



DEVELOPMENT OPPORTUNITIES

OVERVIEW

In order to enhance Gahanna's future growth, a closer look was taken at potential sites for new development. This examination of Gahanna's existing land area, informed by projected population and economic growth, has led to the identification of several Priority Development Areas as well as Target Sites primed for new development opportunities.

PRIORITY DEVELOPMENT AREAS

The Priority Development Areas (PDAs) for the Plan were established through input from the project steering committee, city staff, public engagement, and stakeholder meetings. Numerous Development Areas were identified throughout the planning process, with the areas incorporated herein featured as those having the greatest potential as a catalyst for development. This process ended with the Development Areas seen on the map to the right.

- Areas that include existing development incentives such as CRAs and TIFs
- Areas that have the ability to significantly contribute to elevating the character, image, and brand of the community
- Areas that represent a high concentration of employment

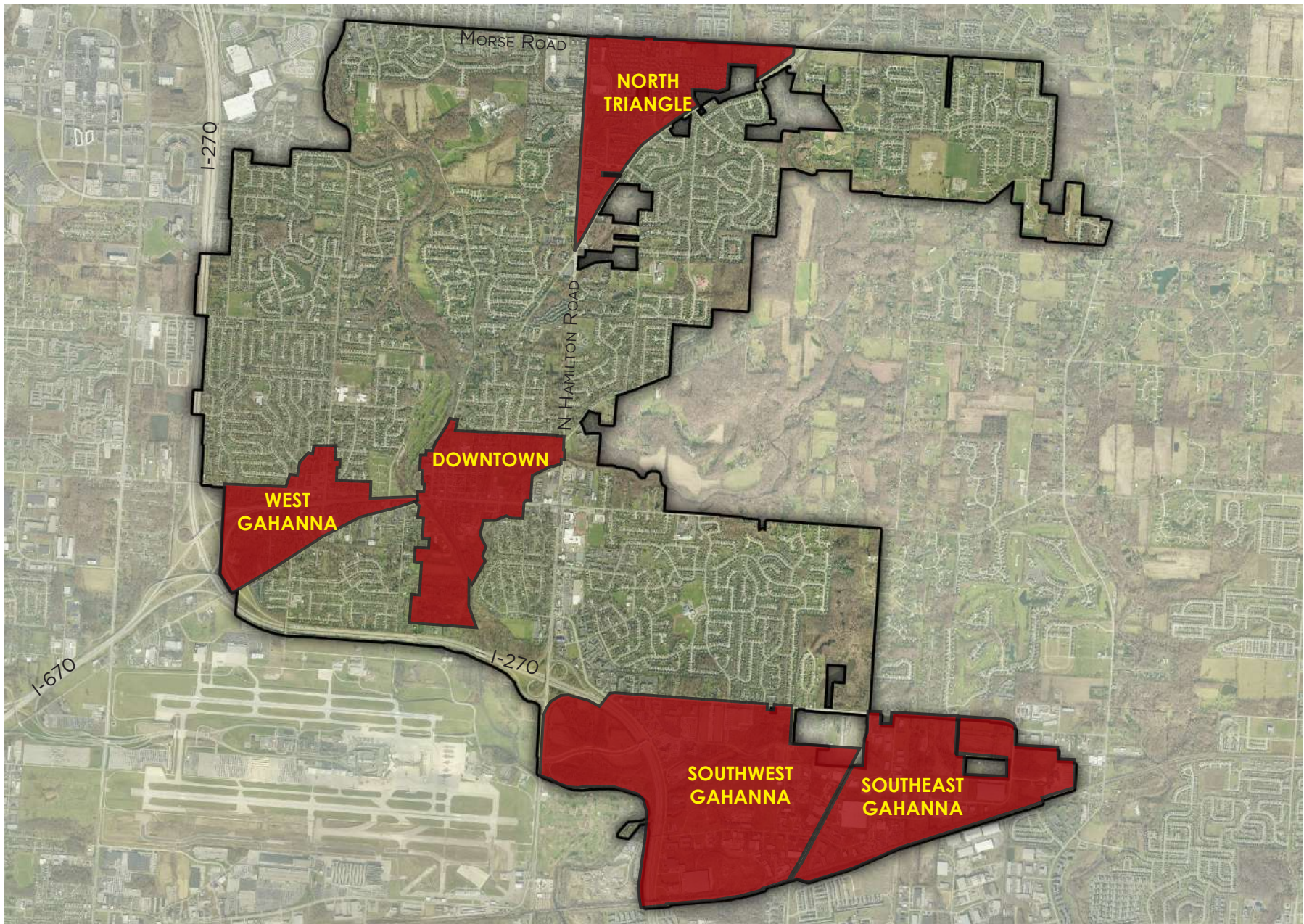
- Areas with considerable commercial and industrial redevelopment potential
- Areas that align with the accommodation of new development identified as an opportunity through the market analysis

