

# The Big Darby Accord

## **Accord Jurisdictions:**

*Brown Township*

*Norwich Township*

*Pleasant Township*

*Prairie Township*

*Washington Township*

*Columbus*

*Grove City*

*Harrisburg*

*Hilliard*

*Franklin County*

## Public Meeting Agenda

**6:00 Open House**

**7:00 Presentation**

**7:30 Panel Discussion**

## Why Are We Here?

- To Develop a Balanced Plan for Growth and Protection
- To Prevent Further Degradation of Darby Creek
- Because a Moratorium is Not the Solution
- We Need a Plan to Guide Decisions

## This Big Darby Accord Plan is Intended to:

- Provide a Strategy for Land Use and Development
- Provide Guidance for New Standards of Development
- Respect Property Rights
- Provide Options for Landowners
- Meet the Mission of the Accord
- Lead to Lifting of the Moratorium

## Planning Process To Complete the Plan

- Develop a land use map and implementation tools
- Evaluate community input and interests
- Evaluate economic, environmental, infrastructure and political conditions
- Develop a Draft Plan
- Develop Final Plan





## Public Involvement – To Date

### ➤ From June 2005 to Today

- Stakeholder Interviews
- On-going Meetings with Key Organizations
- 5 Public Meetings and Panel Discussions
- Outreach to Property Owners

### ➤ Email Distribution List

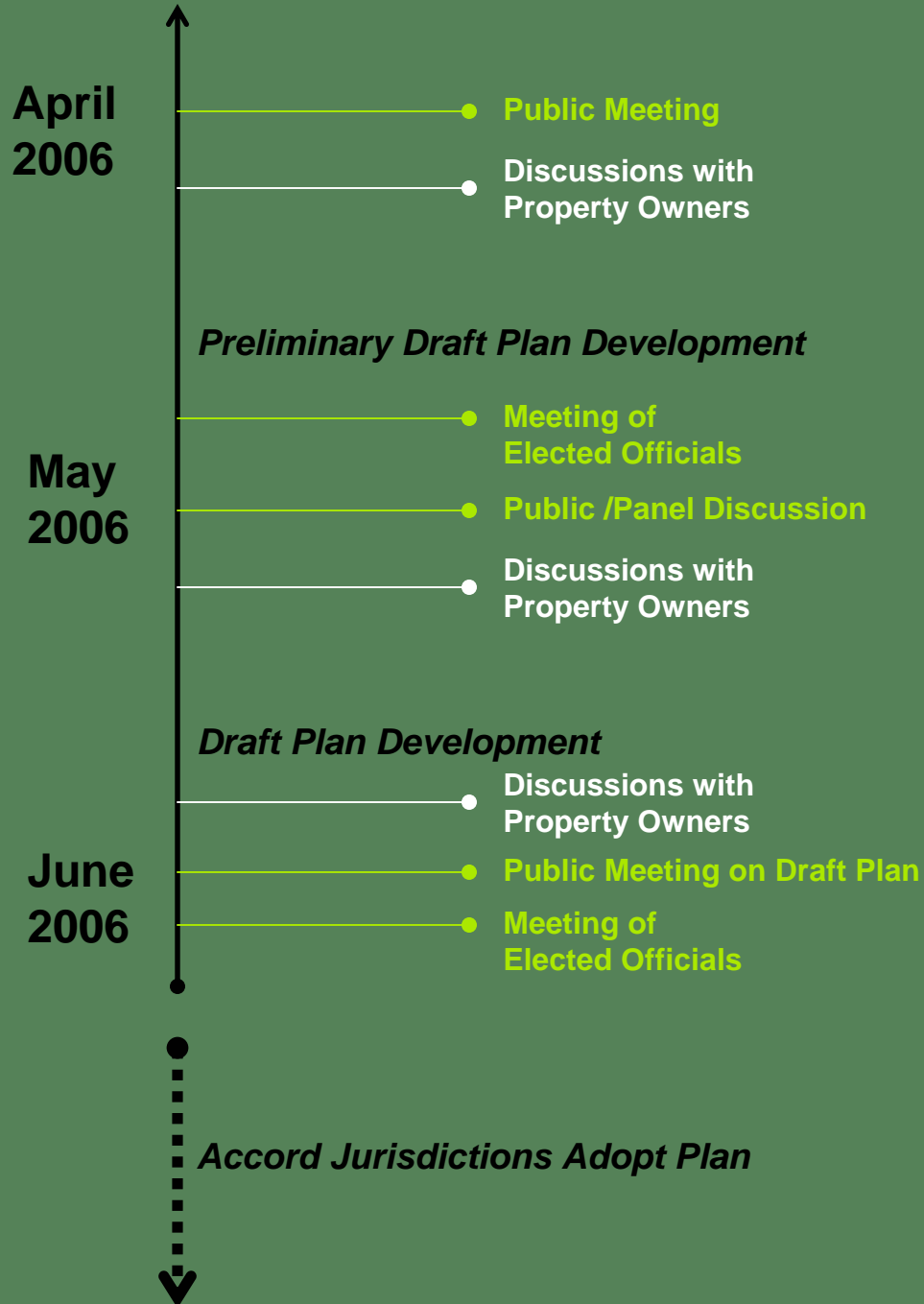
### ➤ Mailings

### ➤ Press Releases

### ➤ Phone Line

### ➤ Web Site

<http://www.franklincountyohio.gov/BigDarbyAccord>



## Public Involvement - Future

Planning Process Will Continue through June

- On-going Outreach
- Panel Discussions
- Property Owner Discussions
- Elected Officials Meetings
- Public Meeting for Draft Plan and Comment Period

