

**Application of Gateway Community Improvement Corporation to the
Board of Trustees of Jersey Township, Licking County, Ohio for a
Revitalization District Designation
Pursuant to O.R.C §4301.81**

Filed by:

Gateway Community Improvement Corporation

1. Objective: Pursuant to Ohio Revised Code Section 4301.81 ("O.R.C. §4301.81"), Gateway Community Improvement Corporation, an Ohio Community Improvement Corporation (the "Applicant"), as the owner of certain real property located in the Township of Jersey, County of Licking, Ohio (the "Township"), hereby seeks a "Revitalization District" designation from the Township for the area described herein (the "Jersey Township RD"). The Jersey Township RD is a bounded, contiguous area that does or will substantially contribute to the entertainment, retail, educational, sporting, social, cultural or arts opportunities for the entire Township and the Central Ohio area.

2. Applicant's Name and Address:

Gateway Community Improvement Corporation
1481 Mink Road
Pataskala, Ohio 43062
Attention: Bob Pickard, Secretary

3. Property Owned by Applicant: The Applicant is the owner of certain real property, being Parcel No. 082-109104-00.000, located within the Jersey Township RD (the "Applicant's Property").

4. Survey and Boundaries of the Revitalization District (Jersey Township RD): Attached to this Application as Exhibit A indicating the boundaries of the Jersey Township RD. A description of the boundaries is as follows:

An area up to and including 1,000' along each of the north and south sides of Worthington Road (CR162), from Harrison Road to State Route 310 (Hazelton-Etna Road)

An area up to and including 1,600' along the east side of Mink Road, from Worthington Road (CR162) to Green Chapel Road

An area up to and including 1,000' along the west side of State Route 310 (Hazelton-Etna Road), from Worthington Road (CR162) to the Jersey Township and City of Pataskala boundary

An area up to and including 300' along each of the north and south sides of Morse Road Road, from Harrison Road to State Route 310 (Hazelton-Etna Road)

An area up to and including 800' along the south side of Morse Road, from Harrison Road to the Jersey Township, City of Pataskala, and City of New Albany boundary

An area up to and including 1,000' along the west side of the Jersey Township and the St Albans Township boundary, from Worthington Road (CR162) to the Jersey Township and Monroe Township boundary

Notes:

All measurements are considered from the centerline (as of September 1, 2023) of the applicable road

The property located at: 13705 Worthington Road NW Pataskala, Ohio 43062, and the property located at 1158 Hazelton-Etna Road Pataskala, Ohio 43062, are both specifically and explicitly excluded from the Jersey RD area (Exhibit A).

The Jersey Township RD is approximately 2,462 +/- acres, comprised of the entirety or a portion of approximately 460 +/- parcels as indicated on Exhibit A. The Applicant's Property is also depicted and identified on Exhibit A.

5. Nature and Types of Establishments to be located in the proposed Jersey Township

Revitalization District: The proposed Revitalization District is a bounded, contiguous area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

- (a) Hotels;
- (b) Restaurants;
- (c) Retail sales establishments;
- (d) Enclosed shopping centers;
- (e) Museums;
- (f) Performing arts theaters;
- (g) Motion picture theatres;
- (h) Convention facilities;
- (i) Sports facilities; and/or
- (j) Entertainment facilities or complexes.

The proposed Jersey Township RD will provide various venues for entertainment events, as well as hotels, restaurants, retail, educational, social, cultural and sporting events for the Jersey Township community, Licking County, and the Central Ohio area.

6. The proposed time frame for completing the development of the Jersey Township

Revitalization District: Construction of the improvements to include retail establishments in new and existing structures is set to commence in the first quarter of calendar year 2024. The remainder of the district's development will continue for a minimum of ten years (10) from the date of this application.

7. The Revitalization District's land uses are in accordance with the Township's Zoning:

The Applicant's land use within the proposed Jersey Township RD is in accord with the 2023 Jersey Township Comprehensive Plan as evidenced by the stated goals for future commercial and industrial development as outlined as follows:

(a) To harness oncoming development to make Jersey Township the Gateway to Licking County. (Page 43)

(b) To prevent sprawl by promoting focused, clustered development patterns around major roads, intersections, and encouraging the inclusion of significant open spaces in other development areas. (Page 45)

(c) To promote mixed use, commercial, and innovation employment (advanced manufacturing, research, and design) development along Mink Street, Worthington Road and SR 310. (Future Land Use Map Page 46)

(d) Target Mink Street (north of SR 161) and the SR 161 corridor for Intel support industries, hotels, medical facilities, and retail services. (Page 62)

(e) To create an Old Jersey Town Center Overlay District. (Page 56)

(f) Target an event center and boutique hotel to serve as the anchors of the Old Jersey Township Center. The event center could replicate the architecture of the Old Buggy Works Building and the boutique hotel could pay tribute to the old Mead hotel. (Page 62)

(g) Create an Entertainment Special Improvement District and a NCA to support the development in Old Jersey. Explore the feasibility of a Jersey Historic District Designation. (Page 62)

8. Revitalization District Acreage: The proposed Jersey Township RD contains approximately 2,462 +/- acres and the Applicant is requesting the entire area be designated as the Jersey Township Revitalization District. See Exhibit A for certification in compliance with O.R.C. §4301.81(B)(2) setting forth the boundaries of the RD and the property owned by the Applicant.

9. Application Processing Fee: A check in the amount of \$100.00 payable to the Jersey Township Board of Trustees is attached to this Application.

Following the designation of the Jersey Township Revitalization District, the Applicant requests the Board of Trustees submit a local option election resolution to the Licking County Board of Elections, as a type of community facility pursuant to O.R. C §4301.356. In addition, any proposed use for any owner or operator within the Revitalization District must comply with the Township's zoning for the applicable property and any restriction of record in Licking County, Ohio affecting the applicable property.

Respectfully submitted by:





Gateway Community Improvement Corporation

Steven R. Cuckler
Attorney On Behalf Of Gateway Community Improvement Corporation

JERSEY TWP. REVITALIZATION DISTRICT MAP

2023

EXHIBIT A

-  Corridor Segments
-  Revitalization District Area (2,462 ac.)
-  Municipal Corporations
-  Parcels

Source:
Boroughs Auditor, 08/23
Towns Auditor, 08/23
Imagery: USGS, 03/21

Applicant's Property
Parcel No. 082-109104-00.000
+/- 0.25 acres

