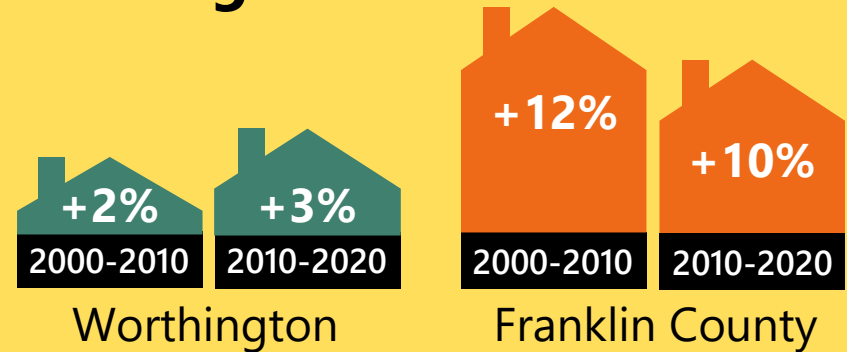
In response to increased housing demand, the City of Worthington commissioned this housing assessment to measure the conditions and needs of residents, the workforce, and aspiring residents of the city. Its goal is to frame strategy conversations to address these needs, informing a Comprehensive Plan Update and specific Housing Strategy development.

Worthington Housing Stock Demographics



* From 2000 to 2023

Limited Development of New Housing Units

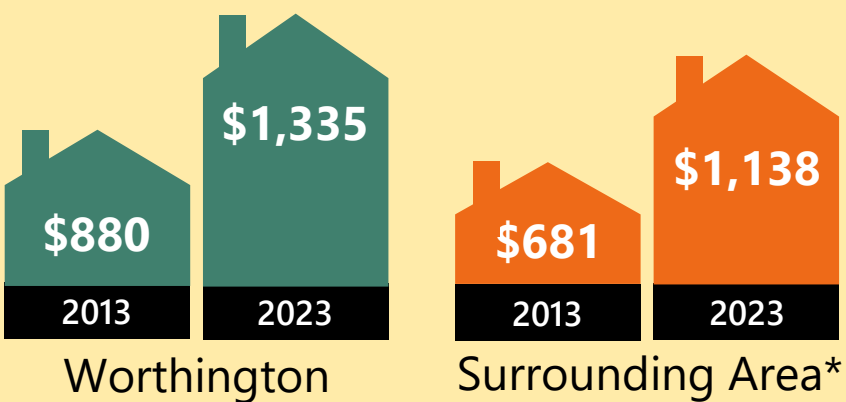


Median Home Prices are 40% Higher Than the County

	Worthington	Franklin County
2022	\$425,000	\$280,000
2023	\$420,000	\$299,000
% Change	-1.2%	+6.8%

Prices appear to be leveling off

Rents are 17% Higher Than the Surrounding Area



36%

of renters are cost-burdened (spending over 30% of their income on housing)

53%

of senior renters are cost-burdened

* Includes the following zip codes: 43085, 43202, 43214, 43220, 43221, 43224, 43229, and 43235



Public Survey

Top Housing Concerns: Price, Taxes, and Low Inventory



73%

of 676 survey respondents feel that the City of Worthington should be involved in assisting with housing goals

The Housing Needs Assessment also included a menu of strategies to consider.

[Housing Needs Assessment](#)

Our region is not building enough housing to support the recent and projected economic and population growth.

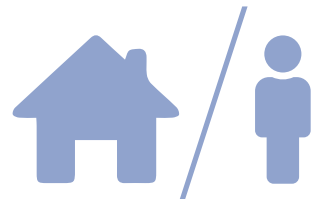
The Ohio Housing Policy White Paper (2023), prepared by The Montrose Group, found that housing demand eclipses supply in Central Ohio.

- The Columbus MSA is expected to average over 14,300 new jobs annually through 2050.
- Decreasing home construction has strained Ohio’s social, economic, and demographic standing.

The Columbus Housing Strategy (2022), prepared by the City of Columbus, stated that the City of Columbus cannot solve Central Ohio’s housing crisis alone

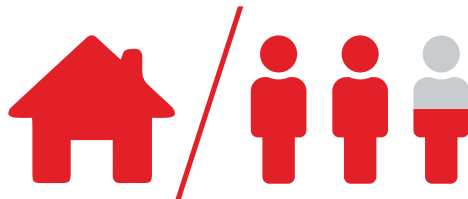
- The region needs to build one house for every job created.
- The region currently builds only one house for every two-and-a-half jobs.

THE NEED:



The Columbus Region needs to build **1 house for every 1 job** to accommodate growth and make up for our insufficient housing supply.

THE REALITY:

