**Columbus EV Readiness: Implementation Rules are Next Steps**

Columbus expects draft rules on the  [City's EV Readiness program](https://r20.rs6.net/tn.jsp?f=001t6QwZfpWJsqsh4ZIYxds4M0a8jHWT4BYd36WHkOnRoAKJuONIyd7QFgM6a2czFtGHd372Ue_sp80S3PHLe0kQ84hPYWsWXyrYoh3L1-8b81H3-8qjzvmH5qBj3WB7XLrIhWD6OHBpmwpLPkOBMShP3Wv0MScaHsmpQwO02WzZxgCl-4UihWB1McBRHoNjrlbr4efWCHAZiZHOYlwiK-5XUFlyt-R6TvCeqGMZPliy8YJ5TdEfd1vfDMOrWTcg-YBKkg5Cfo8sBwku3QWG6Gs3A==&c=jRgGmjmimfbQuQIT86nMRmAbfjPrhoMDEutXTuShHX-uG8-WuINBng==&ch=D97uXxWYtduNen2DyhuylWg5Uz8wTeA1g8cZoQEHHZSGbx-I545Uew==) for review and feedback by the middle of June, with a request for comments two or three weeks after that. Following this initial feedback period, it is expected that there will be a second comment period. The process is expected to culminate in a Construction Industry Communication memo sometime in September, in advance of the EV ordinance implementation date of January 1st, 2024.

NAIOP will circulate the City's initial draft as soon as it is available.

**Columbus Fire Pump Testing Changes**

A [draft Construction Industry Communication](https://r20.rs6.net/tn.jsp?f=001t6QwZfpWJsqsh4ZIYxds4M0a8jHWT4BYd36WHkOnRoAKJuONIyd7QEWmz2v6n-smDisEQCarPFMHGOXefou7maND6CDdKv3DIiBXbMl0fAWIs4_k9-jP6chzcxwRZ8GujAuci1oikpkJ03v4oVAMUozBl0Y1qYHwqBd1jaYVfDy0twQ3FXZHN0t07fspFmdlHicmnqdKvMeV7a_n-hOTJB9eEUl9neZQyKeuFM_x_5C4tPcJM5k_XIAzg1783_mGYYg01vYzUNrUBMKvnC_IeQ==&c=jRgGmjmimfbQuQIT86nMRmAbfjPrhoMDEutXTuShHX-uG8-WuINBng==&ch=D97uXxWYtduNen2DyhuylWg5Uz8wTeA1g8cZoQEHHZSGbx-I545Uew==) is available to address the testing of fire pumps for those buildings where diesel or natural gas generators provide emergency power to electric fire pumps. NAIOP members are asked to give DebbieLee Dougherty any feedback before June 15th.

**Columbus Council May Consider New Rental Legislation**

Council's Housing Chair Shayla Favor recently held informal hearings on two pieces of legislation she is developing:

* "Pay to Stay" - This legislation would allow residents time to secure rental assistance dollars until an eviction judgment.
* "Third Party Payments" - This legislation would require landlords to accept a third-party payment on behalf of a tenant if that tenant is not in breach of their rental agreement.

NAIOP has requested copies of draft ordinances as soon as they are available. Any NAIOP member conversing with Council Chair Favor is asked to contact DebbieLee Dougherty to compare notes on what details we hear for these ordinances.

**AEP Update on Electrification/Energy Efficiency Programs**

BIA members tracking the potential for federal grant programs available for private sector building and development are aware that federal guidelines have yet to be issued. While waiting for official guidance, a [suggested resource](https://r20.rs6.net/tn.jsp?f=001t6QwZfpWJsqsh4ZIYxds4M0a8jHWT4BYd36WHkOnRoAKJuONIyd7QEWmz2v6n-sm1_il9vqLoVIvoUqdGgAaoEZ3-wtr-RElB2cT2cIMyXF0BtcBDhMub2P0j6-lK2hpKH3qUgVEwMPd9382EZ82WRqCWwPnVDpdbdjFBEOWPucMBprF6VKY7LT9SvTfv9tcmLyT9Yczmv6WvUPEqY2UDwGvD_f4iKFxr1C1JXs1OkHX1-DfVtG4vatl_NTjqqaKJMRofM7HgeyLHkPn8yQ-E3e3URzvfmnf&c=jRgGmjmimfbQuQIT86nMRmAbfjPrhoMDEutXTuShHX-uG8-WuINBng==&ch=D97uXxWYtduNen2DyhuylWg5Uz8wTeA1g8cZoQEHHZSGbx-I545Uew==) is available to members. Detailed questions can be sent directly to Mark Zappe at AEP - [mazappe@aep.com](mailto:mazappe@aep.com).