Upon Plan Completion

- Jurisdictions Follow Standard Process for Plan and Policy Adoption

# **Big Darby Accord - Draft Plan Foundations**



## Big Darby Accord Land Use Plan

### Environment and Protection

#### Water Quality

Stream Corridors  
Recharge Areas  
Pollution Potential  
Floodplains

#### Sensitive Natural Resources

Wetlands  
Habitat Areas  
Habitat Corridors  
Erodible Soils  
Woodlands

### Growth

#### Water and Sewer

#### By-Right Zoning

#### Roadways

#### Environment

### Implementation

#### Community Authority

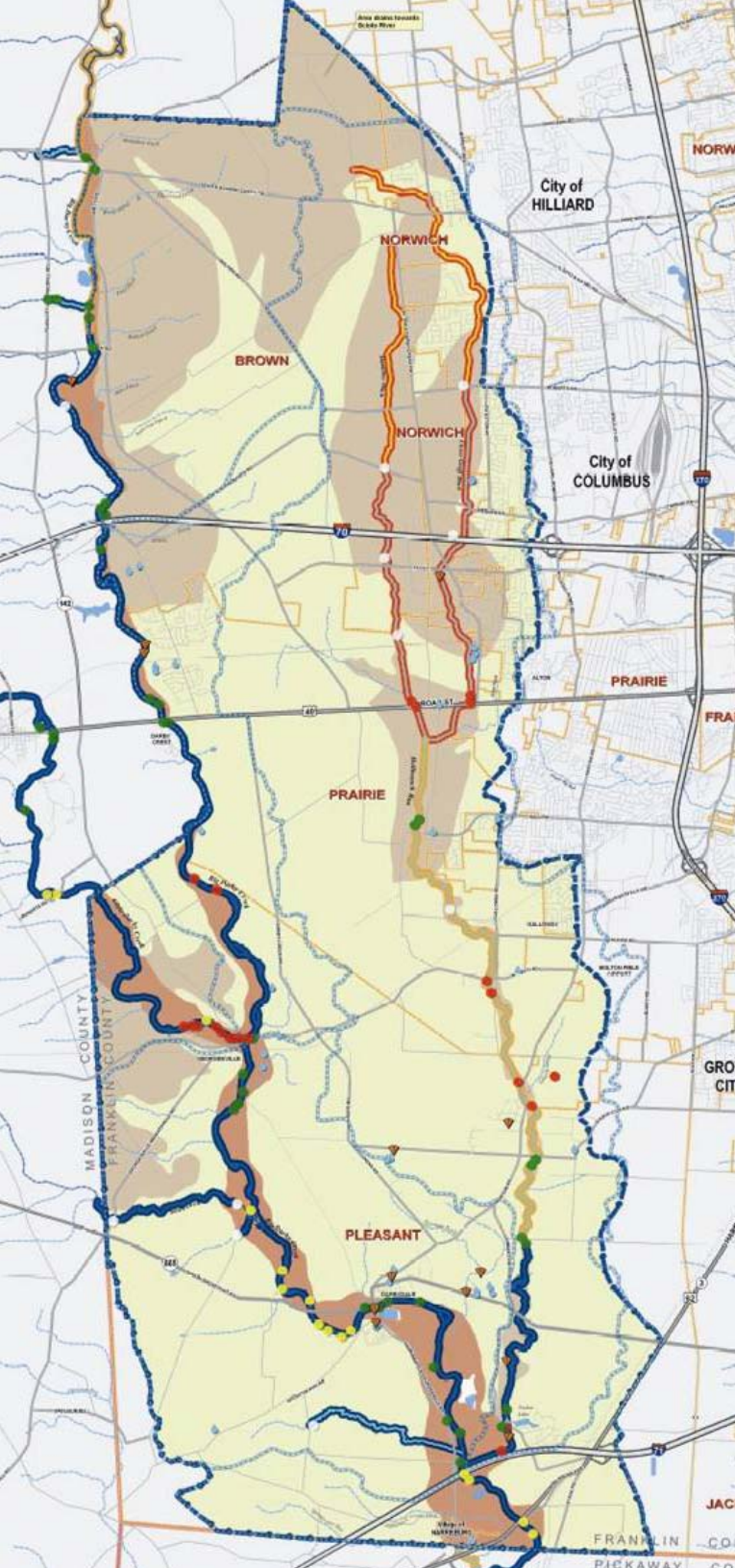
#### Policies

#### Tools & Programs



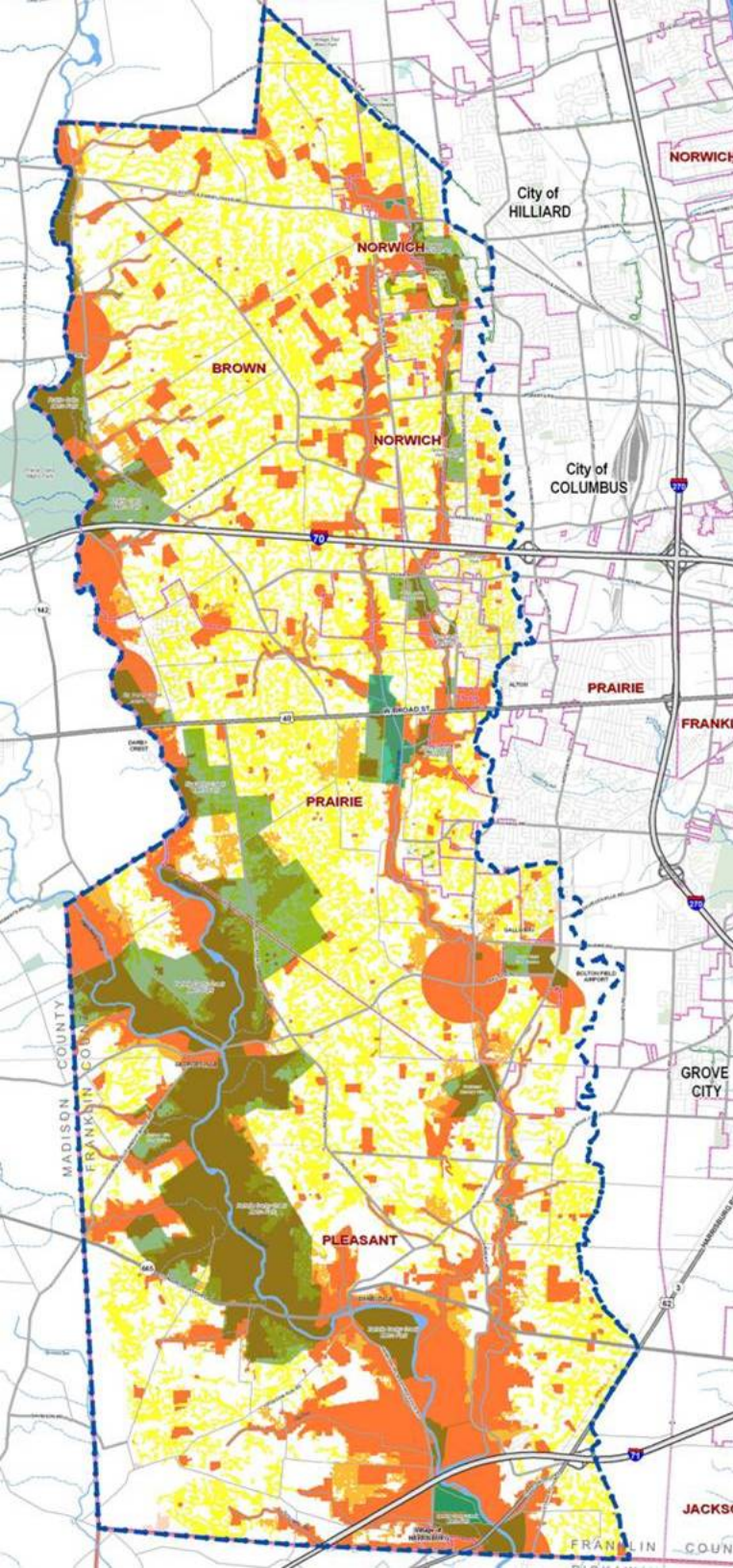
## Water Quality and Biological Issues

- Overall the Big Darby Watershed is an Excellent Warm-water Habitat
- OEPA Water Quality Attainment Status and Aquatic Life Use
  - Urbanized Clover Groff and Hamilton Ditch are in Non Attainment and Large portion of Hellbranch in Partial Attainment
  - Big Darby and Little Darby in Full Attainment
- Groundwater Pollution Potential
- Ohio EPA Has Established Aggressive Water Quality Targets
  - Intended to Improve Conditions in Watershed
  - This Will Affect Development



## Environmental Sensitivity Analysis

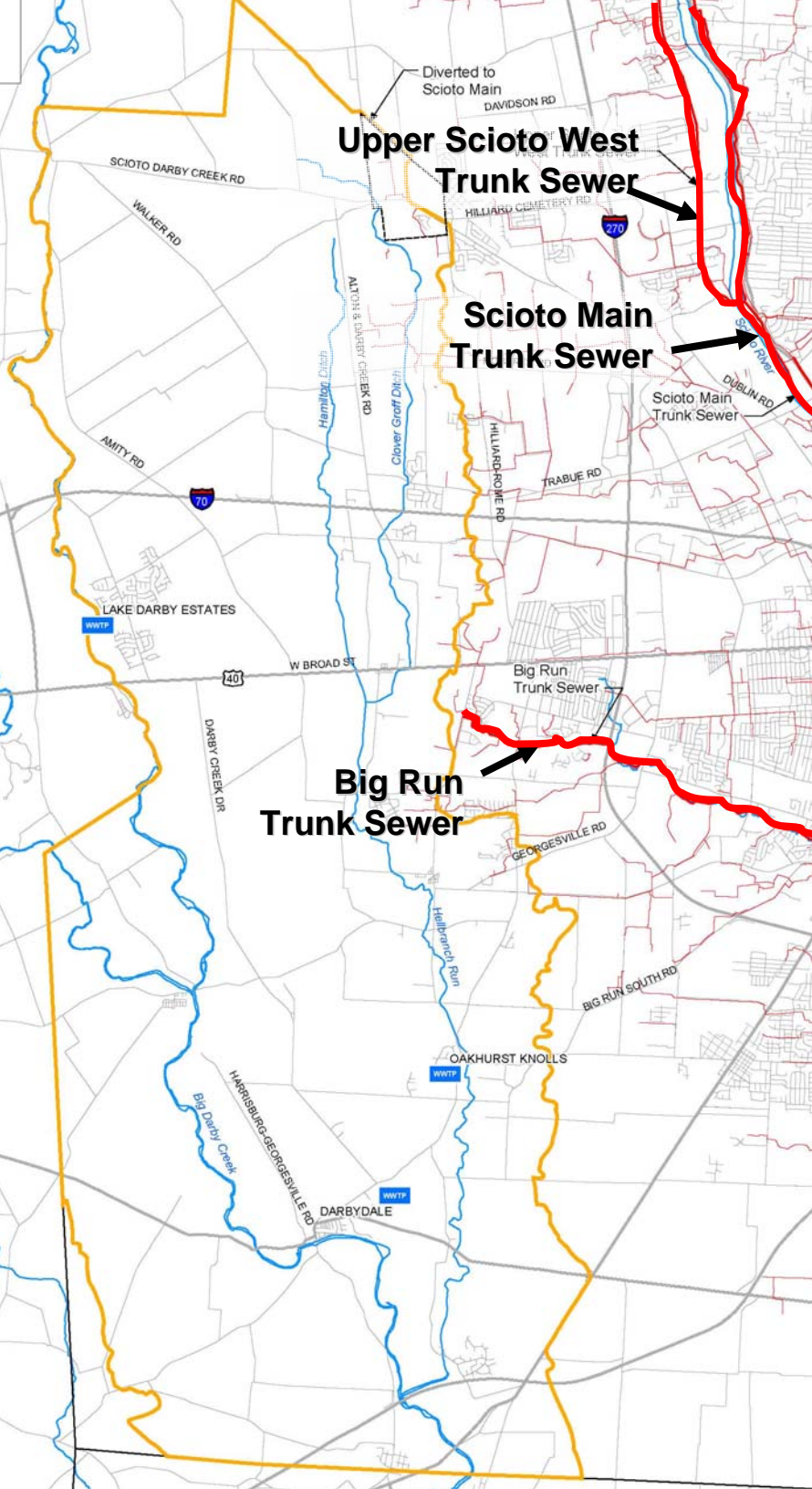
- Almost 20,000 Acres Identified as Being Sensitive
- Significant Emphasis on Stream Corridors
- Sensitive Areas Include:
  - Floodplains
  - Wetlands
  - Groundwater Recharge Areas
  - Pollution Potential Areas
  - Habitat Areas, etc.
- Existing Parks Provide Some Protection





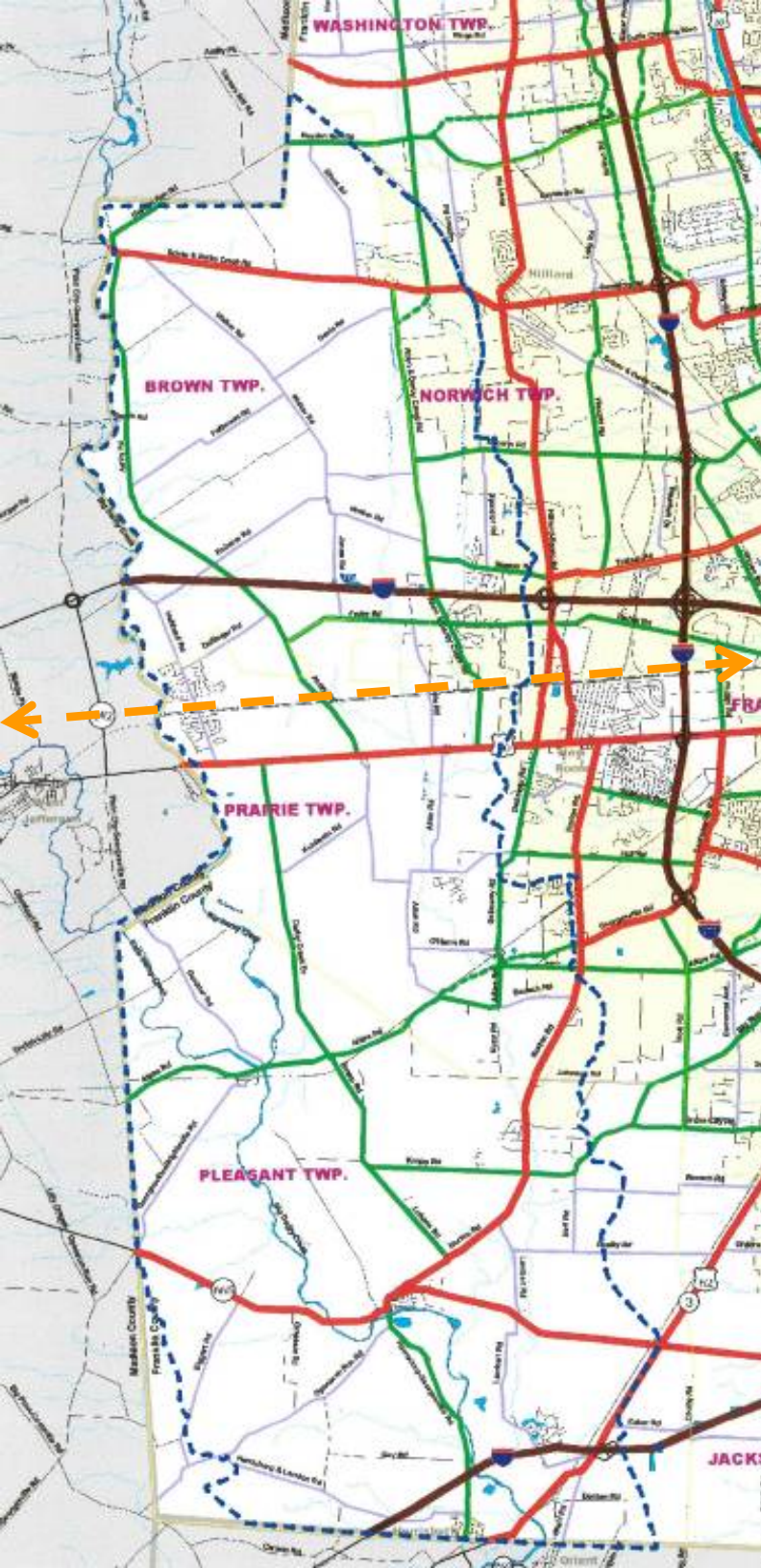
## Utility Infrastructure Analysis

- Columbus Sewer Capacity is limited
- Extension of Service is Costly
- Minimum Level of Development Needed to Justify Costs
- Columbus System Will Serve Higher Density Areas Including Town Center and Hilliard Expansion Area
- Conditions for Service to be Determined
- Rural Areas will Not Receive Central Service