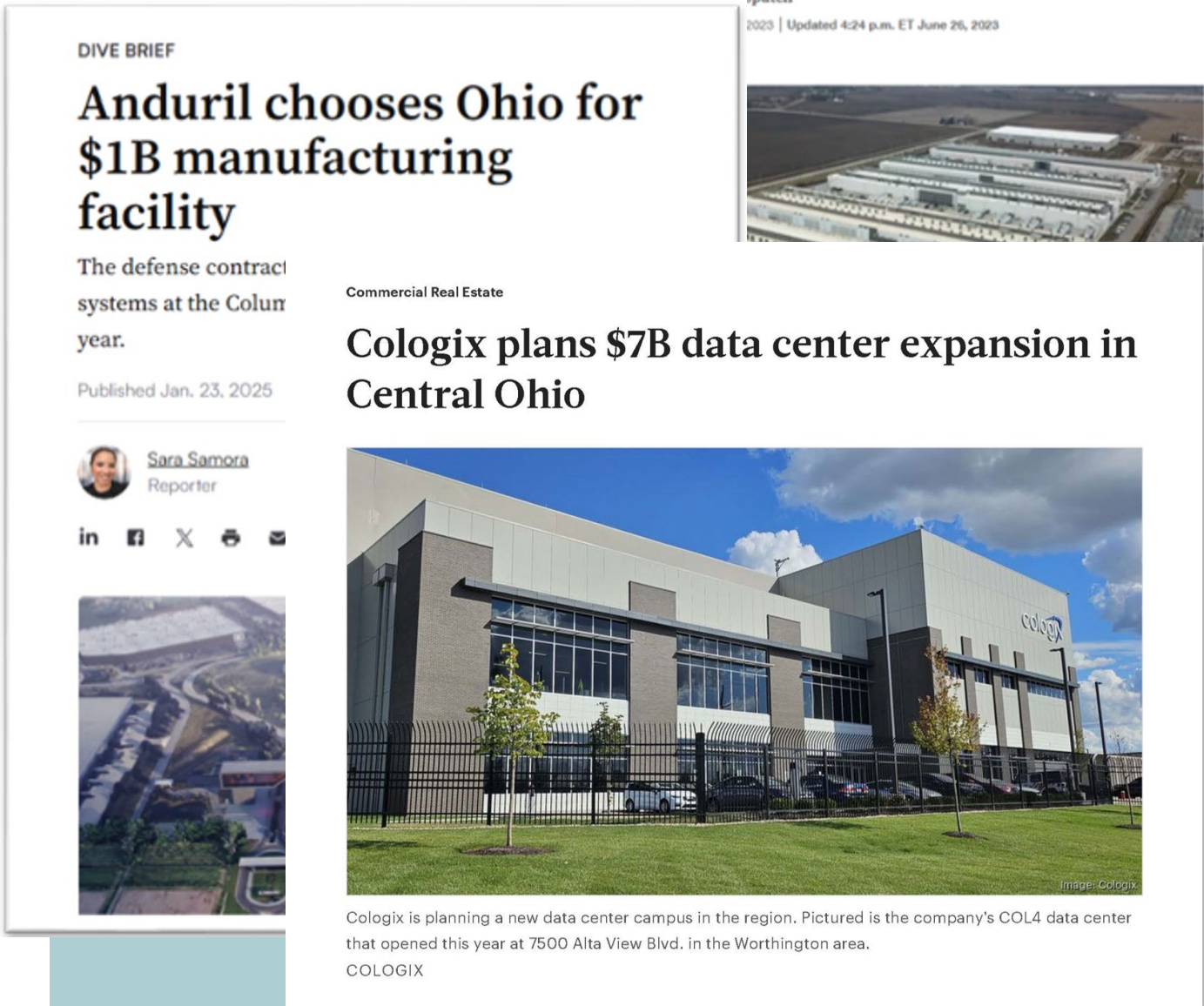


The Columbus Region only builds **1 house for every 2.5 jobs**.

Graphics from The Columbus Housing Strategy (2022)

