

POTENTIAL GROWTH

In this document, we have provided an introduction to the Village of Galena, provided historical and current background, and an overview of the current land uses and natural environmental characteristics. As part of the process to develop a new Master Plan for the Village, community planning workshops were held to define attributes of a livable community; to identify major planning issues facing the Village; and, to consider alternative development scenarios. These workshops were advertised and open to the public. Early in the planning process, it was recognized that the Village is at a crossroads in its history, and important decisions need to be made about how best to shape its future. The choices for the Village are:

1. Purposefully remain more or less of the same size and character, allowing development to surround and impact the Village with little or no control over those impacts;
2. Expand modestly by extending municipal services such as sewer to surrounding land owners but stay a small Village and explore methods of dealing with the small scale and funding challenges this presents as well as managing the impact of surrounding development on the Village's infrastructure; or,
3. Seek to capture some share of area growth by extending municipal services to surrounding land owners and expand into a well-planned city giving Galena a better economy of scale with which to operate, more control over its destiny, and preserving qualities residents value.

In this chapter, we will look at projections of what the future may hold in various areas of Village life based on potential development and growth in and around the Village. While there was a time when many surrounding township and Village residents wanted the Village to stay exactly as it was, the rapid development pressures in Delaware County in the new millennium changed that reality. While it might be desirable for many to see the farmers continue to farm the land and only subdivide large lot frontage, the value of land skyrocketed. As many local farmers age and the next generation pursue other employment, selling land becomes a retirement fund or an inheritance. As an area becomes more populated, it also becomes much more logistically difficult to continue farming. When the farmer sells to or becomes the developer, development of that land is inevitable and just a matter of timing. While the global recession of 2008 slowed development considerably, it is expected that it will resume as the economy improves.

Because of its location as a critical access point around Hoover Reservoir, the Village is dramatically affected by traffic from development in surrounding townships. The Village and its residents also take their role as environmental stewards very seriously. With Hoover Reservoir being a major drinking water supply as well as a highly valued natural habitat, the Village strives to protect the environmental resources in and around the Village. With its ability to be a regional wastewater treatment provider, the Village can play a major role in protecting the Big and Little Walnut creeks and the reservoir. Its residents have placed a high value on open and natural spaces so the Village should move forward with a keen eye toward conservation principles.

The Village's development philosophies have evolved over time. The long-term planned municipal boundaries in its 1994 Land Use Plan (**Map 7-1**) encompassed a vast area bounded roughly by Africa Road, Lewis Center Road, Twin Bridges, Trenton Road, the Village of Sunbury, and Cheshire Road. For one of the smallest villages in the county, this was a very ambitious growth area.

In the late 1990s and early 2000s, the global economy was very positive, Delaware County experienced an unprecedented building boom, and there was a great deal of development speculation and planning occurring. Since the Village is located within Berkshire Township, the Village was concerned with the township's tendency to approve spot zoning and higher development densities than the Village's zoning code would allow. Because surrounding developments affect traffic, schools, environment, and a host of issues, the Village decided to be more proactive in controlling its own destiny. During this time frame, a flurry of annexations occurred including land that is now the Walnut Creek and Blackhawk subdivisions and will become the Miller Farm subdivision. Land along the western edge of State Route 3 known informally as the Western Millers, Mullins, and the Berkshire Campground were annexed into the Village as well as the Fuller-Davis tracts.

In 2005, The Village created its Area-wide Water Quality Management Plan (AWQMP) (**Map 5-4**) and designated a sewer service area. This area was significantly smaller than the original 1994 planning area but still encompasses nearly 3,500 acres. This area shows possible annexation areas with access to central sewer service requiring annexation.

Since the United States Environmental Protection Agency (USEPA) has stated that it considers central sewer better for the environment than household sewage treatment systems, the Village is willing to be a regional sewer provider. Current household system installation costs \$20,000-\$30,000 and is far more expensive than the Village's current \$8,000 sewer tap fees. Even with Galena's approximately \$600/year service fees, central sewer is still less expensive for the homeowner than a household sewage treatment system. With 90 percent of Delaware County's soils consisting of clay, many on-lot systems, including mound systems, fail because they cannot leach through the clay soils. Since the EPA prefers central sewers, it is less expensive for homeowners, and Delaware County's soils are not good for on-lot systems, the Village believes strongly that offering sewer services to surrounding areas is part of its legal and environmental stewardship role.

Development Scenarios

Working with Village officials and the Advisory Committee, three alternative development scenarios were created for consideration as a future vision of Galena. These development scenarios were modeled to define and visualize alternative future landscapes given certain planning policies. It was assumed that no one scenario in and of itself would represent the one desired future for the Village, but that each would show both good and bad attributes of a future community.

