

The background features a dark blue field with a pattern of small, light blue dots. Overlaid on this are large, abstract geometric shapes in light blue and red. The text is centered and rendered in a bold, white, sans-serif font.

**HOUSING AND COMMUNITY
DEVELOPMENT –
FACILITATING ECONOMIC
AND POPULATION GROWTH
IN THE COLUMBUS REGION**



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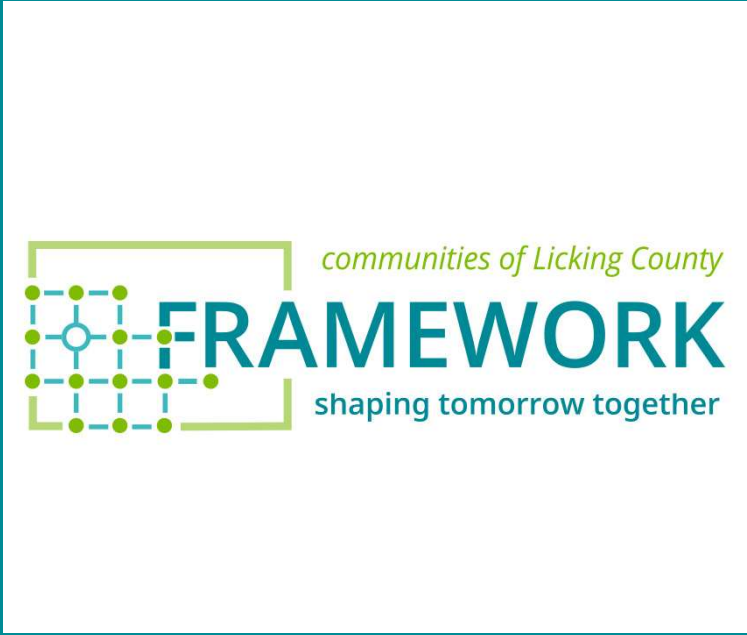
Mayor Mark Johns

City of Heath

The background is composed of several overlapping geometric shapes. At the top, there is a bright red triangle pointing downwards. To its left is a light blue triangle pointing upwards. The bottom half of the image is dominated by a large dark blue triangle pointing upwards, which is filled with a pattern of small, light blue dots. To the right of the dark blue triangle is a dark red area filled with a pattern of small, light red dots. The text 'City of Heath' is centered in the dark blue triangle.