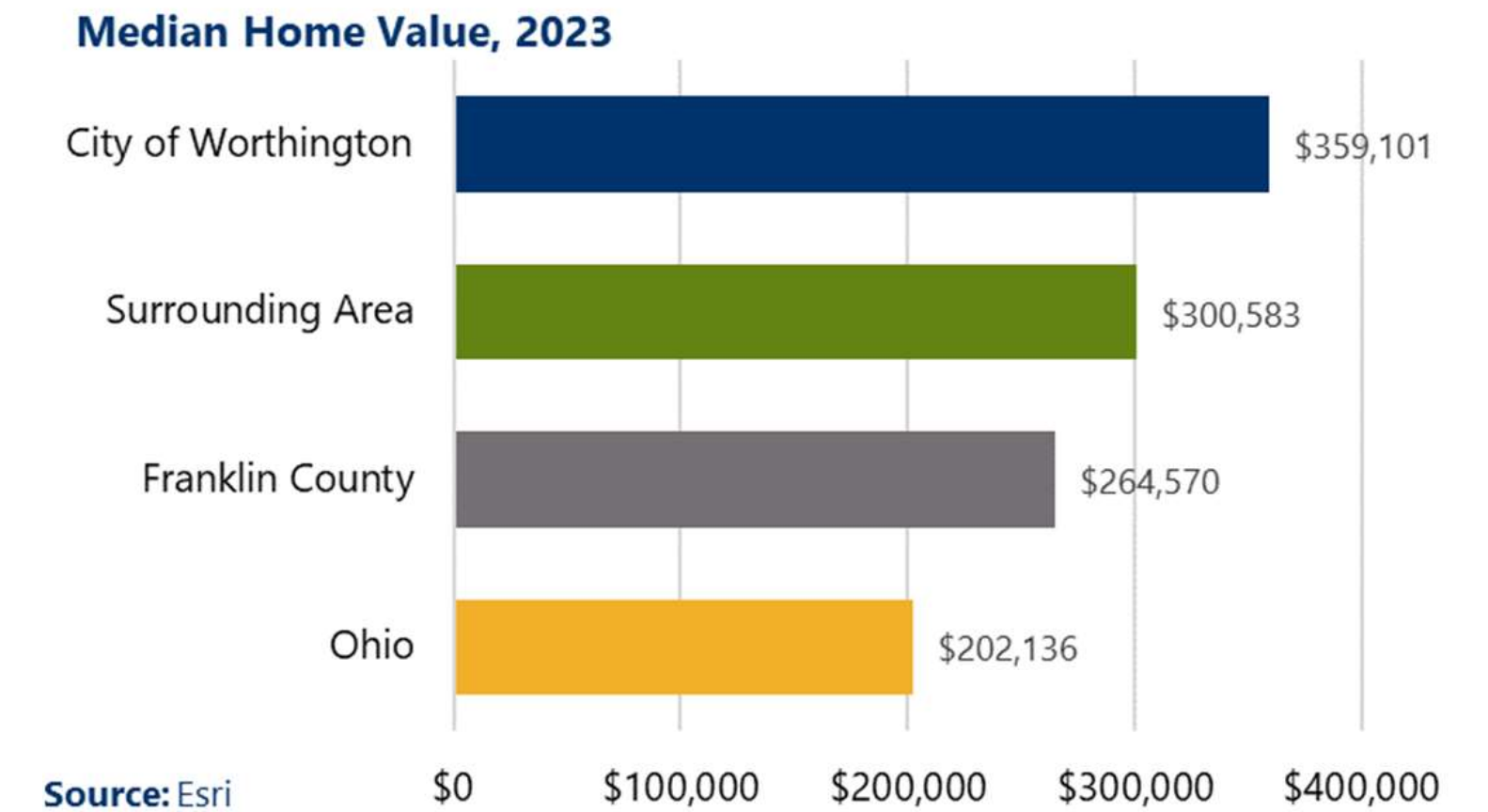
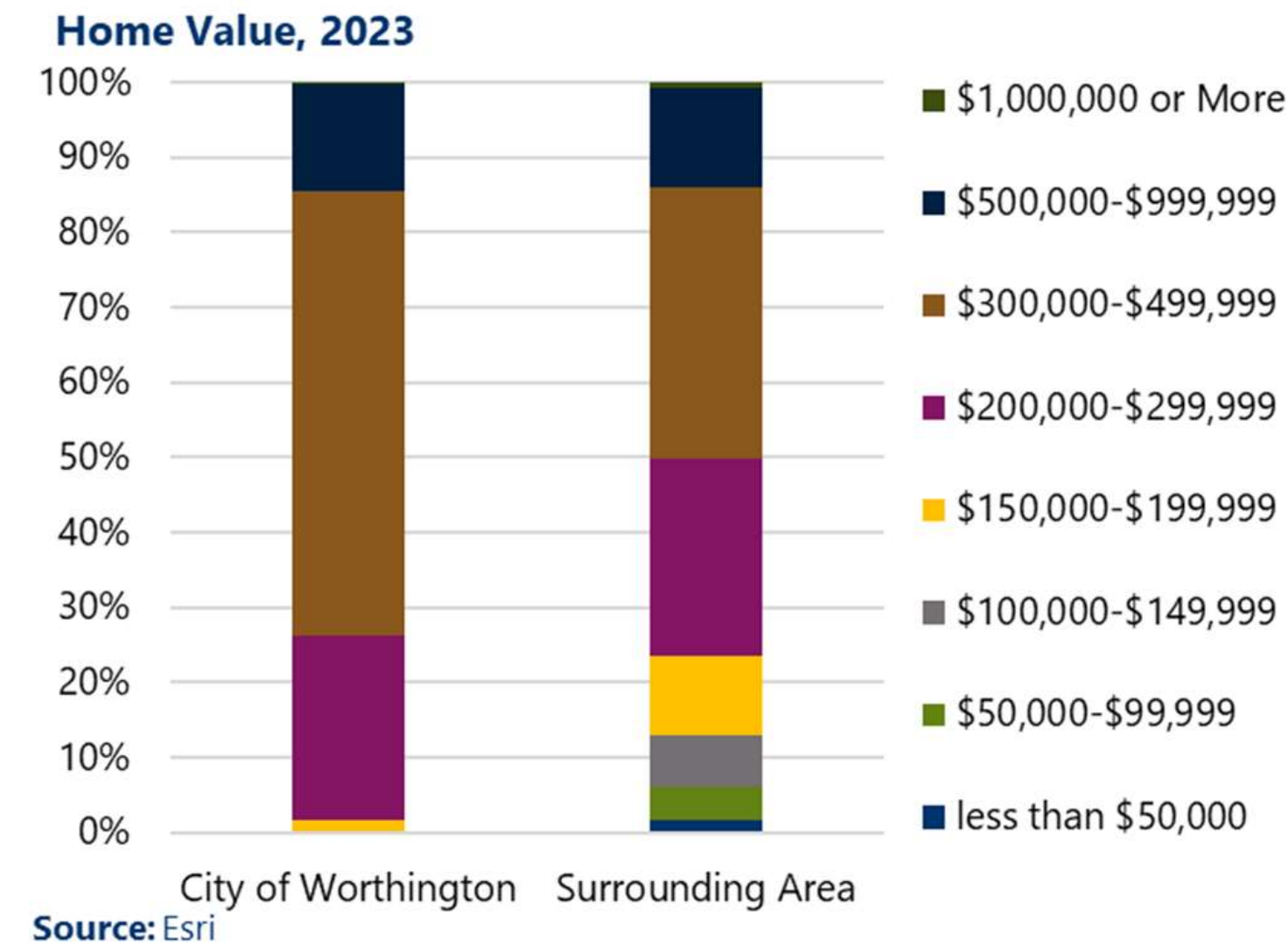
Recent large-scale investments in the region include:

- Intel \$28 billion (Licking County)
- Amazon \$10 billion (various)
- Cologix \$7 billion (north Columbus)
- Google \$6 billion (various)
- Honda LG \$3.5 billion (Fayette County)
- Meta \$1.5 billion (New Albany)
- Anduril \$1 billion (Pickaway County)



Home prices are higher in Worthington than in surrounding areas.