## Transportation Analysis

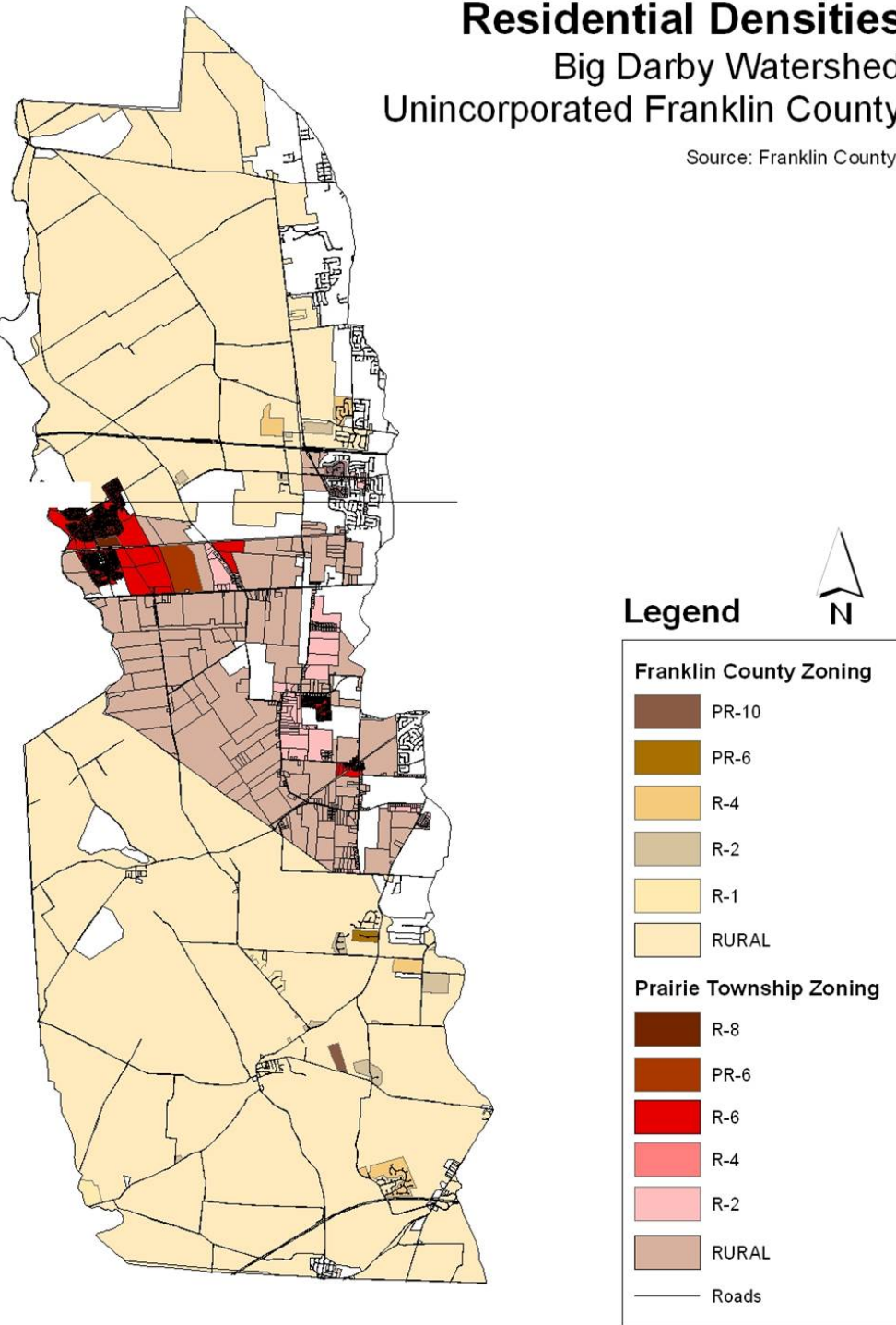
- Access is Important to any New Development
- I-70 and West Broad Street Provide Good East-West Access
- Area Lacks Appropriate North-South Roads
- Rural Roadways Have Limited Capacity
- Potential Commuter Rail Corridor on Existing Tracks





## Residential Densities Big Darby Watershed Unincorporated Franklin County

Source: Franklin County



## Affirms Existing Property Rights – “By Right” Condition

- Current Zoning Establishes a “By-Right” Development Condition
- Currently There are Approximately
  - 12,500 existing dwelling units
  - Population of about 32,000
- Current Zoning Provides for an Additional 20,000 +/- Dwelling Units Within Study Area
- Draft Plan Provides About Same Amount of Units

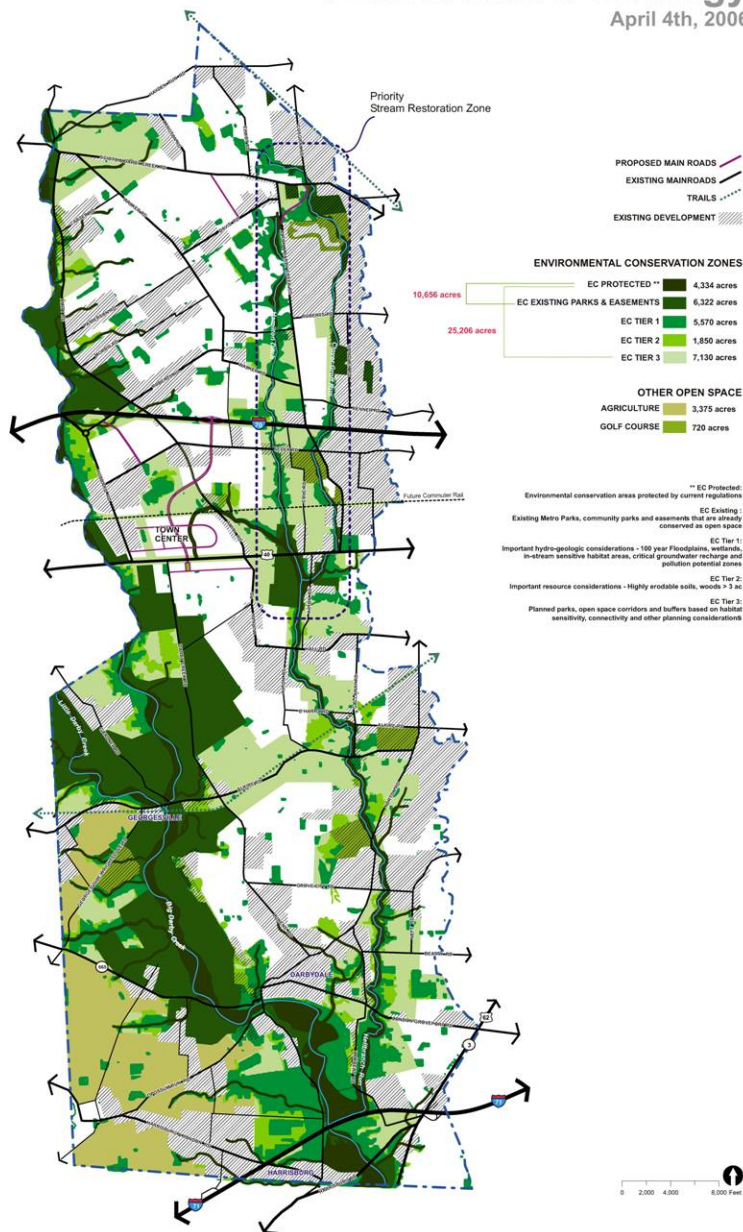
# **Big Darby Accord - Draft Plan**

## Key Points

- Map is a Work In Progress
- Feedback led to Map Revisions
  - Created Concept of Town Center
  - TDR is Not a Primary Implementation Mechanism
  - Utilities and Infrastructure Influence Development
  - Property Rights are Maintained
  - Landowners Have Options
  - Best Management Practices Will Be Needed to meet OEPA Water Quality Targets