City of Heath





**Aligning on
a Path
Forward**

Housing & Community
Development
ED411

December 1, 2023

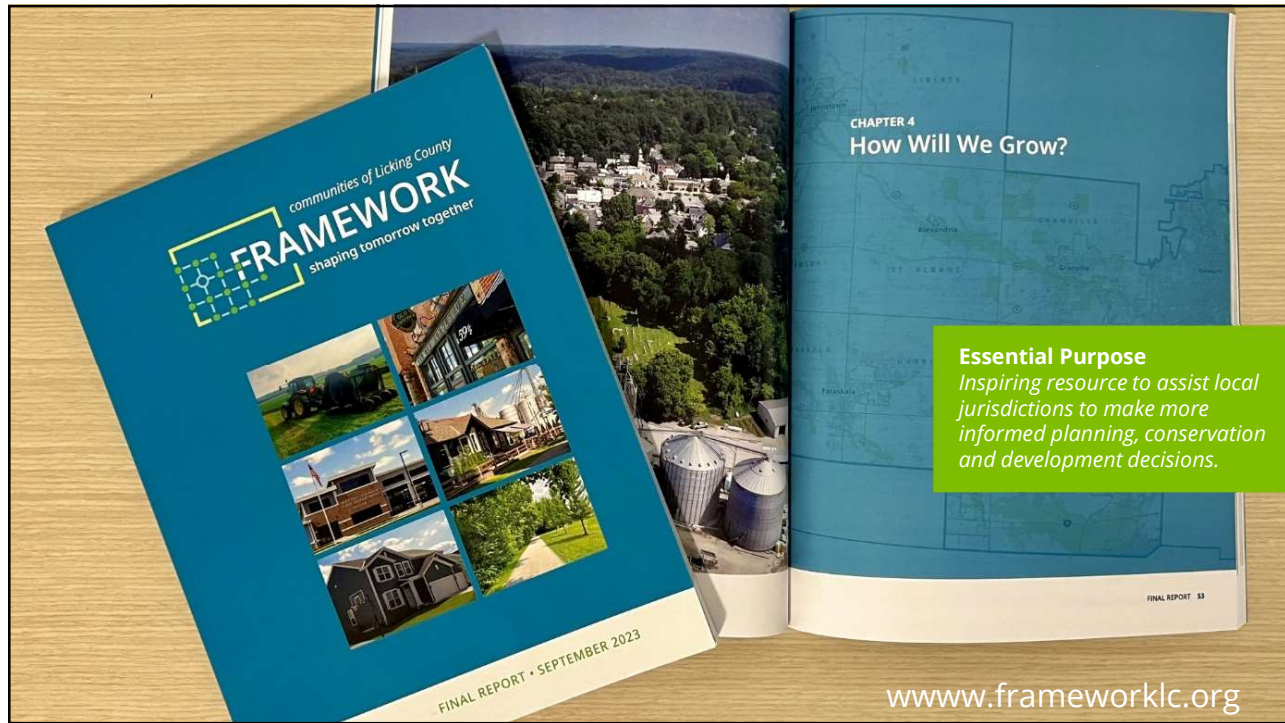
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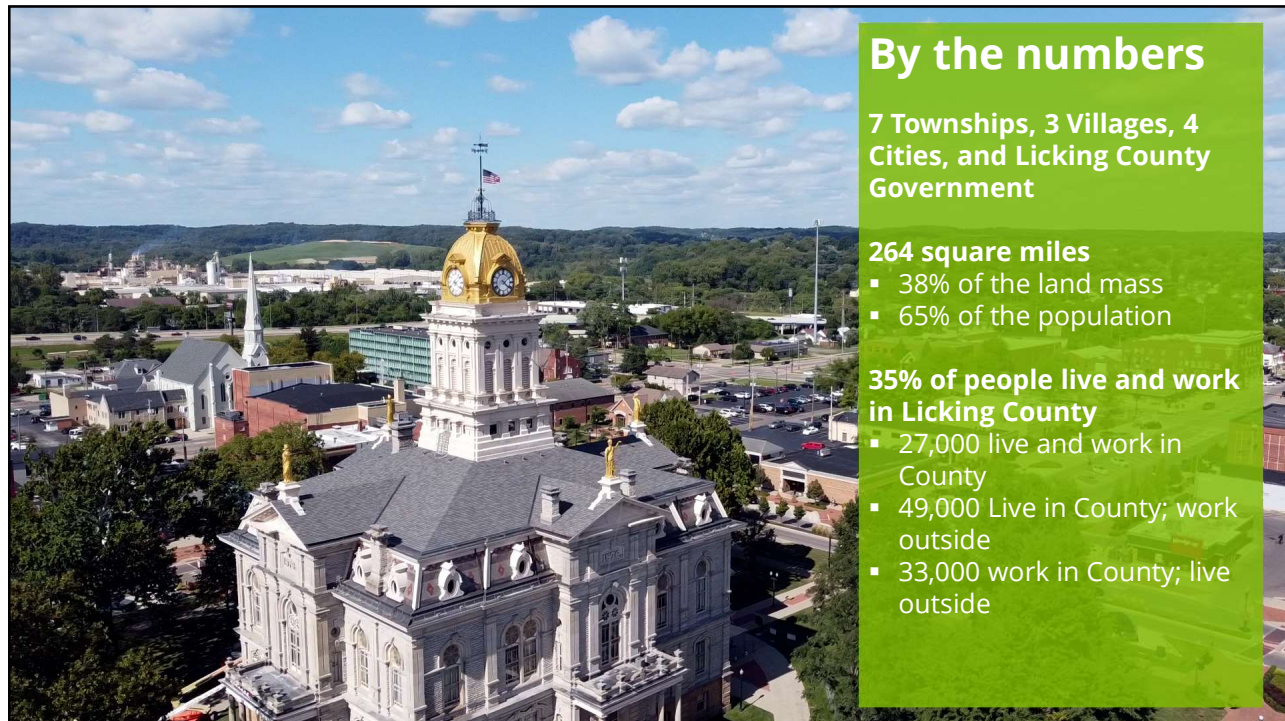
Can we make a great place(s)?

