

September 1, 2026

FACT SHEET: ORDINANCE NO. 19-2026

Rezoning from Special-1 (schools, parks, social services, etc.)
to PUD (which allows construction of high-density apartments at
Boundless/Harding)

DEMOCRACY

before

DEVELOPERS

WORTHINGTON

We Are Pro-Good Development:



Our campaign and its members fully support good development in Worthington, including the building of more housing. Our opponents falsely claim otherwise, though they know better. The truth? What we oppose is bad development that is costly and destructive. What we support is good development that enhances our city without burdening the residents with excessive costs. This can be done. Let's serve our community, not the developers.

Property Tax Abatement & Cost-to-Serve:



The developer has asked for a 10-year, 75% property tax abatement. This amounts to roughly **\$743,000 per year** that the developer would not pay to support the schools and city. Further, the City estimates that each high-density apartment costs a net \$2,100 per year to provide city services. For the proposed 246 units, **that's over \$500,000 per year** for the Elford apartments—to be paid by existing taxpayers. **The developer doesn't want to pay, but wants to be served.**

Worthington Schools Purchase Offer (30% above appraisal):



The claim that this property must sit stagnant if Elford's apartments are not built ignores documented history. **The Worthington Schools could buy and use this property without rezoning, and without a tax abatement.** In fact they tried. When Boundless put the land up for sale, the **Worthington Schools made a generous cash offer—30% above the appraised value.** Boundless rejected the offer, and instead gambled on rezoning for high-density apartments, with abatements, favored by developers.

Traffic Study Scope and Standards:



Elford's traffic study is focused on a single traffic light at Proprietors (and an internal roundabout), and relies on a single day of data (December 17, 2025). Service level **grades of D and E were deemed acceptable** (on an A to F scale). By design, the study completely **ignores broader impacts on the entire 161 corridor**, east to west, and all adjacent streets, **as well as the Proprietors/Worthington-Galena throughways.** The study is meaningless. It allows the city to check a box, and nothing more.

Environmental Protections (lack of):



The project includes the **removal of 135 mature trees** near the sensitive Rush Run ravine, and, inexplicably, the **waiving of the \$75,600 tree replacement fee.** Further, replacing permeable soil with high-density development increases high-flow erosion risks on-site and downstream.

Is Any of it Really Affordable Housing?



The developer is trying to use the City's "Workforce Housing" program to secure the 75% property tax abatement. Under the program's formula, a single person's housing costs (rent + utilities) would be capped at **\$1,560 per month for an "affordable" one-bedroom apartment.** But average market rate housing costs for comparable apartments in the Worthington area are almost the exact same, **~\$1,590/month.** **Why give a tax abatement worth \$7.43 million dollars to build what are effectively market rate apartments?**

More Facts at: DemocracyBeforeDevelopers.org

Printed in-house.

Paid for by Democracy Before Developers Worthington

Leslie Caruso, Treasurer