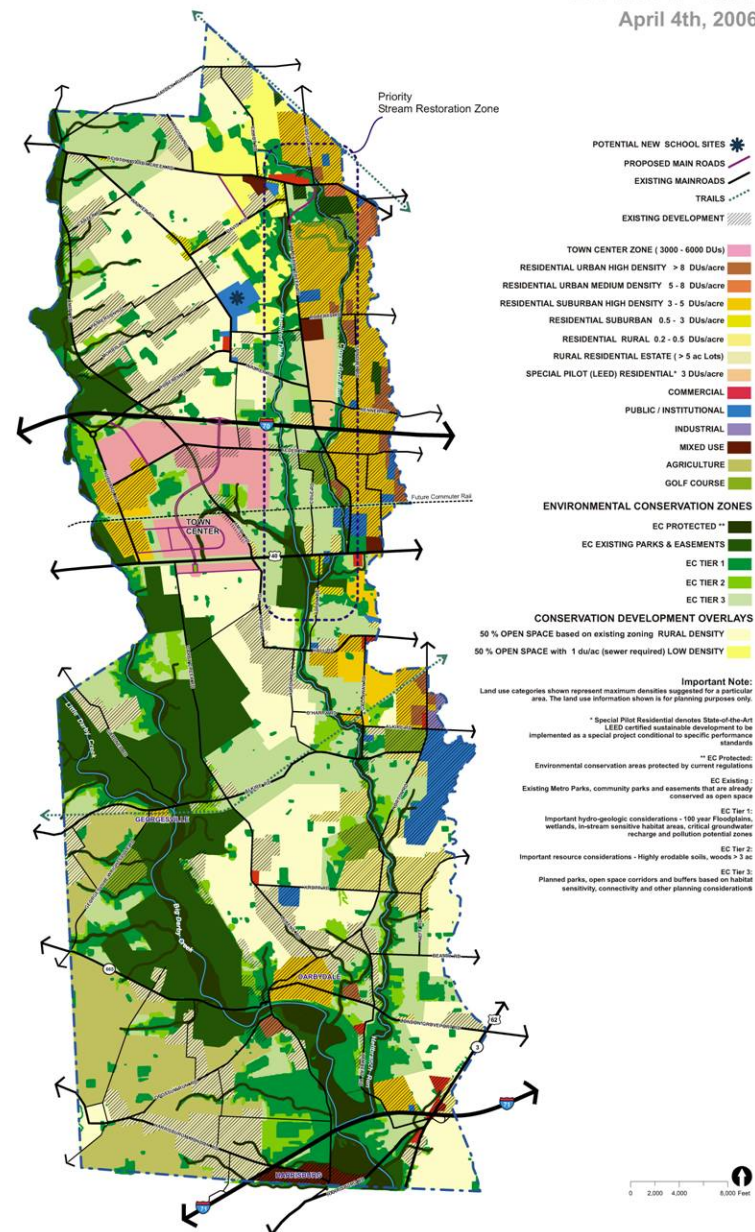


## Draft Plan Conservation Strategy April 4th, 2006

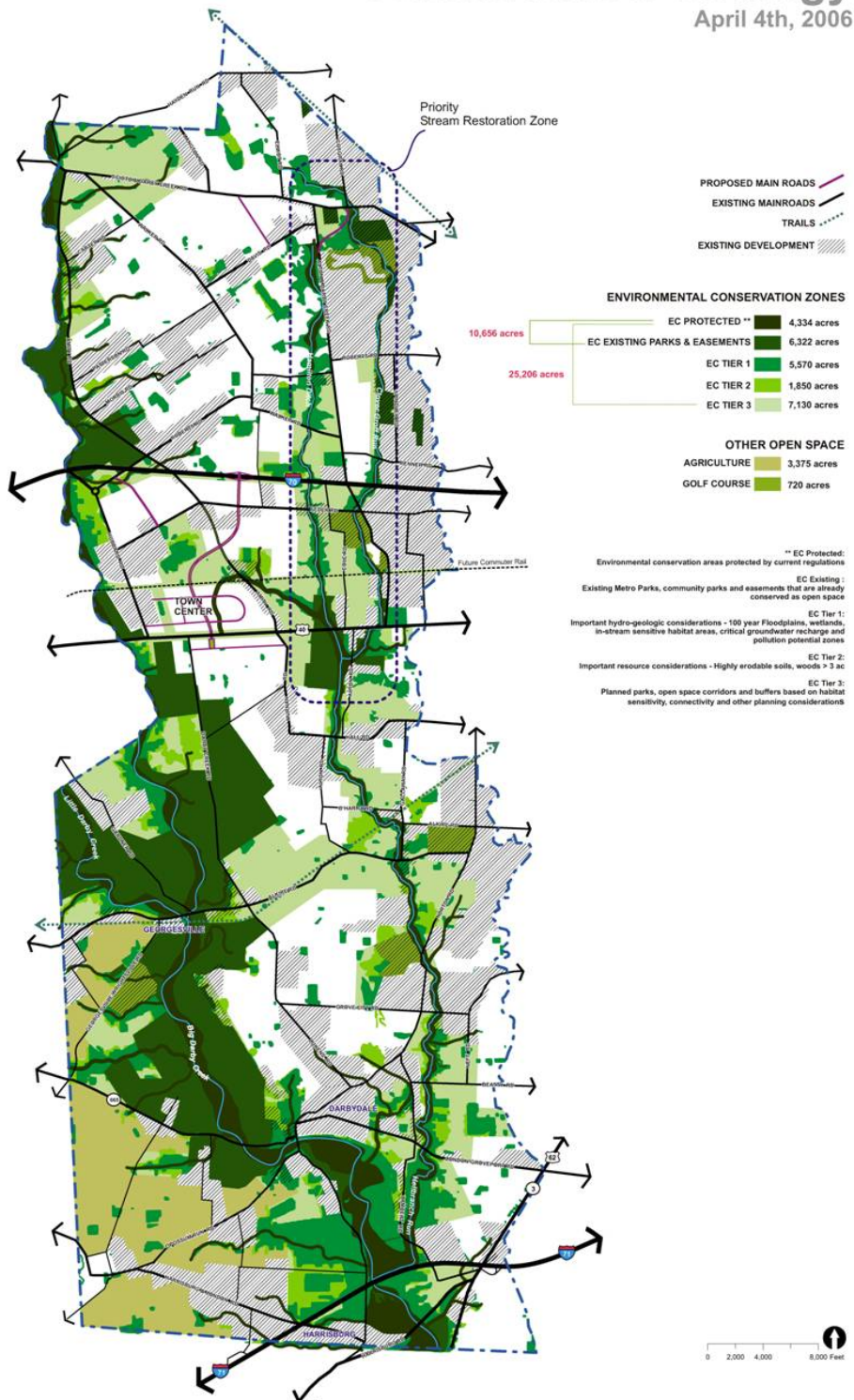


**IN-PROGRESS DRAFT**

## Draft Plan April 4th, 2006



**IN-PROGRESS DRAFT**



# Conservation Strategy

## Follows a Tier System

- Responds More Accurately to Existing Environmental Conditions in the Watershed
- Sets Priorities for Protection and Acquisition

Conservation Potential is 25,000 acres



# Big Darby Accord

April 4, 2006



- **EC Existing:** Parks, easements
  - About 6,300 Acres
- **EC Protected:** Protected by current regulations, floodway or beltwidth
  - About 4,300 Acres

## Key Points:

- These Areas are Already Protected in Existing Parks or Through Current Regulations
- No Development Will Be Permitted in These Areas

# Big Darby Accord

April 4, 2006



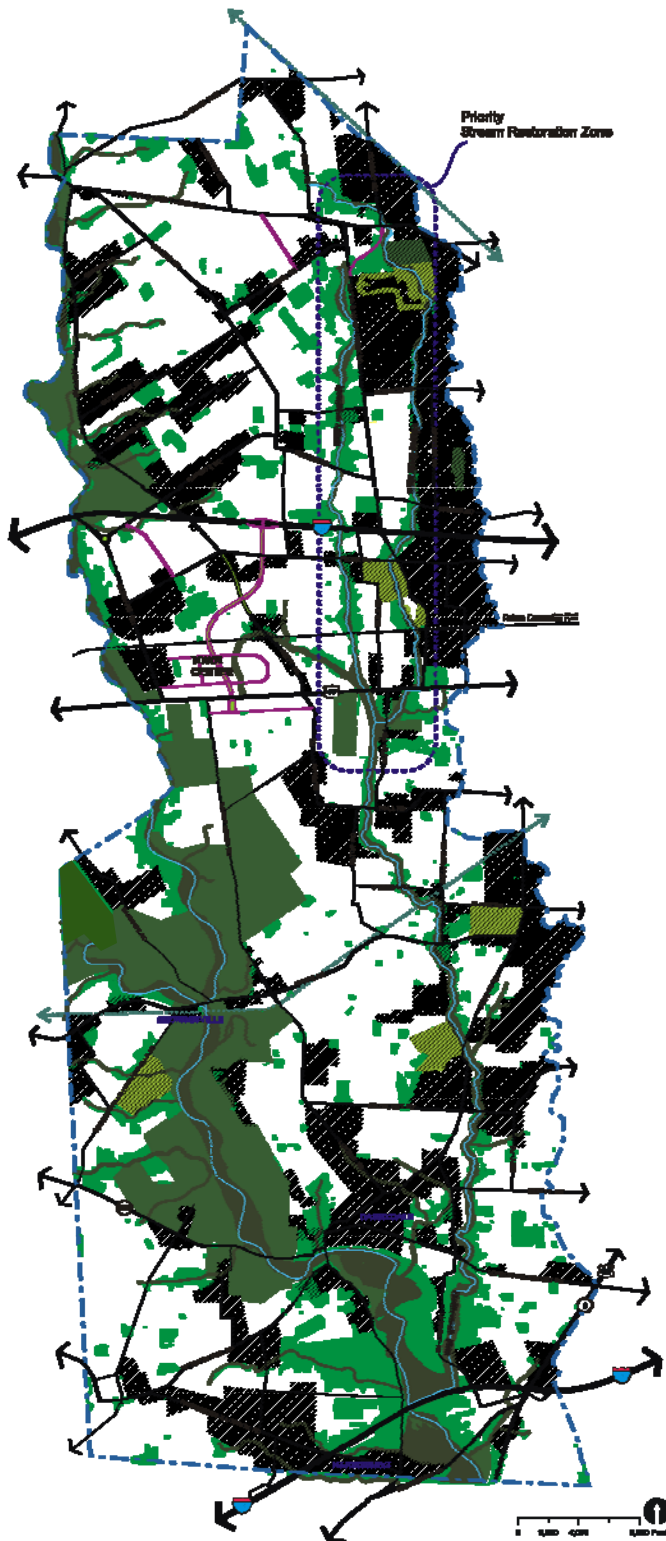
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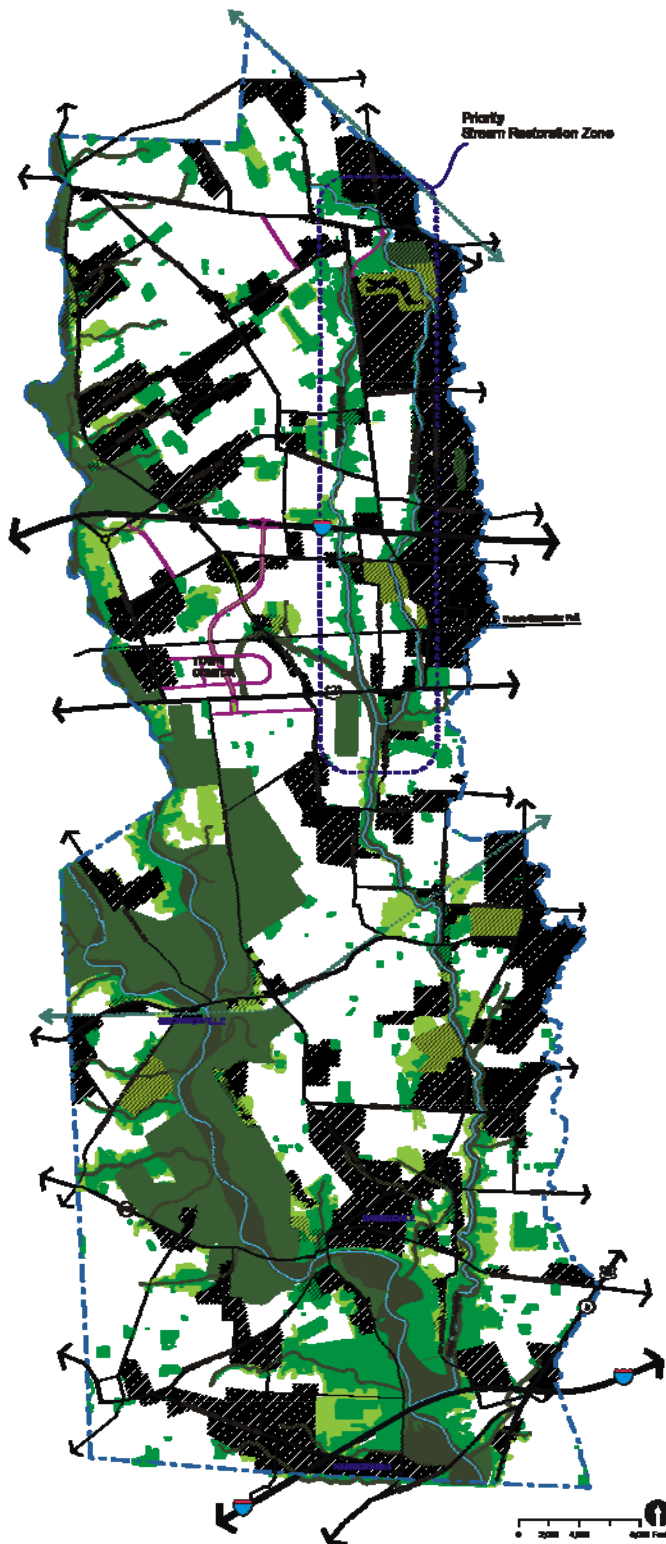
April 4, 2006