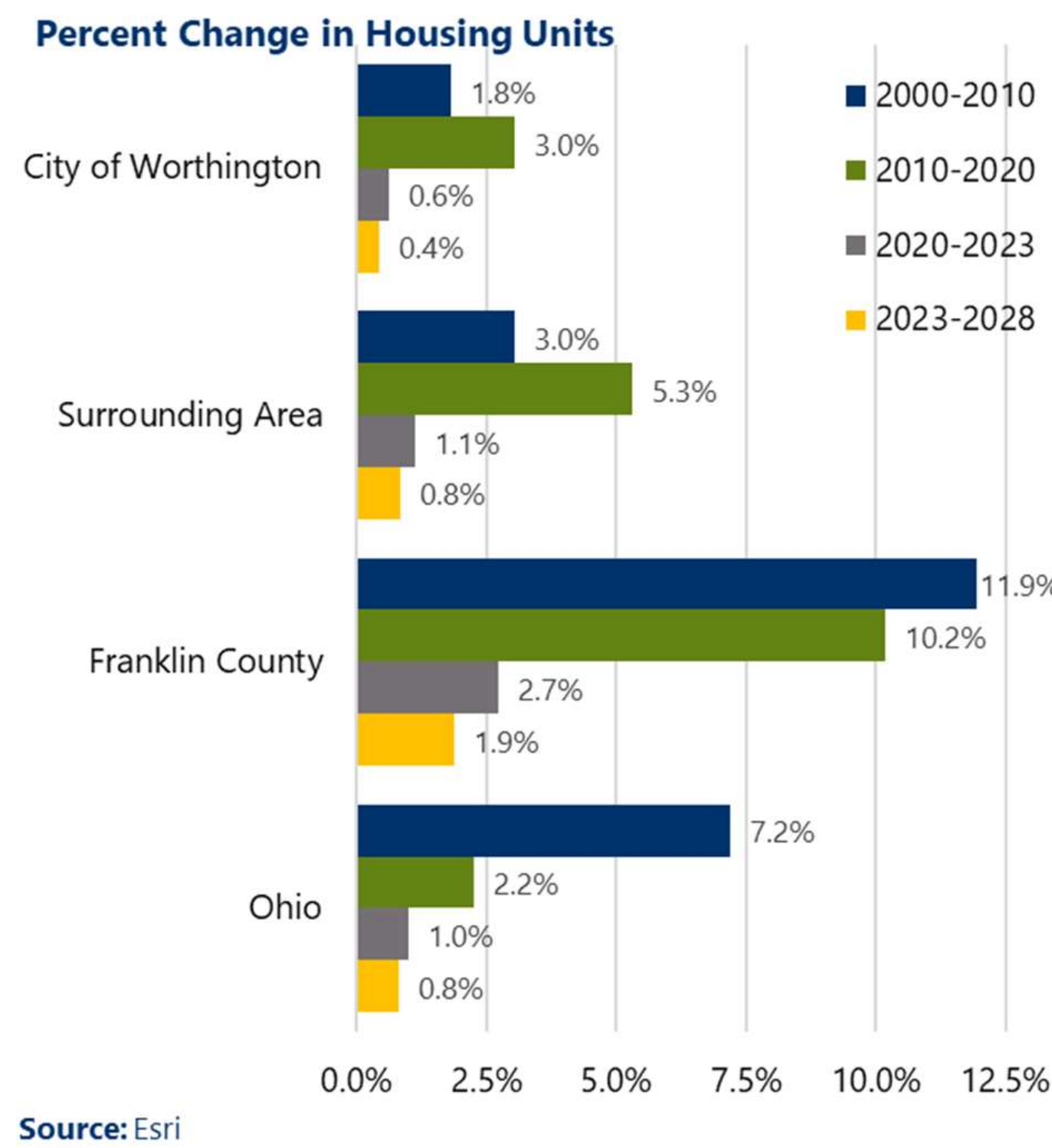
- Housing in Worthington has a higher median property value (\$359,101 in 2023) than other geographies. Over 70% of homes are valued at \$300,000 or more.
- Less than 250 homes per year have been listed for sale since 2021
- Median list price of for-sale homes is over \$400,000 (this number varies significantly due to limited supply)



Source: Worthington Housing Needs Assessment (2024).

Worthington’s housing supply has been growing, but it is limited by a lack of available land.

- There are approximately 6,200 housing units in the city today; 80% are single family
- Franklin County saw a 12% increase in new housing units between 2000-2010 and another 10% from 2010-2020. Worthington’s total housing stock only grew 2% and 3%, respectively.
- Reflecting the city's built-out condition, 70% of housing units were built before 1970.



Housing Units by Units in Structure, 2021

Structure	City of Worthington		Surrounding Area	
	Count	Share	Count	Share
1-unit, detached	5,019	80%	65,521	52%
1-unit, attached	293	5%	10,822	9%
2 units	66	1%	4,066	3%
3 or 4 units	333	5%	11,164	9%
5 to 9 units	164	3%	12,655	10%
10 to 19 units	80	1%	8,618	7%
20 to 49 units	40	1%	6,797	5%
50 or more units	255	4%	6,540	5%
Mobile home	0	0%	417	0%
Boat, RV, van, etc.	0	0%	13	0%
Total	6,250	100%	126,613	100%