FrameworkLC.org

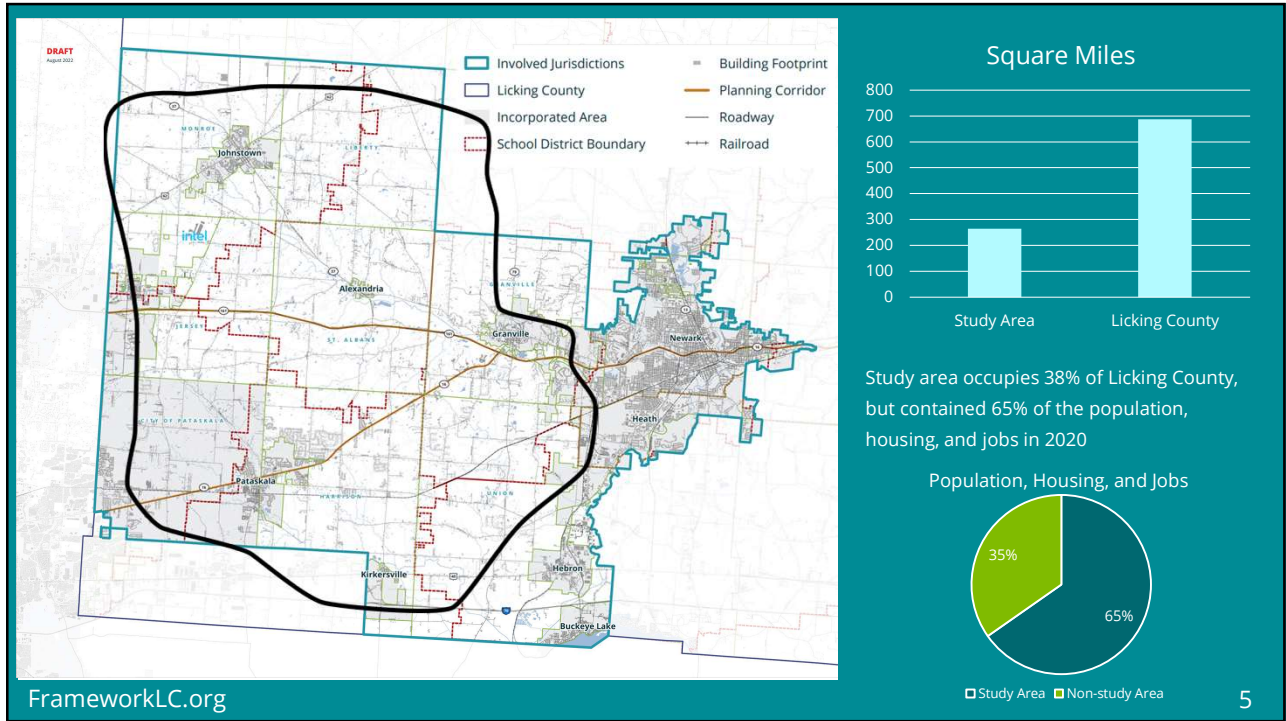
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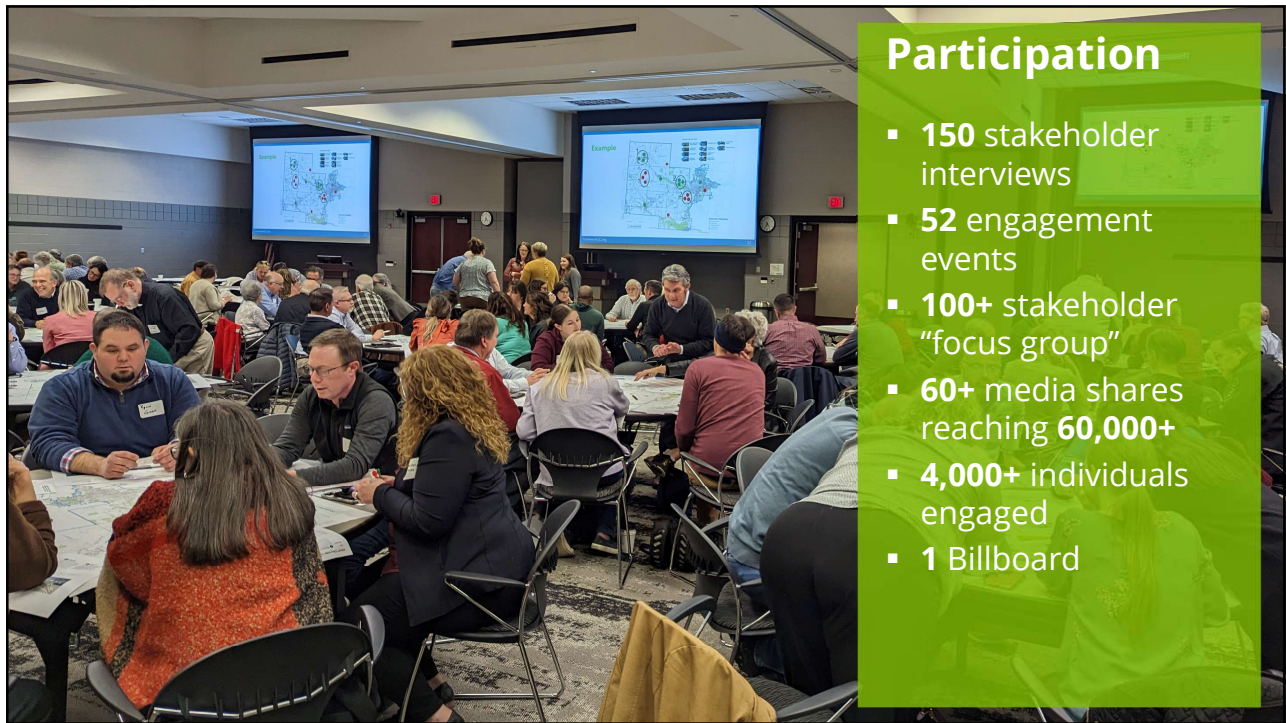
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Areas of Work