**US Supreme Court Rules on Clean Water Application to Isolated Wetlands**

Property owners seemed to have gained more flexibility with the use of their land now that the [SCOTUS has ruled](https://www.enr.com/articles/56531-us-supreme-court-ruling-hobbles-epa-powers-to-regulate-wetlands) that the Clean Water Act "extends to only those 'wetlands with a continuous surface connection to bodies that are 'waters of the United States' in their own right so that they are 'indistinguishable' from those waters."

Property owners will now await a regulatory or legislative response to this ruling.

**Grove City Council Discusses Zoning Code**

Last week City Council held two meetings regarding Grove City's zoning code update. In the Fall of 2022, comments were given to the City about the lack of multi-family opportunities and other issues of interest to NAIOP members; however, to this point, those comments have yet to result in changes to drafts that the City is considering.

**Licking County Infrastructure Conference Information**

Various infrastructure needs are among the significant challenges facing future development in Licking County. Earlier this month, County officials held a conference to provide a status update and framework for future improvements. Many questions remain, but [**maps and other information are presented**](https://drive.google.com/file/d/1GYZ7R8cRv6cc8HBCYLVHWT8HDhJlBIbW/view)**here.**

**Columbus Service Department: Incomplete Development Plan Submittals**

As a result of the recent Kaizen management study that includes private sector participation, the Department is developing/refining submission standards and checklists. This step aims to ensure that fully complete plans are submitted for review and that reviewers' time is not taken up with incomplete plans. This challenge is mostly with out-of-town/state developers and/or consultants with insufficient knowledge of the City's processes and standards.

**Columbus Utilities: Enhanced Meter Installation Scheduling**

Over the next 3+ years, the City is replacing all of its water meters (and electric meters for City power customers) with new models that will allow for fully remote reading and several electronic features that can identify problems in real-time. This step will eliminate the need for the current 30-meter readers. There are over 300,000 meters in the City's system, with 92% being single-family residential meters.

For commercial customers, the City has done some surveying and begun installations of large users to individually determine customer needs and how to minimize service disruption while installing the new meters. Any commercial or multi-family property owner who has yet to be contacted by the City or who has questions about this process for their situation can contact Kevin Knisley at the Division of Water. He is the Project Manager for this work: [kaknisley@columbus.gov](mailto:kaknisley@columbus.gov) or 614-645-7064.

**Columbus Fire Pump Testing Changes**

A new Construction Industry Communication is expected soon from Chief Building Official Amit Ghosh. This CIC will address the testing of fire pumps for those buildings where they are required. The CBO indicates that the testing will take two stages - the initial stage, which will need to be witnessed by a City inspector, and a subsequent step which will only require certification to be filed that the second test occurred. It is not anticipated that any special credentialing will be required for either test.

**Columbus Parking Studies Underway**

The Service Department has entered into a consulting relationship to review parking needs in various areas like Downtown, German Village, Olde Town East, and Driving Parking. These studies are driven by learning from recent parking study work in the Short North area. Developers in these areas should be aware of potential future impacts and watch for opportunities for input into the studies.

**Columbus Population Growth Continues - Remains 14th in Nation**

According to a US Census Bureau [**release**](https://www.census.gov/programs-surveys/popest.html)**,**the City of Columbus gained 5,000 residents for a new total population of just over 907,000.

Cincinnati was the only other major Ohio city to gain population, and regional peer cities like Indianapolis, Cleveland, Pittsburgh, Louisville, Milwaukee and St. Louis all lost population.

**Columbus Building and Zoning Services Building Will Close Early on July 3**

A formal announcement will be forthcoming, but it is anticipated that BZS customer offices will close **at 1:00 p.m. on Monday, July 3**, due to road closures downtown related to Red, White and Boom.