Source: ACS 2021 5-year Estimates

Housing Units by Year Structure Built, 2021

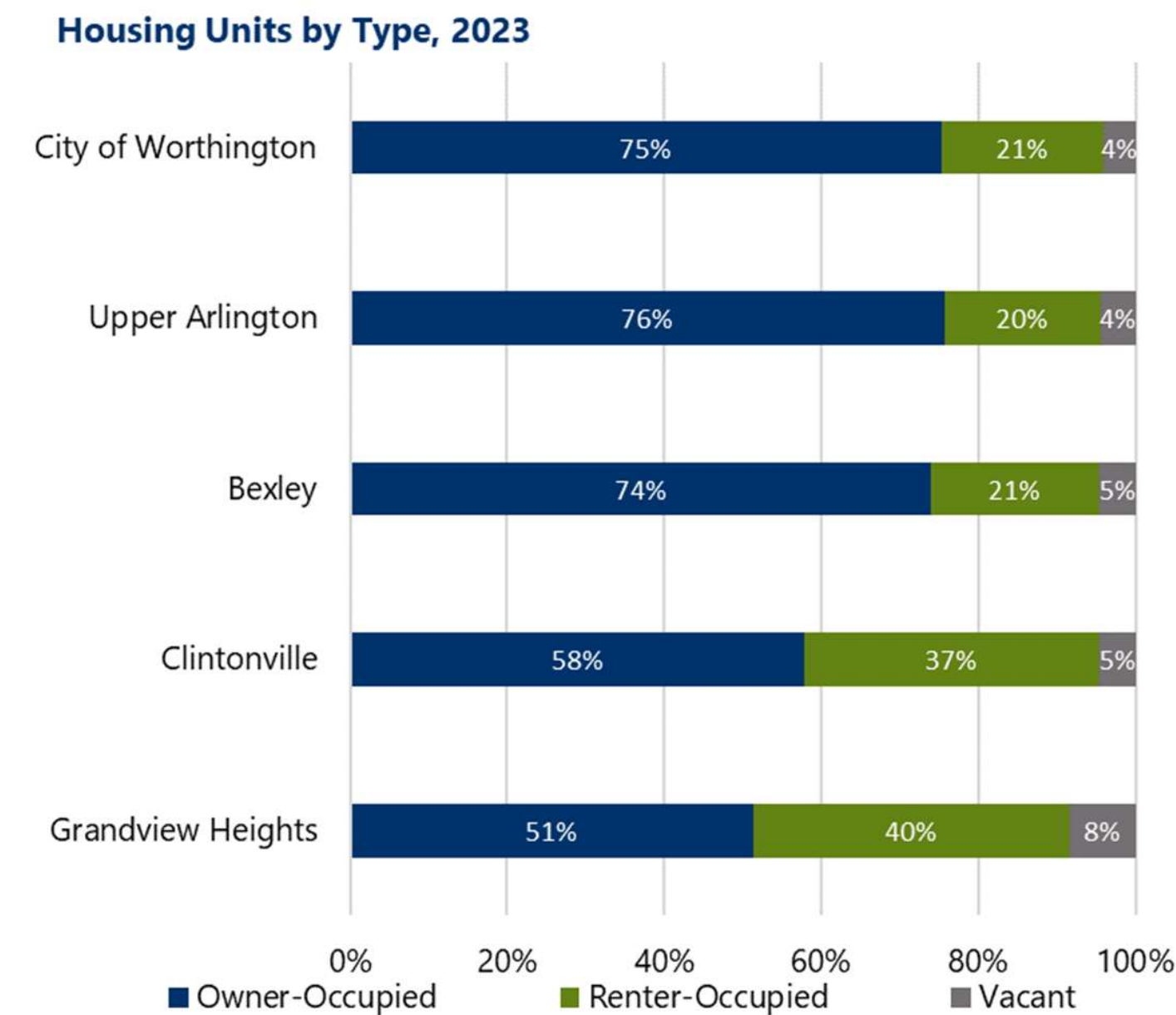
Year Built	City of Worthington		Surrounding Area	
	Count	Share	Count	Share
2020 or Later	0	0%	91	0%
2010-2019	208	3%	5,362	4%
2000-2009	113	2%	4,824	4%
1990-1999	201	3%	11,664	9%
1980-1989	368	6%	18,916	15%
1970-1979	942	15%	23,297	18%
1960-1969	2,137	34%	23,739	19%
1950-1959	1,150	18%	21,159	17%
1940-1949	668	11%	6,268	5%
1939 or Earlier	464	7%	11,293	9%
Total	6,251	100%	126,613	100%
Median Year Built	1964		1970	

Source: ACS 2021 5-year Estimates

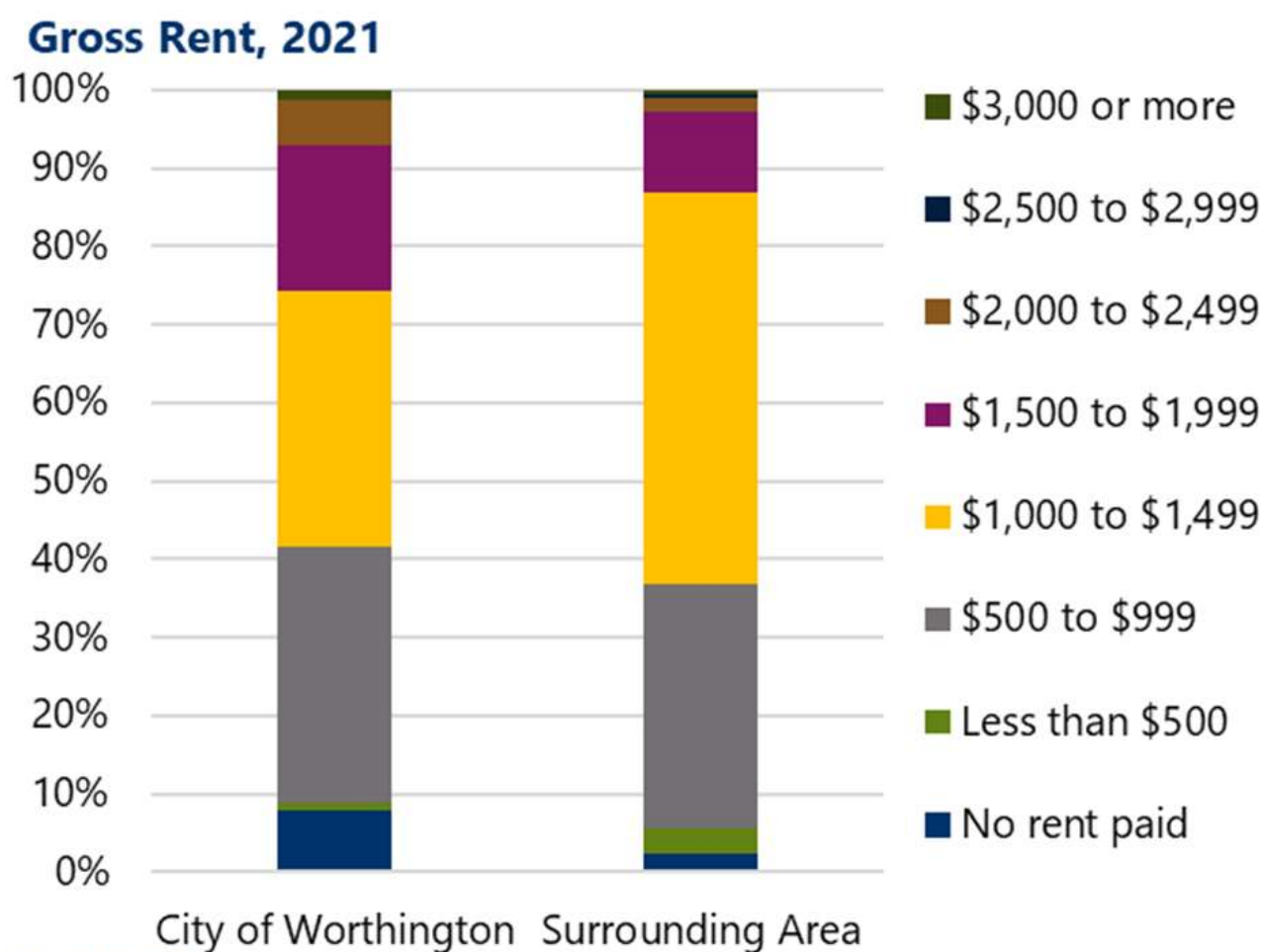
There is strong demand for rental housing, vacancy is low, yet rents are higher than surrounding areas.