- **Tier 1: Wetlands, Floodplain, In-stream Habitats, Groundwater Recharge areas, Pollution Potential zones**
  - About 5,570 Acres
- **Tier 2: Highly Erodible Soils, 3 Acre + Wooded Areas**
  - About 1,850 Acres
- **Tier 3: Habitat Corridors, Proposed Parks and other Connections**
  - About 7,130 Acres
- **Stream Restoration Areas**
  - To Help Restore Hellbranch Conditions
  - Re-establish Floodplain

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April 4, 2006

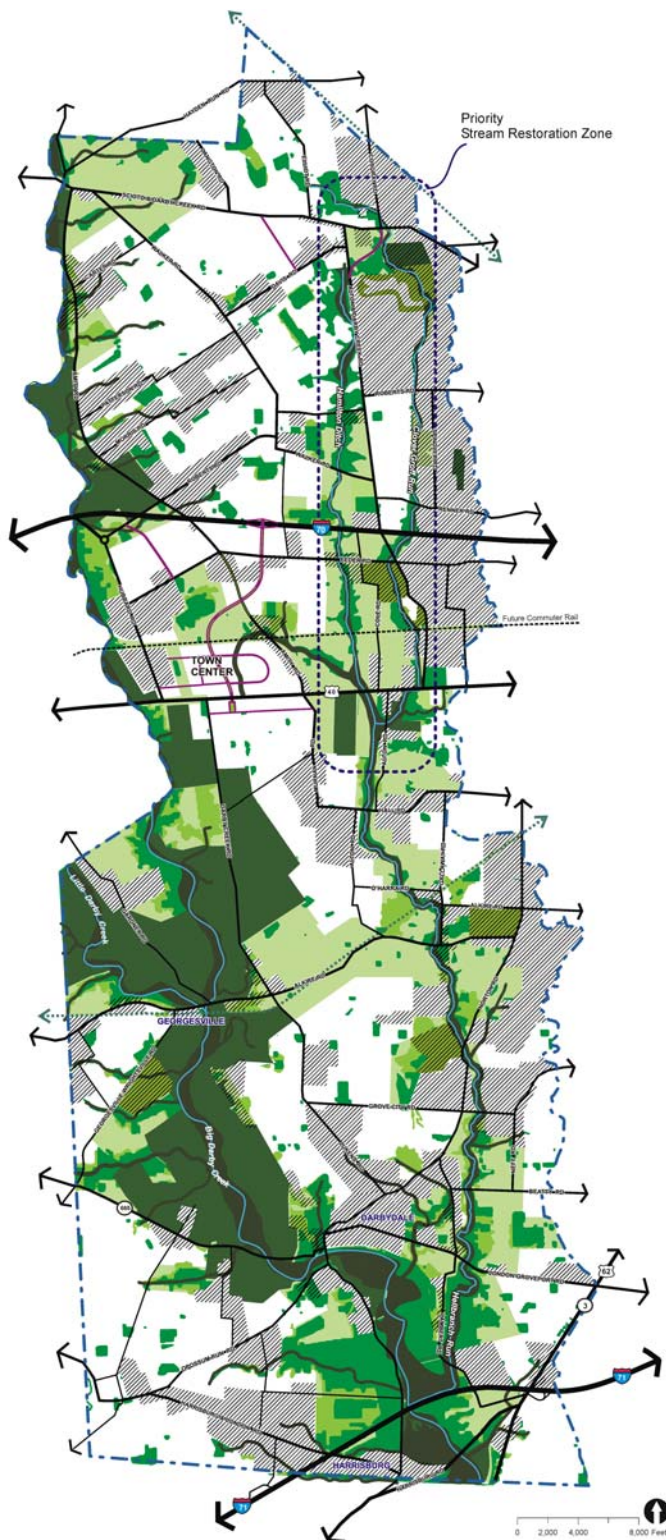


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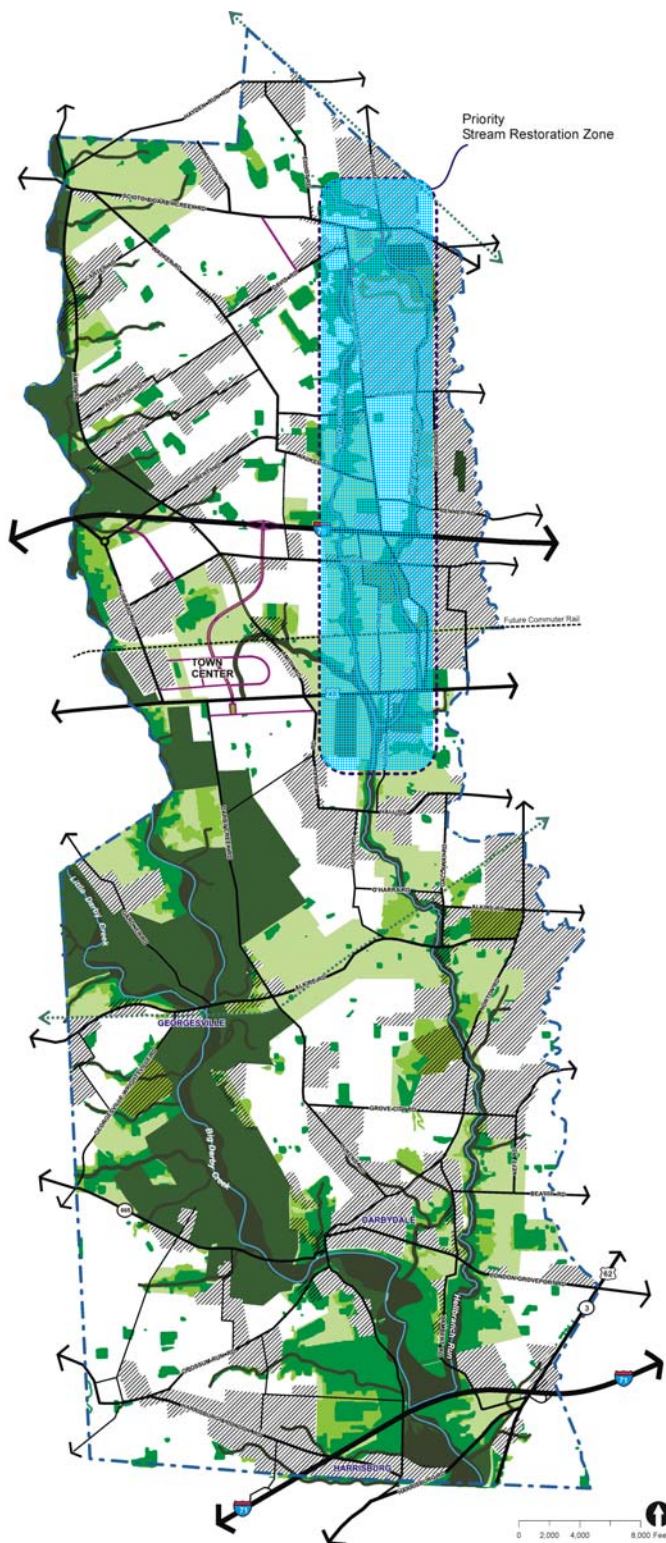


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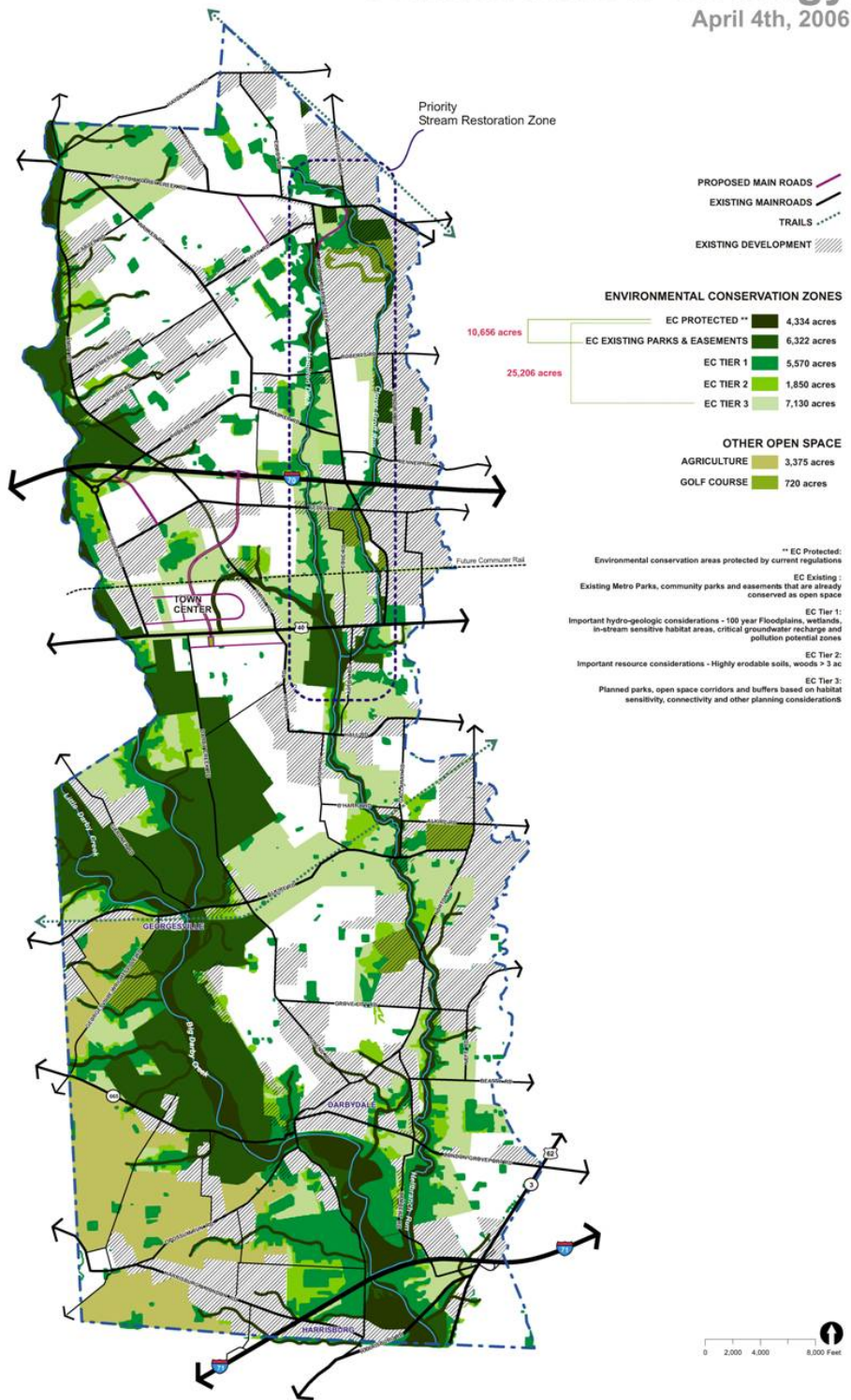


