

# NAIOP Central Ohio Public Policy Update

*This is the second issue of a new NAIOP effort to provide an update on City of Columbus/Central Ohio public policy issues that impact commercial development. This update will be sent twice a month. As we develop this new tool for members, feedback on the general content or questions about specific items are welcome and should be send to [debbielee@centralohionaio.org](mailto:debbielee@centralohionaio.org).*

## City Works on CRA Rules

The City is working to create rules to implement the legislation passed last year that provides new guidelines for CRA housing tax abatements. Developers, including NAIOP members, were invited to provide input on an initial draft of these rules. The City is currently reviewing this feedback.

Any questions on this work can be directed to the Economic Development Department's Jeremy Druhot at [jdruhot@columbus.gov](mailto:jdruhot@columbus.gov) or on his direct line at 614-645-8530.

A reminder that the City is not considering changes to the policy itself as legislated by Ordinance 1843-2022 of last year. The rules are intended to provide how to implement the policy as legislated and how individual applications will be treated.

## Marysville Council Hears Concerns About TIFs and Abatements

There has been reporting on [recent discussions/disagreements](#) between the City of Marysville and Marysville Schools regarding concerns about development incentives. This month's primary election loss of a levy to support Marysville schools may exacerbate the continuing challenge between the two entities. Contact DebbieLee Dougherty at [debbielee@centralohionaio.org](mailto:debbielee@centralohionaio.org), if any NAIOP member sees these arguments flair up in other regional communities.

## Columbus Development Plan Approval Timelines

Building and Zoning Services Director Scott Messer continues to focus on plans for changes in the timeframes for departmental approvals of development plans. At this point, the effort is focused on multi-family proposals and is seen as a way to help get much-needed additional housing into the Columbus market. By mid-year, there will be new guidelines for developers, their engineering firms, and city departments - Utilities, Services, Building and Zoning Services, Recreation and Parks, Safety, etc. The goal is to remove 50% of the required approvals time.

It is anticipated that in June, there will be a working session for private sector stakeholders to review these timelines and expectations in the future. Depending on the results of this effort with multi-family proposals, it is hoped that components will be extended to additional development projects.

## Multi-Family Zoning Approval Timelines

The new project management system for residential re-zonings is now in place. In addition to addressing the immediate issue delaying consideration of development, the City is tracking timeframes for all re-zonings to identify specific system bottlenecks to address. Developers should be working with Phil Ashear ([pjashear@columbus.gov](mailto:pjashear@columbus.gov); 614-645-1719) as the new Zoning Project Manager. Work with stakeholders in the process, including City Council, will continue in the coming months.

## **Columbus Zoning Code Update: Community Meetings Completed Over Last 2 Weeks**

The City held community forums in early May as part of its outreach effort to help residents understand the zoning code reform plans. Outreach work remains with area commissions, neighborhood associations, and other zoning process stakeholders.

The City's focus remains on the 11,000 parcels along existing thoroughfares, with a final map and language to cover these areas being developed in 2023 and adopted in early 2024.

## **Personnel Movement**

· Dave Efland, Planning and Community Development Director of Delaware, is leaving to move to a position in Westerville that will begin in early June

## **Ohio Constitutional Threshold and the Minimum Wage Ballot Issue**

Advocacy groups have cleared the legal hurdles to begin collecting the 413,000+ signatures required to make the November election with an [amendment to the Ohio Constitution](#) for a ramp-up to a new state minimum wage of \$15/hour. Under the proposal, \$12.75 would be the new minimum on January 1st, 2025, and \$15.00 would be the minimum on January 1st, 2026. The minimum of \$15.00 for tipped employees would be effective January 1st, 2029.

## **Reminder: Columbus Regulations On Backflow, Meter Taps, and EV Station Design**

The City has now provided details on three new regulations with potential impact on development. Two options are intended to give developers more flexibility. The third item is a Fire Code change from the Columbus Fire concerning safety issues with certain EV charging stations.

- **Backflow Prevention Changes:** [Click here](#) for a new policy to allow more flexibility on backflow location
- **Meter Tap in Mixed-Use Buildings:** [Click here](#) for the City's new policy that may allow some mixed-use developments to have a single tap and meter
- **Fire Changes for EV Stations:** [Click here](#) for the City's new Fire Code policy that is in process regarding safety requirements for charging stations.

## **Intel News**

- [Construction Moves From Site Prep to Foundation](#)
- [Concrete Work Ramps Up on Site](#)
- [Intel Faces Company-wide Layoffs](#)

## **Local News**

- [What Will Westland Mall Site Include?](#)
- [Berkshire Township Housing Rejected in May Primary Election](#)
- [Granville Comprehensive Plans Calls for Higher Densities](#)
- [Multi-Family Financing Landscape in Central Ohio](#)
- [Ohio Senate President Opposes Affordable Housing Funding](#)
- [Columbus and Lancaster Getting Google Data Sites](#)
- [Columbus Castings Redevelopment Hopes to Transform Neighborhood](#)
- [Quarry Trails Office Building Leased](#)

- [Obetz Approves Centerpoint Plan](#)
- [Grove City Annexation Approved for Data Site](#)
- [Office Conversion to Residential in Columbus](#)
- [Emerging Developers' Grad Opening New Apartment Building Rent for \\$8,000/Month](#)
- [Canal Winchester Mayor: What to Do?](#)
- [New Office Building to Gahanna Site](#)
- [Gravity Leases Up](#)
- [Dispatch's Capitol Square Building in Contract](#)

#### **National News**

- [Homeownership Rate Stays at 66%](#)
- [72% of Rentals Think They Will Never Afford to Buy](#)
- [Trade School Enrollment Up and College is Down](#)
- [Is the Building Industry Keeping Fed on Track to Increase Interest Rates?](#)