- The share of rental housing in Worthington (21%) is similar to Upper Arlington (20%) and Bexley (21%).
- Vacancy rates of rentals in Worthington have been at 3.6%, well below a healthy 5%, and absorption of new units is positive.
- While rents in the Surrounding Area have been increasing faster than in Worthington over the last decade (67% versus 50%), Worthington rents are still 17% higher than the Surrounding Area.

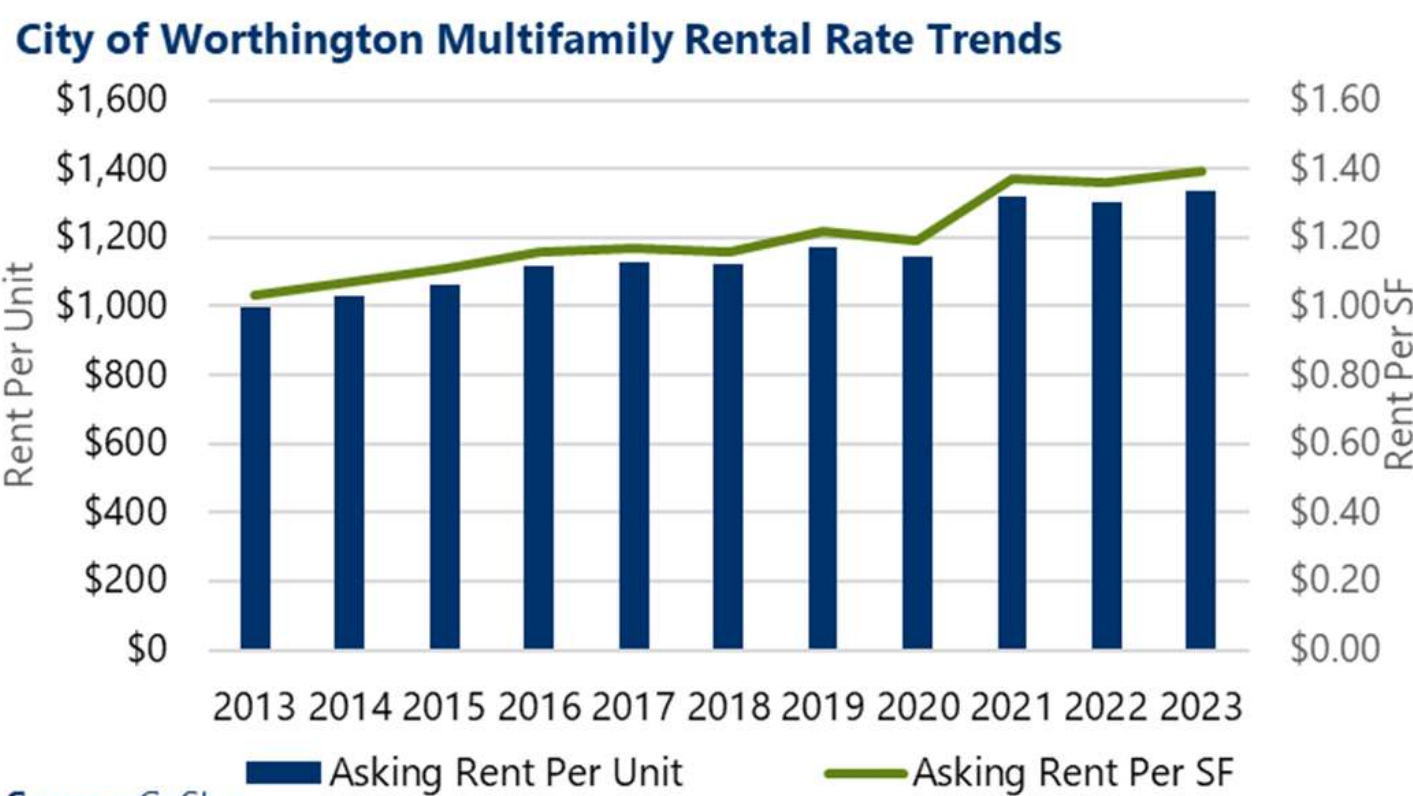
Source: Worthington Housing Needs Assessment (2024).



