



MID-OHIO REGIONAL  
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## **Economic Impact of Trails Study Questions & Answers**

**Page 1 of the RFP states that the deadline is 5:00 pm (ET), Friday, February 15, 2021 while page 7 states the deadline to be 5pm EST February 12, 2021. Can you please clarify the deadline for this proposal?**

The deadline for the RFP is 5pm EST, February 15, 2021.

**The RFP mentions analyzing residential/commercial real estate trends and property values. Can MORPC provide any clarification on how this scope or work should supplement the previous residential hedonic analysis discussed in the 2015 *The Impacts of Central Ohio Trails* report?**

This work does not need to supplement the 2015 report. It should be its own analysis that considers how both existing and proposed trails identified on the COG Regional Trail Vision impact or have the potential to impact real estate trends.

**The RFP mentions considering business revenues and investment (including local/minority owned). Does MORPC possess any data to identify local or minority-owned businesses for this analysis?**

MORPC does not have and is not aware of any datasets that provide a complete inventory of non-white-owned or other underrepresented businesses. Resources like the African American Chamber of Commerce are useful as directories, but only represent a small fraction of that business community. There are some data sources at higher levels of geography that may allow for interpolation of the number of those businesses. MORPC encourages a recommendation of how to do that in the proposal.

**To what degree does the analysis need to break down the analysis by specific trail segments? That is, is there a certain segment distance or are we able to develop that within our analysis approach?**

This can be developed within the analysis approach.

**Do resumes count toward the maximum 15-page limit?**

Resumes do count toward the page limit.

**Is it anticipated that all necessary data is already available via MORPC's datasets, or do you expect the collection of additional data?**

Datasets beyond what MORPC already has available may be necessary. MORPC does anticipate additional data collection, but this will likely be secondary data collection – MORPC anticipates very little or no new primary data collection. An explanation of how any additional data will be collected is encouraged to be included in the proposal.

**Is it possible to provide more guidance on the type of residential/commercial trends and property value analysis envisioned?**

**Given that the findings from the previous hedonic analysis found that existing trails in Franklin County had no effect on residential home sales price (positive or negative), we want to make sure to scope this portion of the analysis correctly.**

Whereas the 2015 analysis looked at how EXISTING trails impact home sales, this analysis should focus on estimating how the PROPOSED [Regional Trail Vision](#) may impact real estate trends. Studies from other communities suggest that trails do, in fact, have an effect on property values, and MORPC is open to the possibility that there are alternatives to the hedonic modeling used in the 2015 study. Observations from peer regions as well as local data may influence the selected consultant's estimate.