**Intel News**

* [**Homebuilding Falls in Licking County**](https://www.newarkadvocate.com/story/money/business/2023/05/18/home-building-drops-dramatically-in-licking-county-despite-intel-newark-tops-list/70207821007/?utm_source=newarkadvocate-daily-briefing-strada&utm_medium=email&utm_campaign=dailybriefing&utm_term=hero&utm_content=pnew-newark-nletter65)
* [**Mayors Discuss Intel Impacts**](https://dispatch-oh-app.newsmemory.com/?publink=15dc111c8_134ab9b)
* [**Intel Facility Construction Update**](https://www.dispatch.com/story/business/2023/05/18/intels-two-plants-in-new-albany-will-employ-3000-workers/70232792007/)
* [**Don't Judge Asphalt Plants Too Quickly**](https://www.newarkadvocate.com/story/news/local/granville/2023/05/18/you-know-im-right-dont-judge-potential-asphalt-plants-too-quickly/70210940007/)
* [**Newark Students Get Skilled Trade Info**](https://www.newarkadvocate.com/story/news/education/2023/05/18/newark-high-school-students-see-big-opportunities-in-skilled-trades/70219606007/)
* [**Licking County: New Utility District?**](https://www.newarkadvocate.com/story/news/local/pataskala/2023/05/11/southwest-licking-water-sewer-pursuing-st-albans-wastewater-plant/70151838007/?utm_source=newarkadvocate-daily-briefing-strada&utm_medium=email&utm_campaign=dailybriefing&utm_term=Content%20List%20-%20Stacking%20-%20optimized&utm_content=pnew-newark-nletter65)
* [**Jersey Township Sees Five Fold Increase in Population to 16,000 Residents**](https://www.newarkadvocate.com/story/news/local/pataskala/2023/05/10/jersey-township-plan-predicts-population-could-grow-to-16000/70188505007/)
* [**OEPA Hearing on Asphalt Plants**](https://www.newarkadvocate.com/story/news/local/granville/2023/05/16/epa-hosting-june-meeting-on-asphalt-plants-proposed-near-raccoon-creek/70218288007/?utm_source=newarkadvocate-daily-briefing-strada&utm_medium=email&utm_campaign=dailybriefing&utm_term=hero&utm_content=pnew-newark-nletter65)
* [**Local Schools Tackling Worker Training**](https://www.newarkadvocate.com/story/news/local/pataskala/2023/05/11/licking-heights-preparing-students-for-jobs-with-intel-amgen/70189063007/?utm_source=newarkadvocate-daily-briefing-strada&utm_medium=email&utm_campaign=dailybriefing&utm_term=Recent%20articles%20-%20single%20column&utm_content=pnew-newark-nletter65)