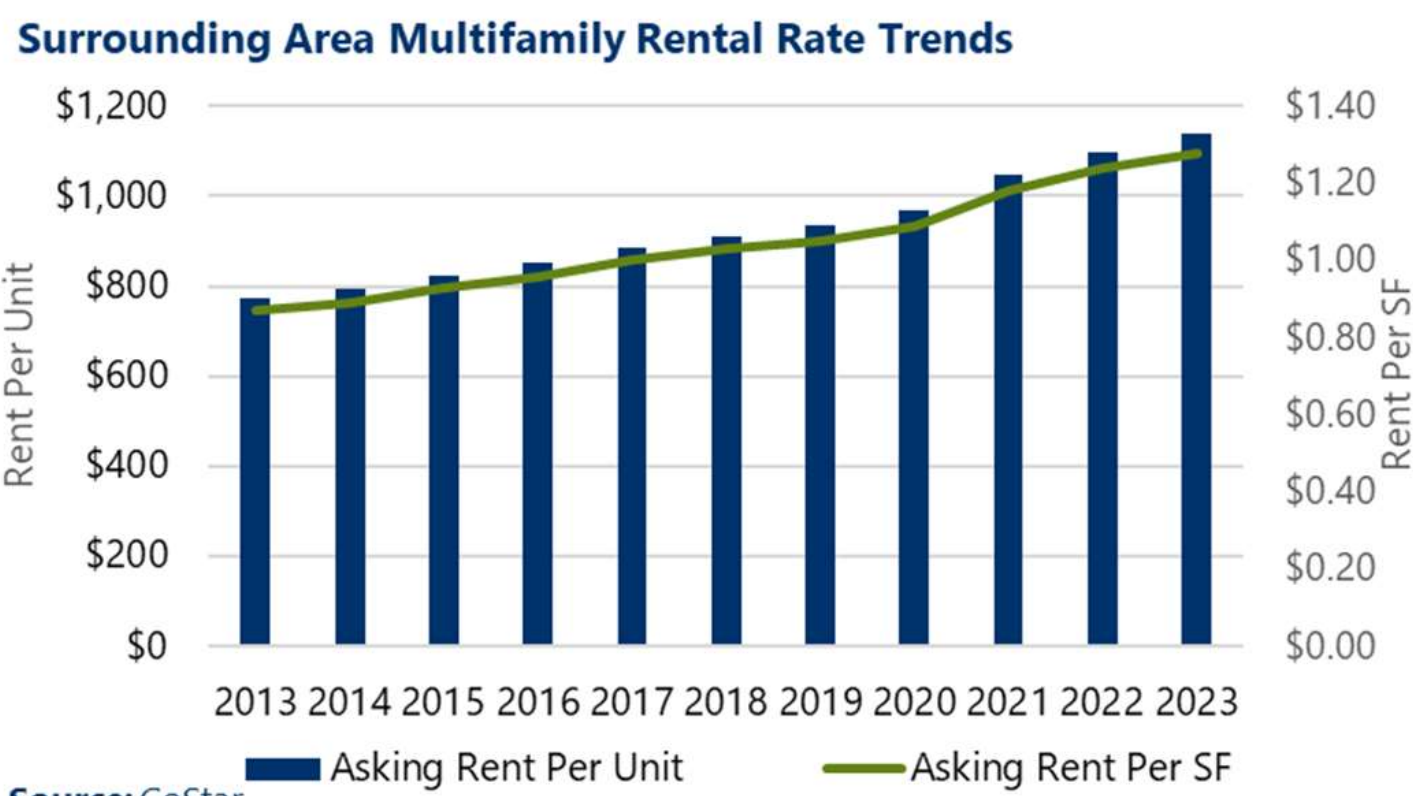
Source: Esri



Source: Esri



Source: CoStar



Source: CoStar

The number of multi-family housing units increased 32% from 2000-2023.