- **People moving around:** transportation and relationship to jobs and housing
- **Housing dynamics:** activity, miss-match with income and cost, limited range
- **Economic production:** strong and getting stronger
- **Land utilization:** conservation, potential demand and options
- **Design matters:** appearance and emotional attachment

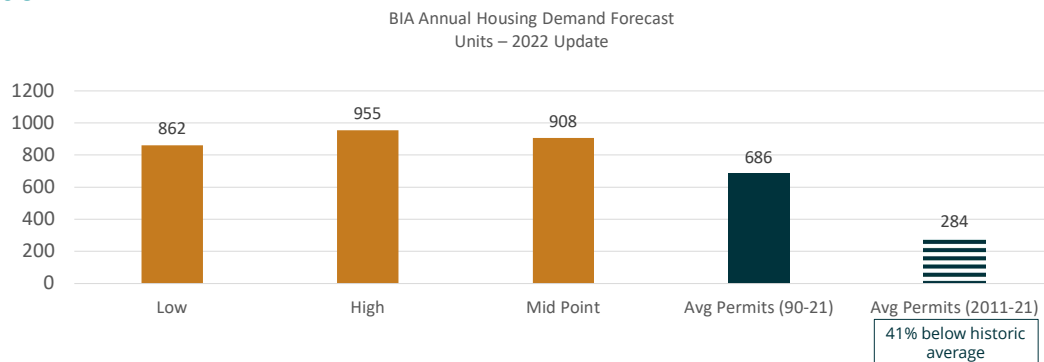
Implementation and Key Deliverables

- 14 Principles
- Conservation and Development Map
- Collection of Character Types
- Implementation Matrix

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Licking County's recent permitting levels are well below forecasted demand and its historical average

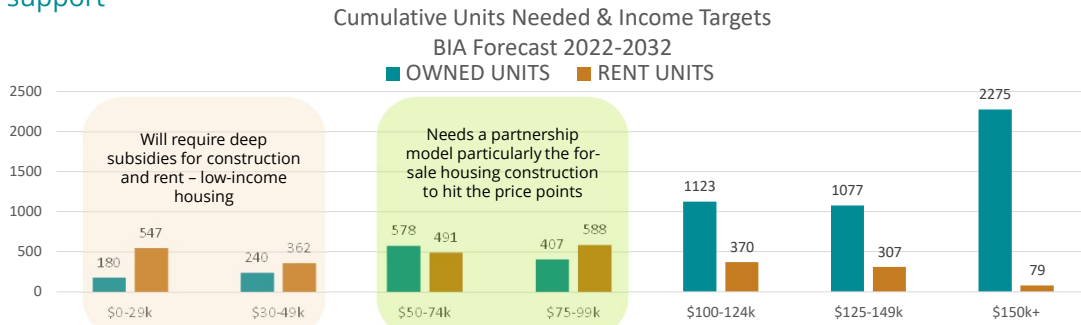
30-year average permits adds roughly 1% annually to the county housing stock



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Nearly 40% of New Housing Stock Will Require Subsidy or Other Incentives

- 17% of owned housing will require some form of support to meet the price targets for those income levels
- 51% of rental units will require some level of subsidy – construction and/or rental support