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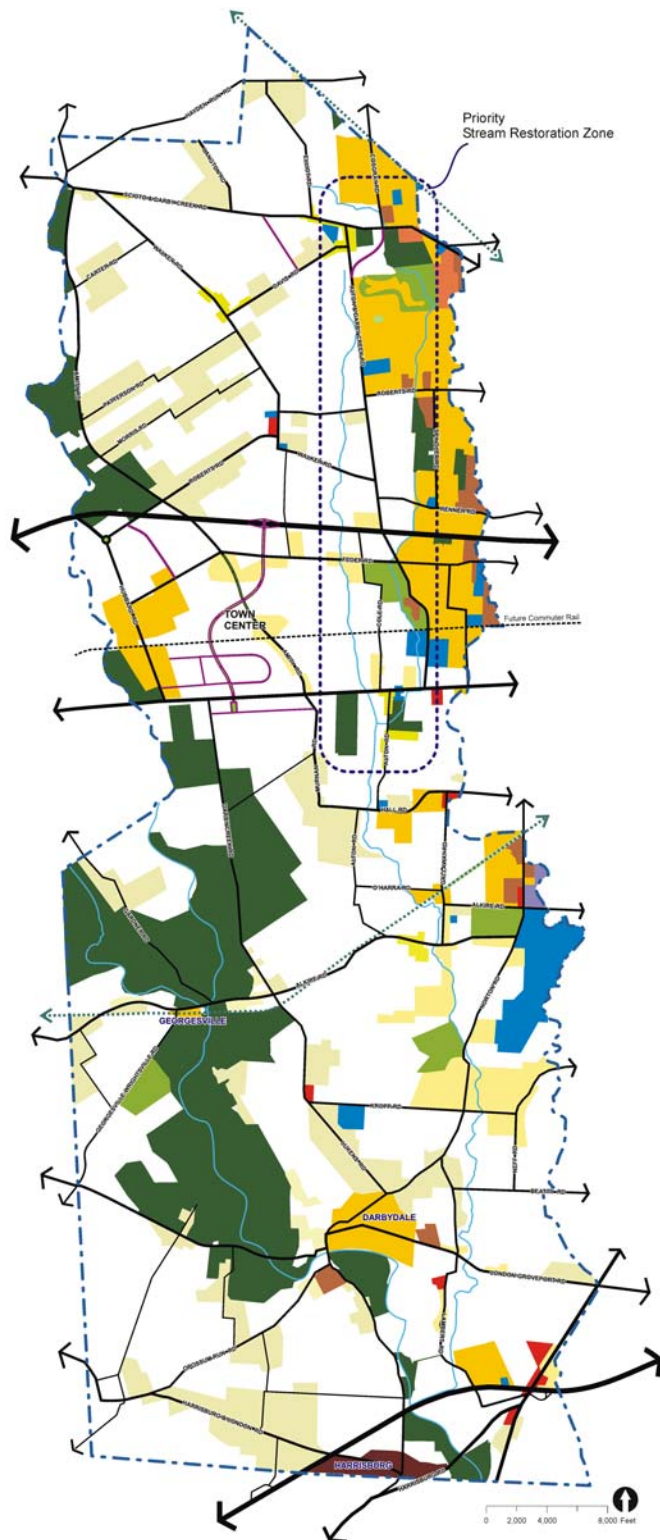
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## Key Points:

- Landowners in the Tiers Have Options
  - Maintain Current Use
  - Develop at Base Zoning Subject to Regulations
- Development Is Permitted in Tiers, Subject to Regulations
  - Participate in Conservation Programs and Stream Restoration
  - Required BMPs
- Goal is to protect Tiers 1, 2 and 3
- Tier approach helps identify priority areas for Conservation and Acquisition
- Tiers Will Influence Land Use and Development

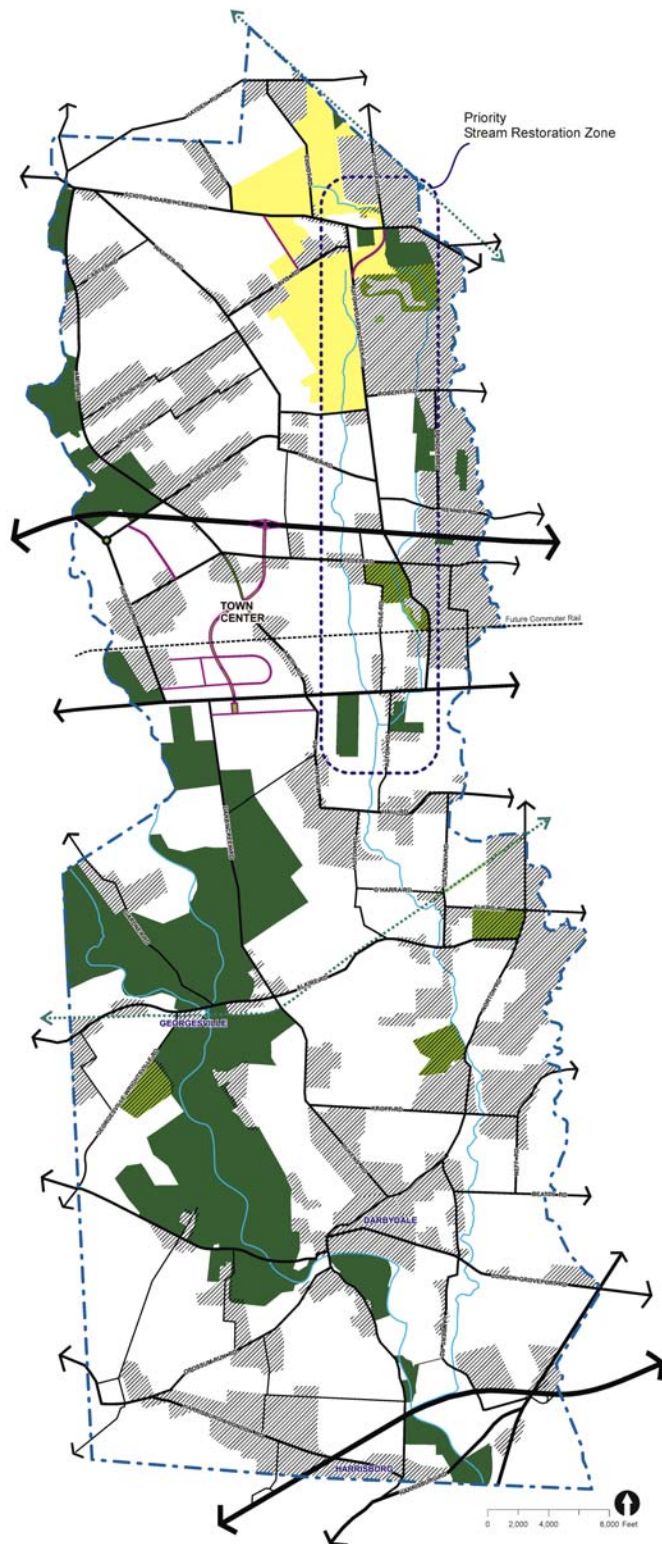




## Land Use Strategy

### Existing Development

- Determined Using Aerial Photos
- Identifies Parcels with Structures
- Level of Analysis Does Not Differentiate Between Platted and Non-Platted Areas
  - Non-Platted Areas Could Have Some Development Potential



## Category: Conservation Development

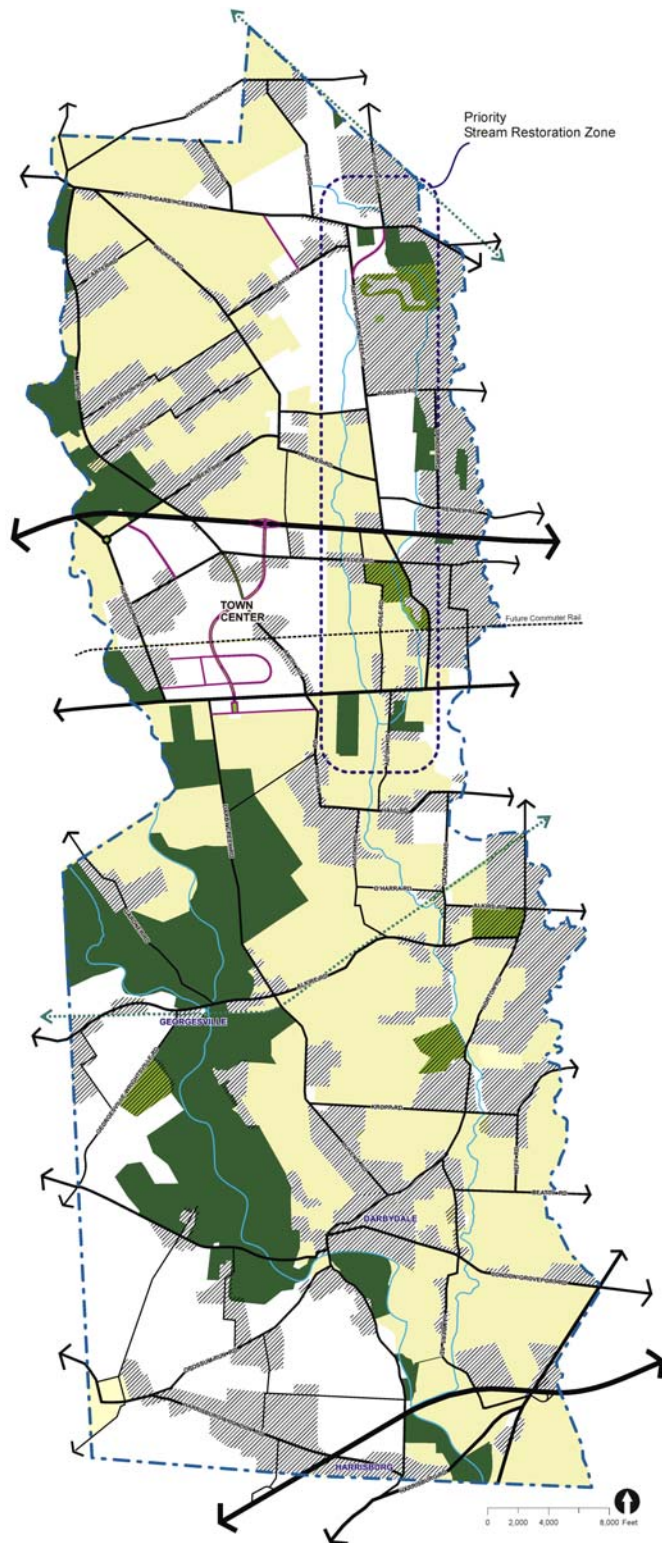
- 50% of Site as Open Space
- Develop with Cluster Concept at gross rate of 1 unit per acre
- Hilliard Expansion Area
- Central Sewer Service Provided
- Development Must Protect Tiers as Part of Open Space and Incorporate BMPs