**Local News**

* [**U.S. Supreme Court decision will harm Ohio waterways, some say**](https://r20.rs6.net/tn.jsp?f=001t6QwZfpWJsqsh4ZIYxds4M0a8jHWT4BYd36WHkOnRoAKJuONIyd7QEWmz2v6n-smppWy8cQytVbKbdWQpyufI-V_GnU4PEnbUI3ioI-1uxKNn5lxlqxEupTUGfCBNeK9vpU5ygCFYZ652P_zRFonFuQTI4c4cv7zChjWFUmXhs_8KF7nPoKPkGOHYinWBztF7S4gZpyUO8oUrS0nRh0CItk9p5ky9uZiLxWsjBDBe9lZv5ARazwDjJRhc8dRaB1F2OmQKYW738JLGn7m4-F9WfbFW6M0zo67lREa7RGbxN4=&c=jRgGmjmimfbQuQIT86nMRmAbfjPrhoMDEutXTuShHX-uG8-WuINBng==&ch=D97uXxWYtduNen2DyhuylWg5Uz8wTeA1g8cZoQEHHZSGbx-I545Uew==)
* [**Berlin Twp. board reviews business park plan**](https://r20.rs6.net/tn.jsp?f=001t6QwZfpWJsqsh4ZIYxds4M0a8jHWT4BYd36WHkOnRoAKJuONIyd7QEWmz2v6n-smBLxBfjNgAgZ-DJ_d_i-F0pSEdHm5X9Jz2hzRVw8elxPoTngZz9tIewI5JGhaxtxFmH_N-u1Og7rV9yYSiyY-xDY9xdBb-sh98D1_lDcyjlGhZZUvuC8HAJc9sbFBY1e--TBQsHOct8qXjfcqQMg8EsJ7K64MA_eRt3LBOQ2mOxE=&c=jRgGmjmimfbQuQIT86nMRmAbfjPrhoMDEutXTuShHX-uG8-WuINBng==&ch=D97uXxWYtduNen2DyhuylWg5Uz8wTeA1g8cZoQEHHZSGbx-I545Uew==)
* [**Dublin Site Plans 300 Apartment Units**](https://www.bizjournals.com/columbus/news/2023/05/22/pizzuti-cos-ashland-multifamily-development-dublin.html)
* [**Chase Tower Downtown to Become Residential?**](https://www.bizjournals.com/columbus/news/2023/05/17/chase-tower-owners-plan-to-covert-columbus.html)
* [**Downtown Commission Hearing New Residential Proposals**](https://www.bizjournals.com/columbus/news/2023/05/18/library-park-phase-4.html)
* [**Downtown Bank Included in Housing Site**](https://dispatch-oh-app.newsmemory.com/?publink=02c240bfe_134ab9f)
* [**Westland Area Commission Approves Apartment Plans**](https://www.columbusmessenger.com/commission-approves-rezoning-plan-for-alkire-road-property.html)
* [**Columbus Eastside Apartments Nearing Completion**](https://www.bizjournals.com/columbus/news/2023/05/22/metropolitan-holdings.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=CO&ana=e_CO_me&j=31555151&senddate=2023-05-22)
* [**Central Ohio Home Sales: Average and Median Sales Prices Exceed $300,000**](https://www.bizjournals.com/columbus/news/2023/05/19/housing-market.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=CO&ana=e_CO_me&j=31532953&senddate=2023-05-19)
* [**Etna Township Looking at Solar and Wind Farm Policy**](https://dispatch-oh-app.newsmemory.com/?publink=22c240bfe_134ab9f)
* [**Plain City Growth to 21,000 Residents?**](https://www.dispatch.com/story/business/2023/05/11/plain-city-is-booming-do-residents-want-to-retain-small-town-charm/70147072007/)
* [**Gahanna Getting 300 Unit Proposal**](https://www.bizjournals.com/columbus/news/2023/05/10/crescent-woods-apartments-crescent-at-central-park.html)
* [**Downtown Warehouse Proposal of 132 Rental Units**](https://www.bizjournals.com/columbus/news/2023/04/25/riewald-development-brewery-district-pizzuti.html)
* [**Rocky Fork-Blacklick Area Site for Multi-Family Proposal**](https://www.bizjournals.com/columbus/news/2023/05/15/preferred-living-project-rocky-fork-blacklick-area.html)
* [**Is Columbus Losing Affordability Advantage?**](https://www.bizjournals.com/columbus/news/2023/05/12/the-weekly-rundown-columbus-losing-affordability.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=CO&ana=e_CO_me&j=31459984&senddate=2023-05-12)
* [**Hillard Area Residents Oppose Apartments**](https://www.dispatch.com/story/business/2023/05/10/hilliard-area-residents-decry-apartment-complex-on-dublin-road/70178554007/)
* [**South Columbus Affordable Housing Site To Add New Phase**](https://www.bizjournals.com/columbus/news/2023/05/10/south-columbus-affordable-housing-ymca-residents.html)
* [**Madison County Commissioner Supporting Controversial Solar Project**](https://www.dispatch.com/story/business/energy-resource/2023/05/16/ohio-begins-hearings-on-massive-gates-solar-farm-in-madison-county/70222083007/)
* [**Tolles Career Center Offering Free Construction Camp for Middle Schoolers**](https://www.columbusmessenger.com/tolles-offering-free-construction-camp-for-girls-this-summer.html)

**National News**

* [**New Energy Code Requirements for Federally Financed Projects Draws Concern**](https://www.nahb.org/blog/2023/05/hud-codes?utm_source=newsletter&utm_medium=0522&utm_campaign=MMB2023)
* [**Large Cities Regain Population Lost in Pandemic**](https://www.washingtonpost.com/dc-md-va/2023/05/18/cities-population-rebound-pandemic/?utm_campaign=wp_the7&utm_medium=email&utm_source=newsletter&wpisrc=nl_the7&carta-url=https%3A%2F%2Fs2.washingtonpost.com%2Fcar-ln-tr%2F3a0c62c%2F6466056446cd7852d92e7e1a%2F596ad768ae7e8a44e7cc9d34%2F41%2F62%2F6466056446cd7852d92e7e1a)
* [**Return to Office Stalls**](https://www.wsj.com/articles/the-return-to-the-office-has-stalled-e0af9741?mod=djm_dailydiscvrtst)
* [**New York Passes Ban on Natural Gas in Most New Construction**](https://www.builderonline.com/products/new-york-passes-statewide-ban-on-natural-gas-in-most-new-construction_c?utm_source=newsletter&utm_content=Article&utm_medium=email&utm_campaign=BP_051923&)