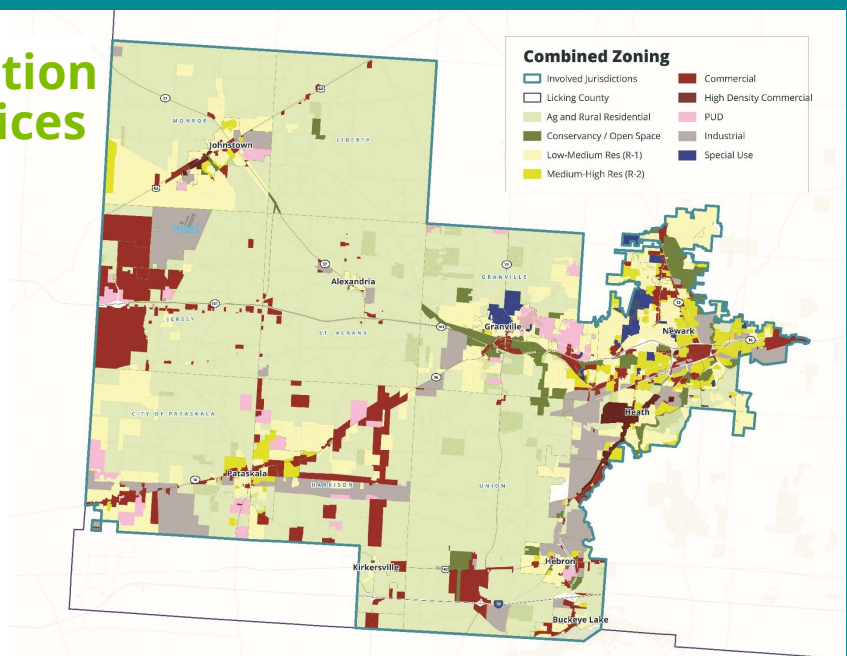
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Land consumption and policy choices

What is important?

Zoning data from each jurisdiction as of 12/22

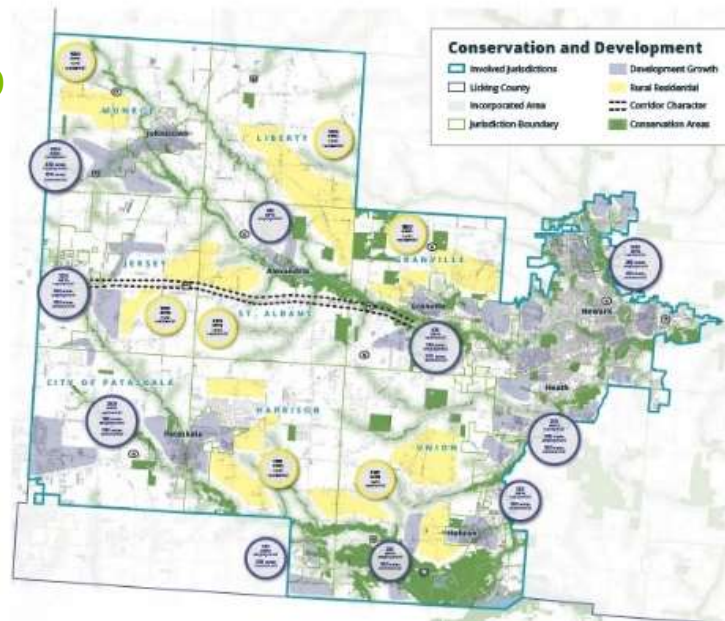
- Simplified across jurisdictions for legibility
73 zoning classifications simplified to 9
- Used to calculate current residential density
- Dynamic development environment



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Conservation and Development Map

- Intended to help policy makers in managing conservation and development.
- Depicts potential growth if development occurs based on current growth patterns.
- Local comprehensive plan and zoning map take precedent and guide the final decisions on development.



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Character Types

1. Description of character and intent
2. Photos (preferred examples)
3. List of appropriate uses
4. Physical attributes
 - Building height range
 - Building form
 - Street and block structure
 - Transportation context
 - Open Space forms

Rural Living

Areas primarily made up of large lot residential within a rural setting. These areas may include some limited non-residential uses such as commercial or agriculture.

TYPICAL LAND USE MIX



HOUSING MIX

Large lot single family

FORM ATTRIBUTES

BUILDING FORM

Height

1-2 Stories

Setback

May be greater than 50 feet, varies

TRANSPORTATION

Primary Mode

Automobile

Secondary Mode

n/a

Parking

Private surface lots

Streets

Primarily automobile access. Each lot may have direct access to a corridor.

EXAMPLE PATTERN



EXAMPLE CHARACTER



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Implementation: Opportunities and Challenges

There are critical aspects of the development process outside the authority of local governments. These could significantly complicate FRAMEWORK's implementation...and dampen the significant upside potential.

- Transportation Choices, Connections, and Character
- Housing for a Complete Community
- Provision of Public Utilities
- Utilization of Economic Tools
- Adequate Staff Capacity Within Jurisdictions

Can we make a great place(s)?



FRAMEWORK
communities of Licking County
shaping tomorrow together

Thank you

www.frameworklc.org

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