Staying a Village

No Active Annexation, Village Infill, Land Development Occurs Around Galena

The Village of Galena could adopt and/or maintain development policies that would lead toward maintaining the status quo. This alternative is among the more easily accomplished and assumes the following:

- Traditional residential development will occur around Galena in residential subdivisions and individual lot splits.
- Services are maintained for current residents and for infill development.
- Commercial development in the form of freestanding commercial uses, strip centers, and office/retail development would occur along corridors and at intersections surrounding Galena.

Planning for Clean and Green

Bedroom Residential Conservation Development

A second scenario placed a heavy emphasis on preserving environmental features at the expense of other community needs and goals. Specific assumptions include:

- Galena would create parks and greenways via conservation development, conservation easements, and acquisition.
- The Village would link park elements through connecting landscaped trails.
- Galena would aggressively protect and acquire natural areas.

Planning for an Emerging City

Balancing Jobs and Houses

The third scenario examined a more aggressive approach to development wherein Galena would seek to grow in a balanced fashion with the following assumptions:

- More commercial space is added to provide convenient retail, jobs, and tax base.
- Development includes more emphasis on income-producing (commercial) development along with residential development.
- Residential development is encouraged commensurate with non-residential development.

Potential Residential Development In the Village

Beyond the development scenarios formulated, what do these concepts mean in population terms? We have attempted to determine likely growth areas for the Village based on current property ownership, general knowledge of development interests, and development patterns such as large developers buying large tracts of undeveloped or lightly developed land. We evaluated existing developments already in progress, land already in the municipal boundaries, and areas likely to annex. Given the Village's current policy of annexation to receive sewer services, broader areas within the Village's Area-wide Water Quality Management Plan were evaluated as well.

Forecasting growth for Galena, or any municipality for that matter, is difficult since population gains will be determined by economic conditions affecting new construction and annexation. Nonetheless, DCRPC forecasts that the Village will have 696 residents by 2020. This modest forecast is based upon the fact that between 1980 and 2001, only nine new homes were built in Galena. This past history of little growth changed dramatically in the early 2000s with the Village’s housing units nearly doubling and the population growing to 548 by 2008.

Before considering build-out in any meaningful way, it is first necessary to define specific geographic areas in and near the Village. The Village cannot grow to the north since its northern boundary abuts the Village of Sunbury. The Village also has agreements with Sunbury pertaining to areas east and north of the Big Walnut Creek. Galena cannot grow to the south due to the Hoover Reservoir which consumed half of the Village in the 1950s. The County also has a density/sewer agreement with the City of Columbus for Drainage Area 2A as shown on **Map 5-5**. Aside from the current Village boundaries, the Area-wide Water Quality Management planning area is a relevant geographic area projected to grow and be served with municipal sewer services. These areas and specific plans are described in the 2005 Area-wide Water Quality Management Plan (AWQMP).

Population projections are calculated at the Village’s planning density of two units per acre and at the 2000 Census level of 2.5 people per household in the Village. With open spaces set aside, these figures still work within Columbus’ Area 2A requirements. Figures are rounded.

Immediate Growth Areas (Currently Annexed)

The amount of internal developable land inside and in potential growth areas outside the current village is substantial. There are currently several residential developments under construction, or under serious consideration in the Village. The Heathermere subdivision was started in 2004 and completed in 2005. With 51 units, its approximately 127.5 residents are already included in the current 548 population totals. This area has a population potential of 1,221 and is shown on **Map 7-2**. Other subdivisions under construction are listed below. The nearly 200-acre parcel that will become the Miller Farm subdivision was rezoned and approved in 2007. Construction is expected to begin when the economy rebounds. This development has potential to nearly double the size of the Village in every way.

New Developments	Blackhawk	Walnut Creek	Miller Farm	TOTALS
Year Started	2005	2007	Approved 2007	
Acres	49.3	20	196.98	266.28
# of Units	70	33	385	488
Population	175	83	963	1,221

Short-Term Growth Areas (Currently Annexed)

Other large parcels of land shown on **Map 7-2** as Short-Term Growth Areas have already been annexed into the Village by their owners and have future development potential. At a planning density of two units per acre, there is currently potential for 796 new units in the Village. With 2.5 people per household, this could mean nearly 2,000 new residents. This would be a dramatic change in the Village of Galena as we know it today.