TARGET SITES

Within each Priority Development Area, a number of individual sites were identified as ideal for redevelopment. A total of 12 target sites were identified across the 5 PDAs. These sites are unique and present an opportunity to accommodate growth and development in Gahanna. For each site, a vision development concept and economic incentive strategy was developed to serve as a tool to attract and guide development to these areas. The capacity of these sites in total can accommodate the following development potential:

- Industrial - 800,000 square feet
- Office - 767,000 square feet
- Lodging - 408 keys
- Conference Space - 25,000 square feet
- Residential - 720 units

PRIORITY DEVELOPMENT AREAS



“DEVELOPMENT OPPORTUNITIES SECTION GUIDE”

PDA

A PDA is comprised of potential development sites. For each site, to-date critical data is provided in addition to geographical location of sites within the PDA. Additionally, in each PDA overview section a table describing development capacities is provided for individual sites. This list is not a comprehensive list nor is it intended to dictate a development program for each site. Instead it provides an estimate of the site’s capacity for each use type to understand possible development scenarios. These estimates are calculated using general use development per acre rules which are listed in each table.

PDA # - GAHANNA AREA

PDA Site Critical Data		#A	#B	#C	#D
Acres		34.0	9.4	65.4	6.9
# of Parcels		49	29	54	2
# of Owners		39	5	40	1

Use	Development SF or Units/Acre	PDA Site Development Capacity			
		#A	#B	#C	#D
Office Retail / Commercial	10,000 SF	0,000	0,000	0,000	0,000
Large Format Retail	10,000 SF	—	—	—	—
Office A / B	10,000 SF	0,000	0,000	0,000	0,000
Signature Office	10,000 SF	—	—	—	—
Office / Showroom	9,000 SF	—	—	—	—
Ind. / Med. Flex Office	10,000 SF	—	—	—	—
Industrial	10,000 SF	—	—	—	—
Hotel Hotel	40 RVU	0,000	0,000	0,000	0,000
Hotel Conference	10,000 SF	—	—	—	—
Residential Med. Density Res.	5 DU	0,000	0,000	0,000	0,000
Med-high Density Res.	10 DU	0,000	0,000	0,000	0,000
High Density Res.	14 DU	0,000	0,000	0,000	0,000
Townhomes	8 DU	0,000	0,000	0,000	0,000

Gahanna Economic Development Strategy

Development Opportunities

TARGET SITE

For each Target Site, a site overview is provided and development concept proposed. The development concept is expressed through text, character images, a site design and corresponding development program. The site plan and use mix is a recommended design for each site.

TARGET SITE

PDA # - DOWNTOWN

CONCEPT OVERVIEW

INFRASTRUCTURE IMPROVEMENTS

TARGET SITE CAPACITY				
Code	Use	Building Footprint	Stories	Units
A	Use Type	0,000	0	##
B	Use Type	0,000	0	##
C	Use Type	0,000	0	##
D	Use Type	0,000	0	##

PROPOSED CHARACTER

Gahanna Economic Development Strategy

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