## Development Options:

- Maintain existing level of development/use
- Develop per the plan and meet applicable environmental standards, BMPs, & development regulations
- Sell development rights and continue to live, farm – easement placed on property
- Sell property

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## Category: Conservation Development

- 50% of Site as Open Space
- Develop using Cluster Concept at current zoning
- Central Sewer Service NOT Provided
- Development Must Protect Tiers as Part of Open Space and Incorporate BMPs

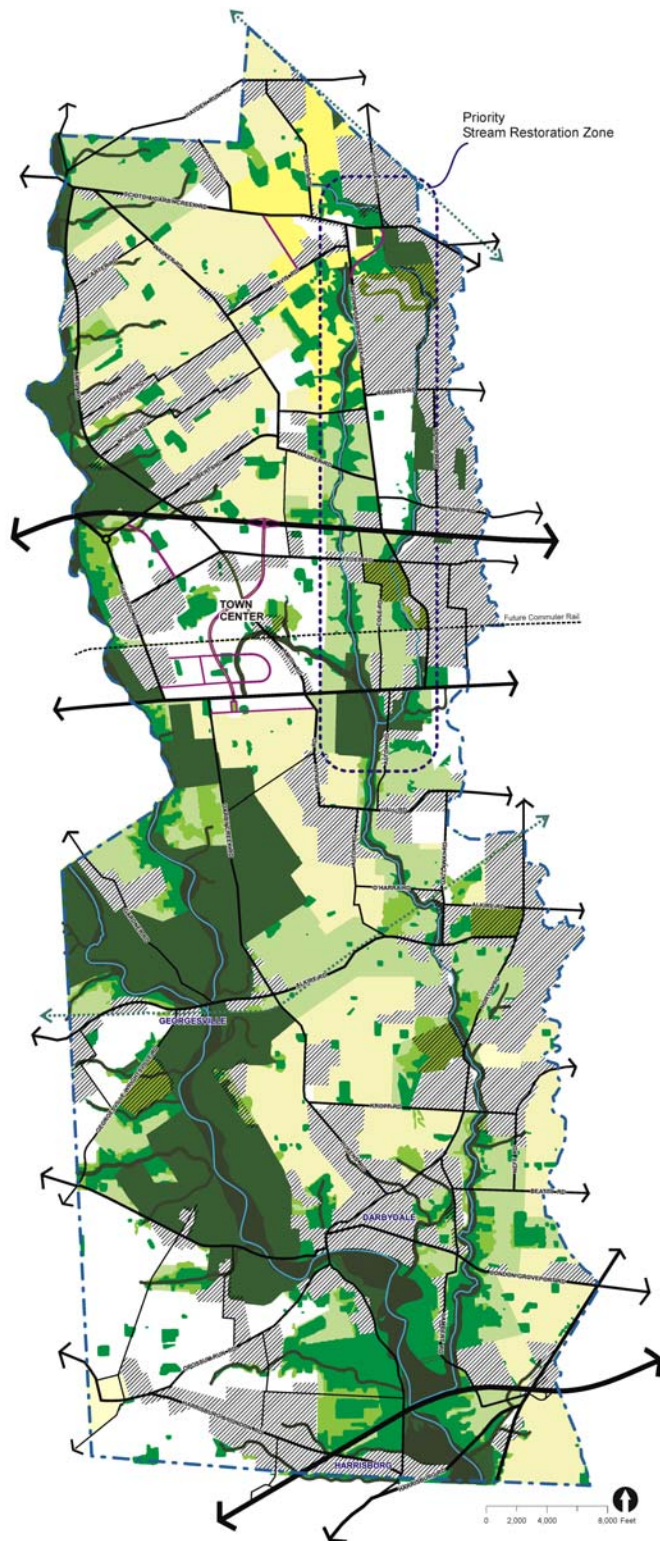
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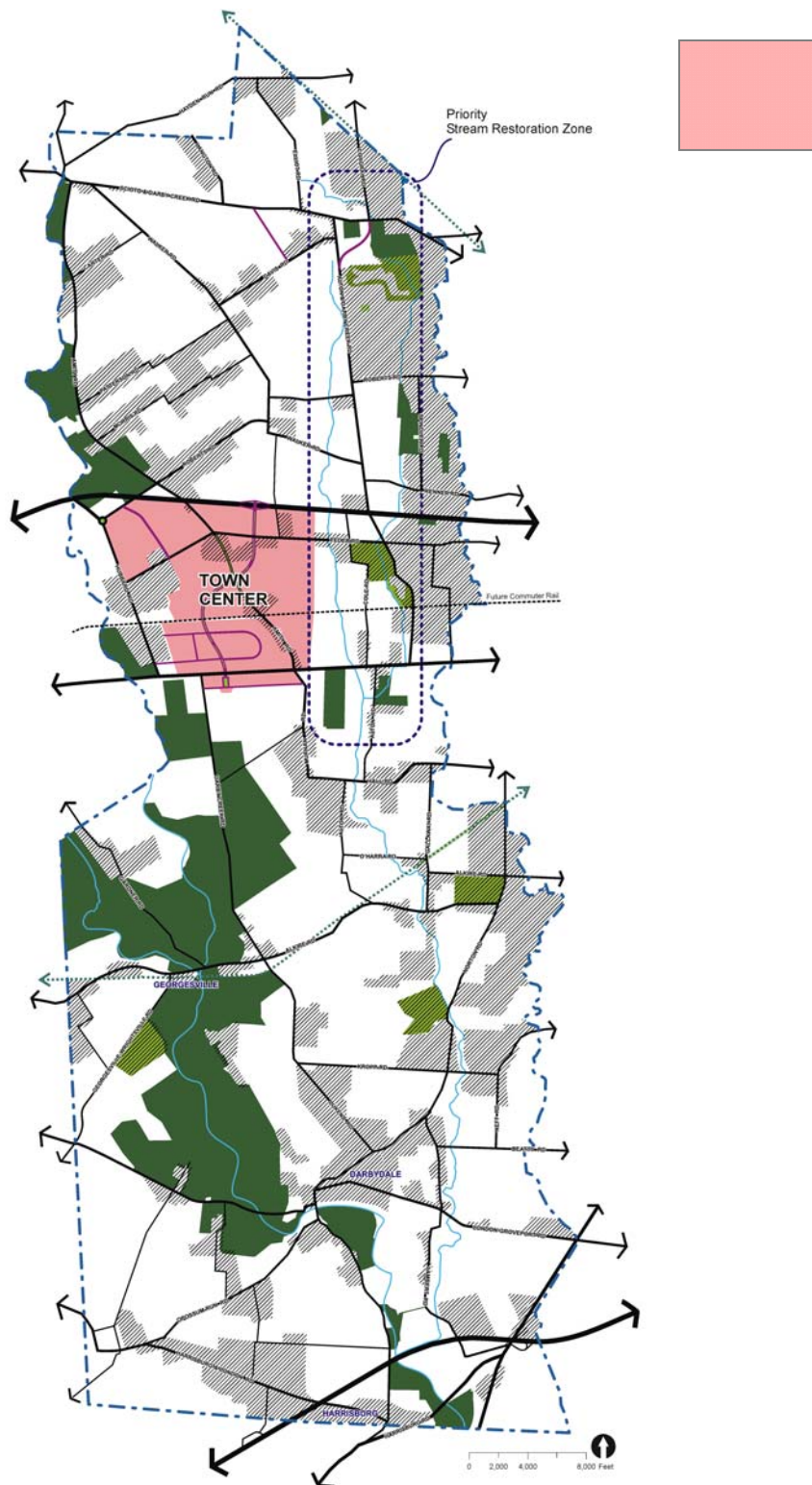
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# Big Darby Accord

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## Category: Town Center

- Focuses Development
- Access to I-70 and US 40
- Potential Rail Commuter Line
- Area With Lower Environmental Sensitivity
- Central Sewer Service Provided

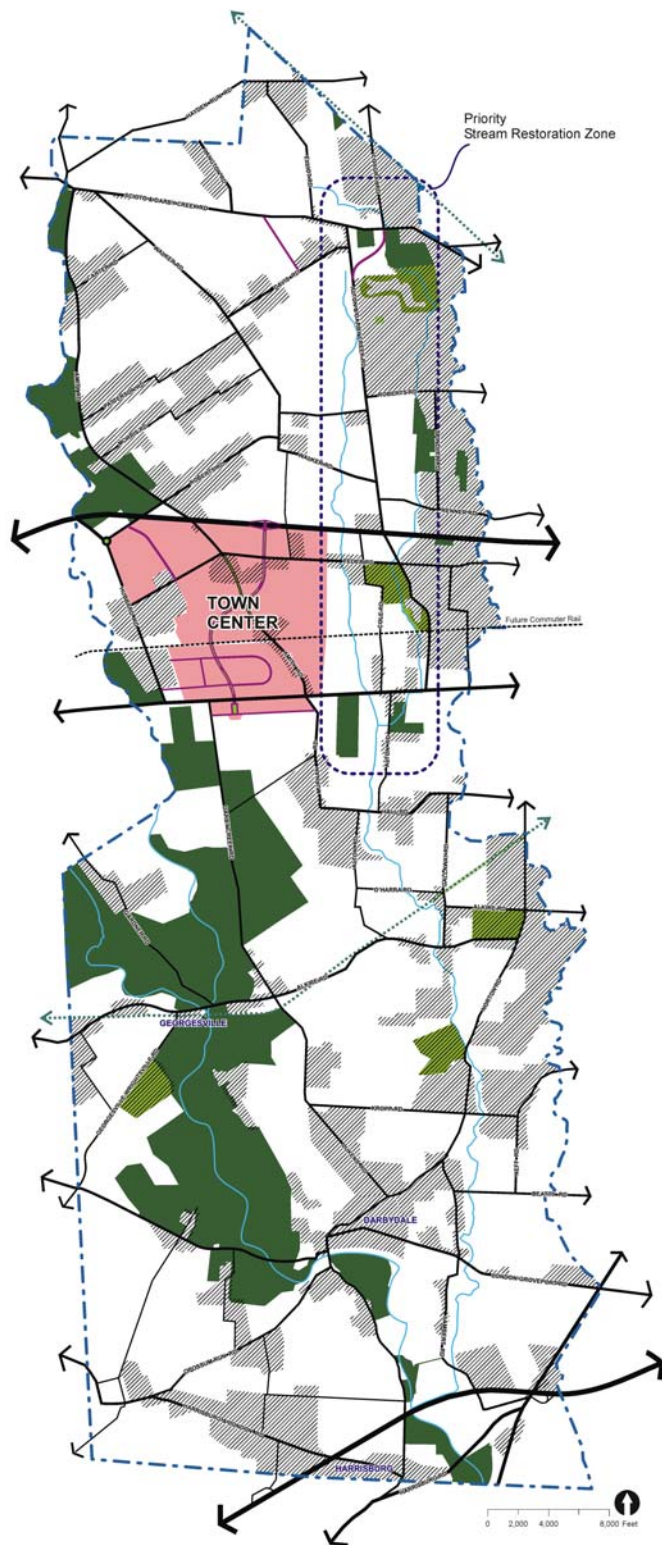
## High Quality and Character of Development:

- “Main Street” Along US 40
- Integrated Parks and Green Spaces
- Comprehensive Stormwater System
- Low Impact Development



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## Category: Town Center

- Between 3,000 – 6,000 Units
- Includes Phasing Considerations

## Development Considerations:

- Sets Minimum Densities to ensure integrity of Town Center
- Allow Developers to Purchase Increases in Density
- Considers Regional Stormwater Approach for Town Center
- Requires BMPs for Development

# Big Darby Accord

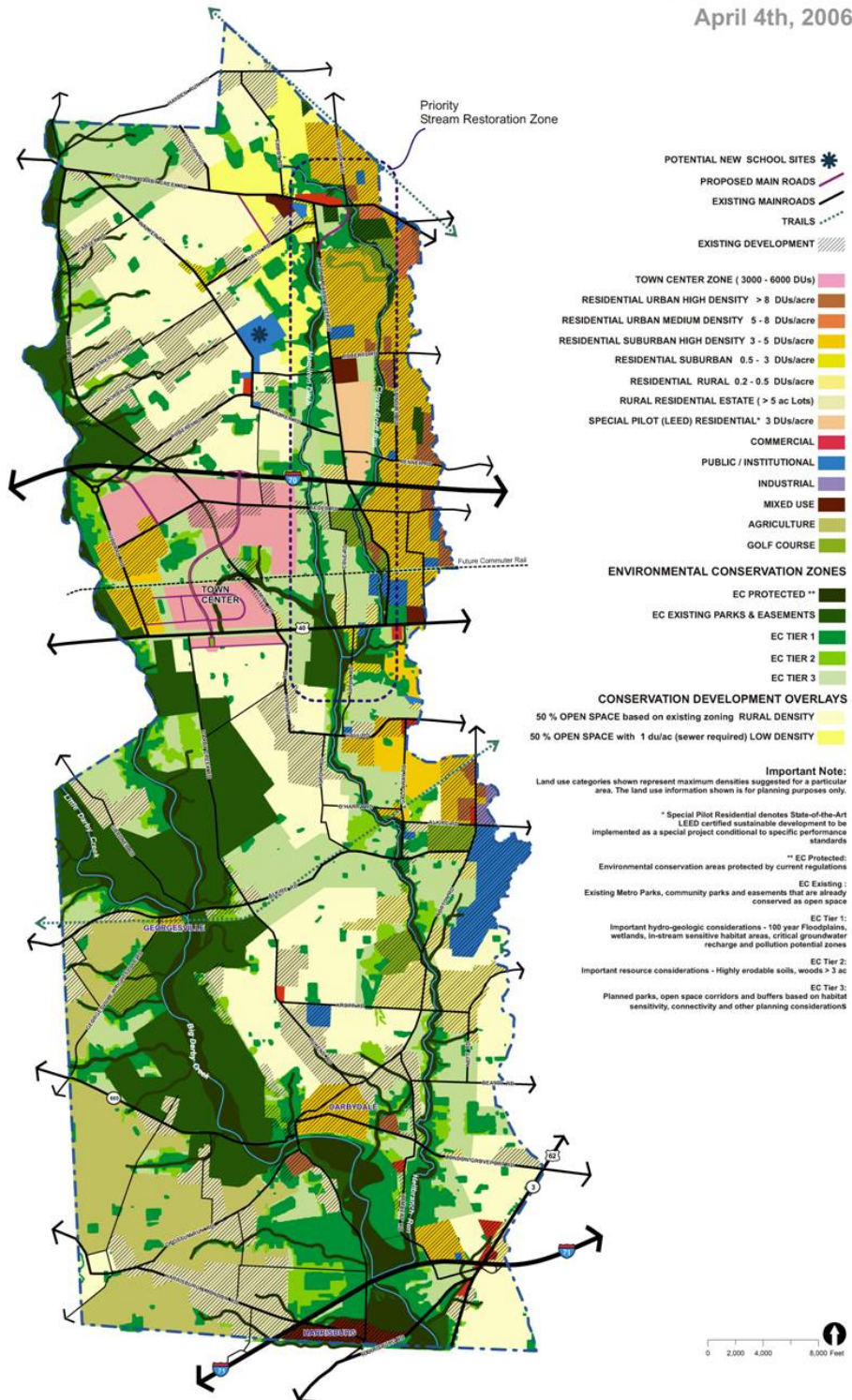
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## Category: Mixed Use

- Along Major Corridors
- Central Sewer Service Required
- Provides Basic Services such as Retail, Commercial, Limited Office or even Residential Uses
- Incorporate Best Management Practices





## Draft Land Use Plan Map

- Includes Conservation Strategy
  - Priorities for Conservation
- Includes Land Use Strategy
  - Focuses Development to Areas with Adequate Resources to Serve

## Key Benefits of the Plan

- Property Rights are Maintained
- Creates Additional Market Options for Landowners
- Places Financial Responsibility on New Development
- Preserves Rural Character
- Protects Sensitive Environmental Areas

# **Big Darby Accord - Implementation**

## Implementation

- Requires New Tools for Conservation and Development
- Requires Monitoring and Ability to Adapt
- Requires Tools to Generate Revenue
- Requires New Policies to Guide Development like BMPs
- Requires Partnerships to Leverage Resources





## Conservation Tools

- Land Purchase Program
- Purchase of Development Rights Program
- Conservation Easements
- Land Donation Program
- Conservation Development
- Developer Contributions
- Others

## Revenue Generation Tools

- Establish a Recurring Revenue Stream to Fund the Plan
  - Community Authority
  - JEDD, CEDA, TIF and Other Agreements

## Benefits of Community Authority

- Revenue Generated Through Assessment on New Development
- Authority Decides How to Spend Money by Setting Priorities
  - Conservation, Services, Transportation, Etc.

## JEDD and CEDA and Other Agreements

- Allow Sharing of Revenue Generated By Development



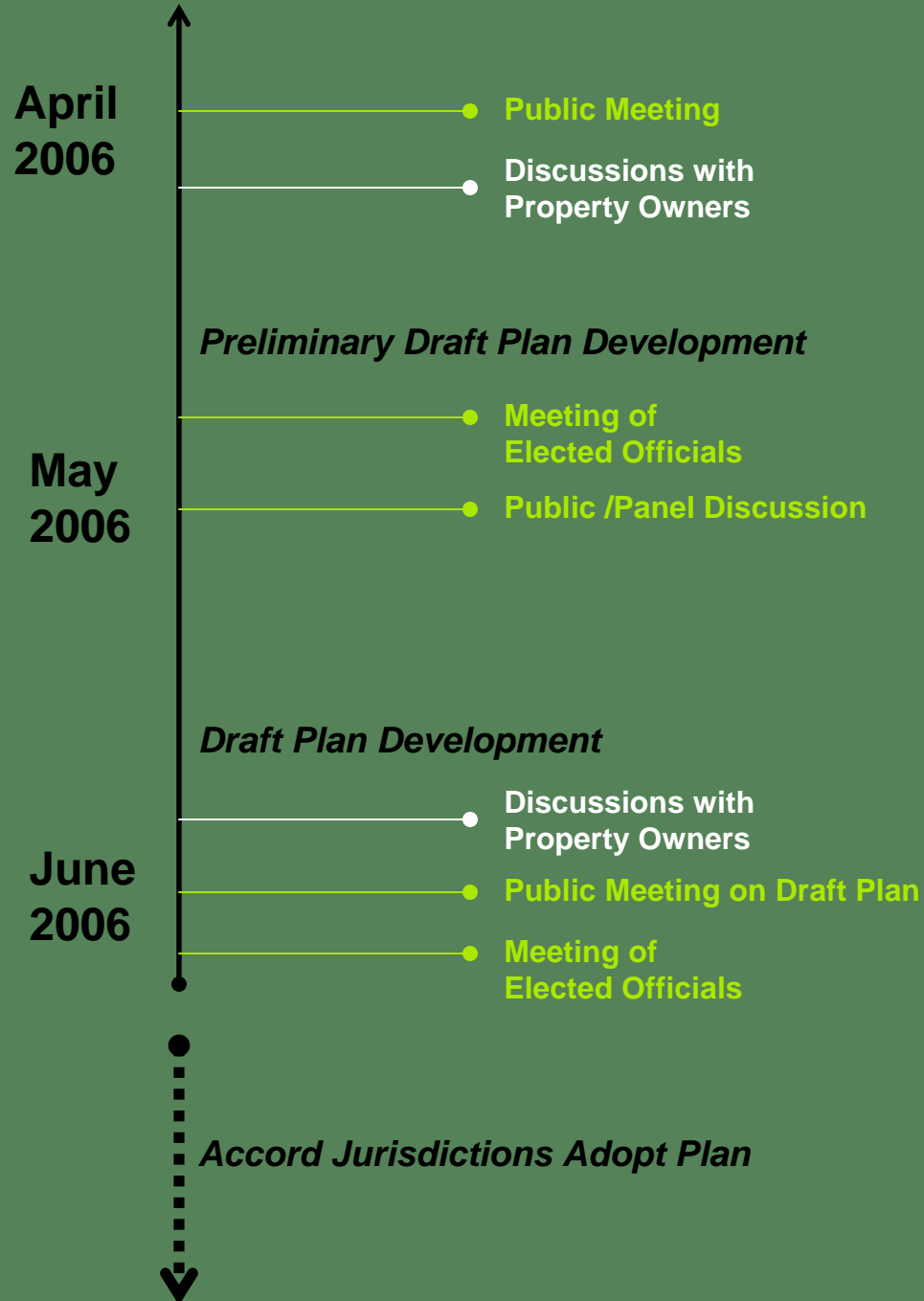
## Revenue Generation Tools

- Provide Mix of Programs to Generate Revenue
  - Density Transfer Fees
  - Fee-in-Lieu-of Programs
  - Bonds
  - Voluntary Special Assessments
  - State and Federal Funding
  
- Partner with Existing Agencies and Organizations
  - Leverage Funding and Staff Resources
  - Target Federal Resources Together
  - Reduce Chances of Duplicative Efforts



# Big Darby Accord

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## Next Steps:

- Evaluate Water Quality Considerations
- Refine Conservation and Revenue Generation Tools
- Develop Policies for Development
- Draft Plan Report
- Public Presentation
- Final Report

Thank You!

<http://www.franklincountyohio.gov/BigDarbyAccord>