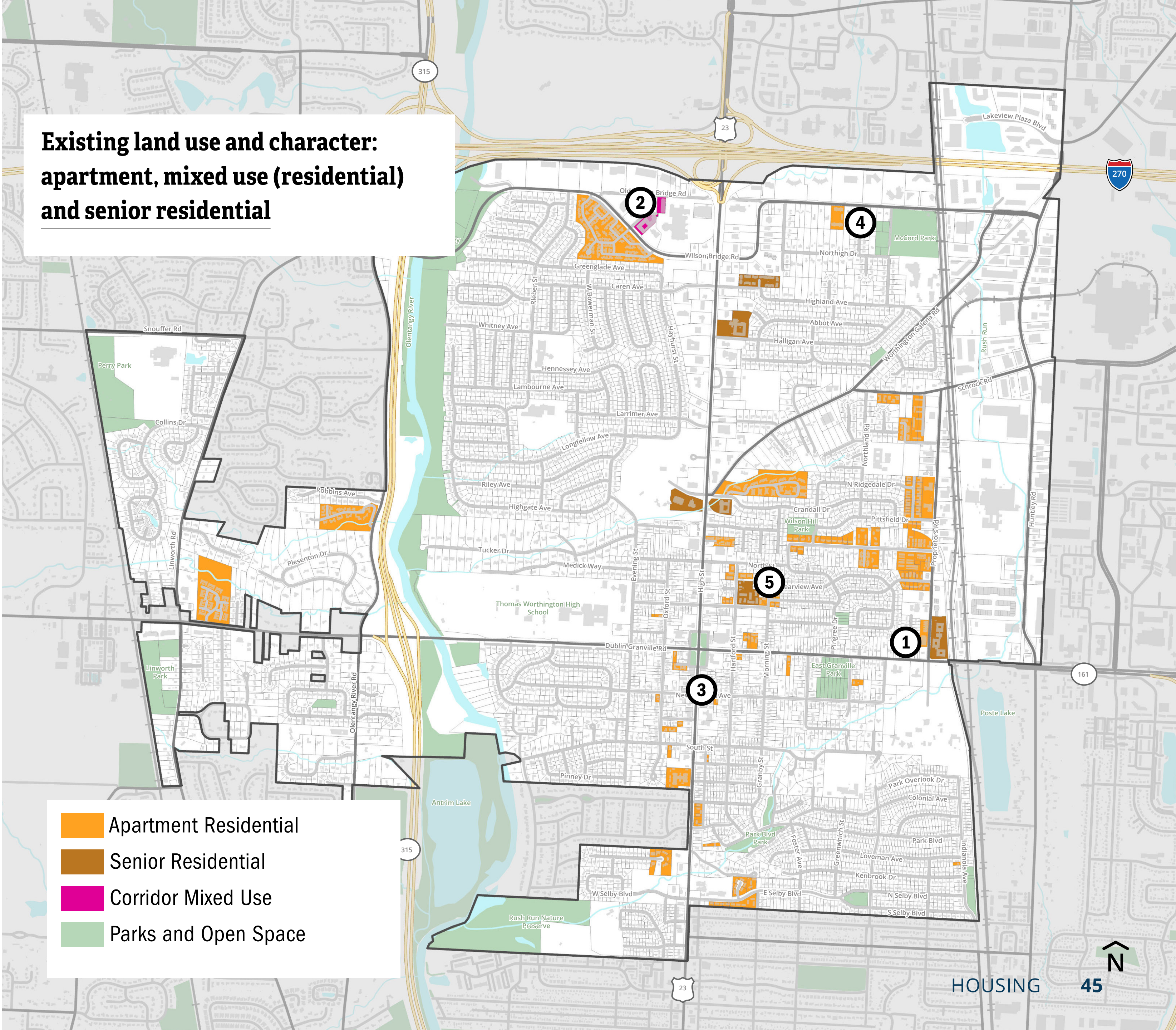
Multi-family housing developed since 2000 includes:

- ①Simsbury Place Condos & Townhomes – 25-units
- ②The Heights Apartments – 193 units
- ③Masonic Lodge Condos – 3-units
- ④Granby Place – 32 units
- ⑤Stafford Village – 86 units (replaced 61 existing units) – 55 and older restriction and 34-units are to be affordable for a minimum of 30-years (25 additional new units)

	2000 (Census)	2023 (including above)	% change
Single-family	5,003	5,068	1%
Multi-family	872	1,150	32%

The 2023 numbers varies from the American Community Survey referenced on a previous page due to the margin of error in that estimate. The above values based on approved development is believed to be more accurate.

EXISTING CONDITIONS SNAPSHOT



36% of renters and 14% of owners are cost-burdened; paying 30% or more of their household income each month on rent or their mortgage.

The US Census Bureau states that nearly half of renter households in the United States are cost-burdened. In Worthington, 17% of households in are considered cost-burdened. This hardship is most affects:

- Households that rent (36%)
- Householders* under age 24 (100%)
- Householders* over age 65 (25%)
- Households with income under \$75,000 (96%)

* the term householder refers to the head of household or someone who owns or rents a housing unit.

Share of Housholds by Age of Householder that are Cost Burdened, 2021

Age	City of Worthington		
	All Occupied	Owner Occupied	Renter Occupied
15 to 24 years	100%	100%	100%
25 to 34 years	13%	11%	20%
35 to 64 years	12%	9%	24%
65 years or older	25%	20%	53%
Total	17%	13%	36%

Source: ACS 2021 5-year estimates

Share of Households by Income Level that are Cost Burdened, 2021

Household Income Level	City of Worthington		
	All Occupied	Owner Occupied	Renter Occupied
Less than \$20,000	97%	93%	100%
\$20,000 to \$34,999	72%	70%	74%
\$35,000 to \$49,999	32%	37%	28%
\$50,000 to \$74,999	34%	33%	40%
\$75,000 or more	4%	4%	2%
Total	17%	13%	36%
Total < \$50,000	11%	6%	33%

Source: ACS 2021 5-year estimates

Need for additional housing in Worthington exceeds land availability. Half of housing need is for "affordable housing"

The Housing Needs Assessment (2024) determined there may be demand for 2,000 units in Worthington between the needs of cost-burdened households, commuters who may prefer to live closer to work, and underhoused individuals. It was also determined that the community needs nearly half of these units to be affordable housing.

- Worthington does not have the land available to build 2,000 new units in the short term.
- Constructing new houses for less than \$200,000 is not financially feasible.

165 rentals needed above \$1,200/mo.

462 rentals needed below

Primary Sources of Need: Worthington Household Affordable Price Points by AMI

AMI Bracket	Income Level	Total Renter Housing Units Needed	Maximum Affordable Rent	Total Owner Housing Units Needed	Maximum Affordable Home
Over 150% AMI	\$139,455+	8	\$3,486+	167	\$443,300+
150% AMI	\$139,455	17	\$3,486	137	\$443,300
120% AMI	\$111,564	15	\$2,789	116	\$354,400
100% AMI	\$92,970	40	\$2,324	147	\$295,600
Low (80% AMI)	\$74,400	85	\$1,860	268	\$236,700
Very Low (50% AMI)	\$46,500	235	\$1,163	205	\$147,800
Extremely Low	\$27,900	227	\$698	310	\$88,900

567 houses needed above \$250K

783 houses needed below

Note: Primary Sources of Need include: Cost-burdened and Displaced Workers.

Note: Max rent is based on 30% of income going towards rent, Max affordable home calculation is based on interest rates as of May 1, 2024 and a 10% down payment, Income Level is based on the AMI bracket for 3 Person Households.

Source: US Department of Housing and Urban Development, Camoin Associates

What is affordable in the Columbus MSA? (for a 3-person household)