Annexed Land	Fuller-Davis	Mullins	Western Millers	Arrowhead Golf Course	Berkshire Campground	TOTALS
Acreage	119.805	43.56	69.362	84.32	80.486	397.533
# of Units	240	87	139	169	161	796
Population	600	218	348	423	403	1,992

Potential Residential Development Outside the Village

The Village’s 2005 Area-wide Water Quality Management Plan (AWQMP) (**Map 5-4**) designates sewer service areas and the Village’s current policy requires annexation in order to receive sewer service. For planning purposes, using information from the Delaware County Auditor, the Village analyzed large blocks of land in various areas surrounding the Village that have future annexation and development or redevelopment potential. Since some areas of the AWQMP are already developed, the following chart shows potential development areas. At a planning density of two units per acre, and 2000 Census figures of 2.5 people per household, this shows potential for 5,560 units and an added population of nearly 14,000 people. Currently annexed land, existing subdivisions, and City of Columbus designated nature preserve areas were excluded from these figures which are rounded. The AWQMP was broken into smaller planning areas detailed below.

Area-wide Water Quality Management Plan (AWQM) Long-Term Growth Areas

Area	SE	E	N	NW	SW	W	TOTALS
Acreage	733.395	404.187	158.031	618.043	478.743	387.86	2,780.259
# of Units	1,467	808	316	1,236	957	776	5,560
Population	3,668	2,020	790	3,090	2,393	1,940	13,900

Southeast and East Service Areas

The Southeast and the Eastern planning areas are shown on **Map 7-2**. Including the East and Southeast service areas as potential annexation areas makes sense, in part to help fund infrastructure needs and maintenance since these areas will undoubtedly have a major traffic impact on the Village. Landowners in this area have also requested future central sewer service from the Village. Since central sewer has already been extended across Big Walnut Creek for the Walnut Creek subdivision, and will extend further into the Miller Farm subdivision, it will be available in an area that directly impacts Hoover Reservoir.

Delaware County, Galena, and the City of Columbus signed an agreement that limits population to a maximum overall gross density of four persons per acre (approximately 1.25 units per acre). With large amounts of Hoover Reservoir and City of Columbus designated nature preserves included in this area, as well as the Village's open space requirements, Galena still considers its two units per acre planning density appropriate.

Northern, Northwestern, and Southwestern Service Areas

The Northern, Northwestern, and Southwestern (**Map 7-2**) Service areas are already contiguous to the Village. With the vital State Route 3 corridor, these can be very valuable development areas for the Village. Central sewer has already been extended across Little Walnut Creek for the Blackhawk subdivision as well as north along the creek for the Berkshire Lake Campground. Since several land owners have inquired about access to it, providing sewer and other municipal services to this areas also makes a great deal of environmental and economic sense.

Western Service Area

The Western Service Area (**Map 7-2**) is a little more problematic. It is quite a distance from the Village core and is not currently contiguous to Galena. Much of the land in this area along Interstate 71 is already owned by developers, is already being developed at Cheshire Woods, and Delaware County officials have not been supportive of central sewer in this area. With the hopscotch pattern of development in the county, it could be many years before sewer lines are extended this far from Galena. None of this area is contiguous to Hoover Reservoir.

Overall Population Projections

While the economic situation in the next thirty years is anyone's guess, we hypothetically project total build-out of these areas in 30 years. The 2040 figures are extremely speculative. For planning purposes, the following are shown below:

1. Immediate Growth Areas are included below in 2020 projections with a potential population of approximately 1,221;
2. Short-Term Growth Areas are included below in 2030 projections with a potential population of approximately 1,992; and,
3. Long-Term Growth Areas are included below in 2040 projections with a potential population of approximately 13,900.

Historical & Projected Population Growth											
1960	1970	1980	1990	2000	2008	2020	2030	2040	1960-2008	2008-2040	1960-2040
						1,221	1,992	13,900			
411	361	358	361	305	548	1,769	3,761	17,661	+133%	+4,297%	+3,222%

Combined with current developments, previously annexed immediate and short-term growth areas already within the Village, and long-term sewer service areas (AWQMP), this means a potential long-term build-out population of more than 17,500 residents. This would convert the quaint Village we know today into a 3,500-acre city. Much of these more rural areas are still farmed but will most likely be developed as we have seen in most of southern Delaware County in the first-tier townships of Liberty, Orange, and Genoa. Genoa Township, just to the south of Galena, had more than 11,000 residents in the 2000 Census and has grown substantially since. Berkshire Township is a second-tier township (from Franklin County) seeing much growth pressure with many large tracts of land already owned by developers today and one of the largest developments in county history, NorthStar, under construction now.

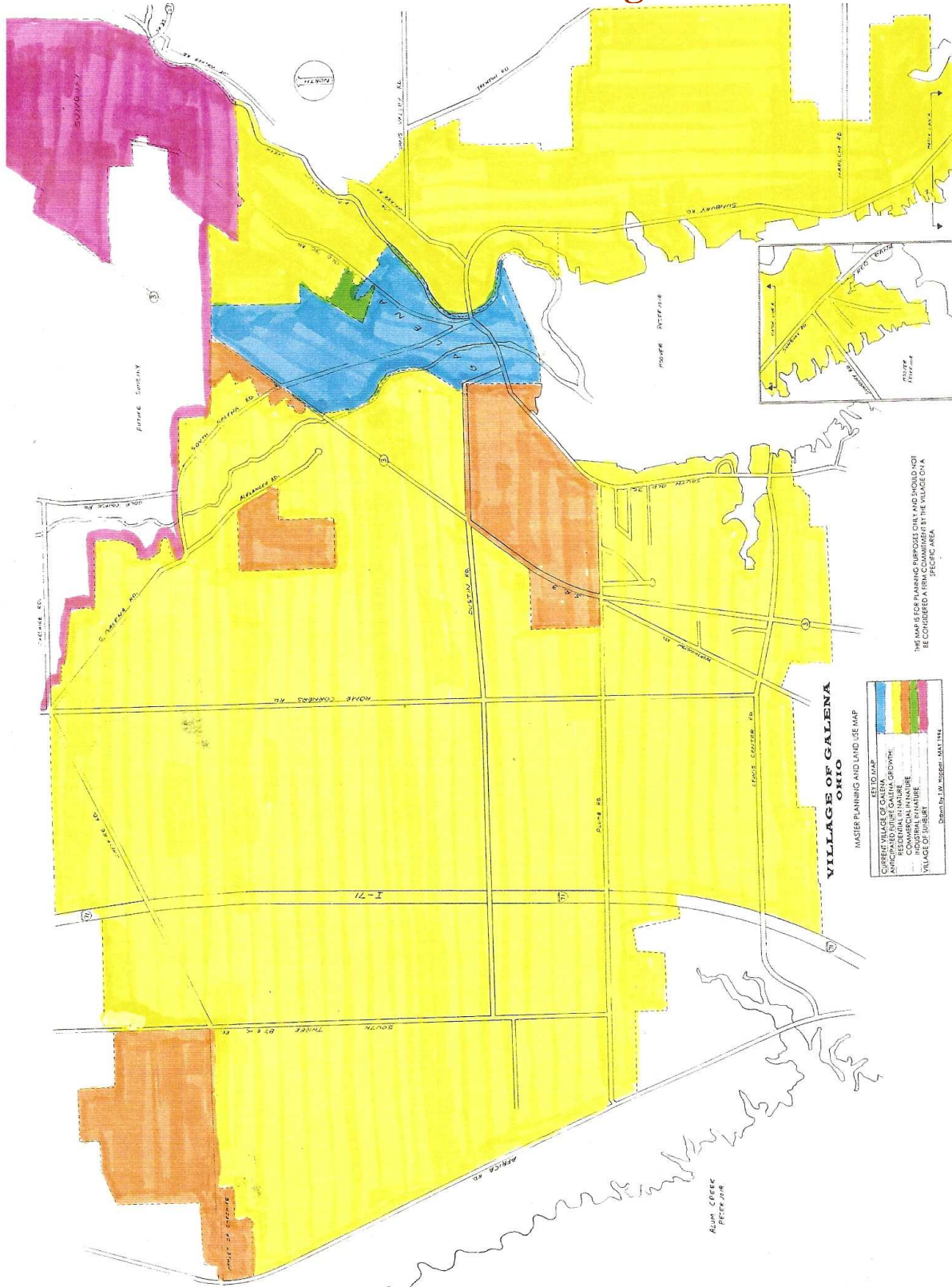
This type of explosive growth would triple the Village’s population in the next ten years and double it again the following decade. Then it could grow nearly five times from 2030 to 2040. Obviously, there are staggering implications in this level of growth. Ability to fund wastewater treatment system growth and road maintenance is chief among the issues to be considered. The Village would struggle to keep up with this type of growth unless very clear plans are laid out and strictly adhered to.

If well-planned, this growth could also lead to the opportunity to create an ideal community with great attributes such as:

- Ample open space, parks, and natural resource preservation;
- Historical character;
- Close knit, walkable, connected neighborhoods; and,
- A healthy commercial tax base with ample employment opportunities.

Galena could become a very sought after community if it preserves its exceptional community character as it grows.

Map 7-1 1994 Land Use Planning Area



Map 7-2 Potential Future Growth Areas

