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INTRODUCTION

Early in 2003, the Village of Galena began a significant effort to prepare an update of its Comprehensive Master Plan. The previous Land Use Plan was prepared in May 1994 by the Village Zoning and Planning Commission. The task of preparing this update began with securing partial funding from Delaware County through the Community Development Block Grant program (CDBG) and with the creation of a local advisory planning committee. Officials and volunteers who have worked on this plan in 2004, 2008, and 2010 include:

Mayor

Thomas W. Hopper

Council Members

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Paul Bolander

Libby Clark

Nancy Feole

Anthony R. Hamilton

Betsy Hildebrand

Edgar Allen Karn II

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Advisory Committee

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**Delaware County Regional Planning
Commission**

Scott Sanders

Da-Wei Liou

In 2003, Poggemeyer Design Group, Inc. (PDG) was retained by the Village to help local leaders prepare this plan. In 2007, significant changes in development activity, annexation, and utility services warranted another update to this document. The focus of this effort was primarily to update factual considerations and to provide additional clarity. The draft and subsequent updates were never formally adopted. In 2010, this update was completed.

This updated Master Plan represents a renewed vision for long-term development of the Village over a period of three decades. In recent years, concern had surfaced regarding the loss of open space, changes in the rural character, the impact of currently proposed development, and general demand for suburban growth in the area.

Early in the planning process, the Advisory Committee gave consideration to the matter of identifying a central theme for this planning process. After considerable deliberation, the theme of "Creating Legacies" and the associated graphic emerged as a verbal and visual image that generally defined the essence of this work. The use of more historic images in the graphic was intentional, underscoring the importance of historic qualities that many people associate with the Village.

Purpose

The purpose of this Master Plan update is to provide a framework within which informed regulatory and spending decisions can be made to determine the future character of the community. Such decisions involve the proper location and nature of future development; the need for public facilities or infrastructure to support such development; the changes needed in governance and other public services to support a growing community; and, the determination of scenic, environmental, and historic resources that should be afforded a measure of protection as development occurs.

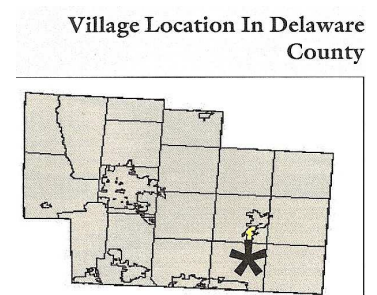
This plan represents a long-term vision for community development and redevelopment. The process engaged the community in thoughtful dialogue about the path of community change and maps out strategies and initiatives intended to achieve community goals. It is a collective vision regarding the factors that should be considered as community development decisions are made in the future. In addition to being a guide for public-sector decision-making, it is intended that this plan will be a guide for those interested in private land development.

This Master Plan includes the following chapters:

1. An introduction to the planning process that was undertaken, plans that exist, and the information gathering process;
2. Background information on the Village including its history, demographics, housing, and economic conditions;
3. An overview of its governance structure;
4. A review of infrastructure including roads, bridges, wastewater system, utilities, storm water system, and parks, trail and open spaces;
5. Details about the existing land cover and use and current zoning;
6. An overview of the existing natural environment;
7. Potential growth areas in and around the Village;
8. Recommendations for the Village's future; and,
9. Goals, policies, and specific action plans to guide the Village's future decisions.

Location

The Village of Galena is located in central Ohio and is situated in southeastern Delaware County in Berkshire Township. The historic downtown square is located between the Big Walnut Creek and the Little Walnut Creek, on the north end of the Hoover Reservoir. Within the I-71 corridor and north of the City of Columbus, Delaware County is the fastest growing county in Ohio and the 15th fastest growing county in the country. **Map 1-1** shows the regional context of the Village's location. **Map 1-2** illustrates the Galena community and its dominant features.



Planning

Regional Planning Efforts

The 1993 Delaware County Regional Planning Commission (DCRPC) Comprehensive Plan is the adopted regional plan, and the Village of Galena falls within the East Planning Area of that Plan. The County's Comprehensive Plan overlays data to create a land-suitability map which, in conjunction with development policies for each planning area, represents the best guidelines possible at the macro scale of the study. It is suggestive, not prescriptive. It is not site-specific, does not recommend use and density, and is a general guide for development. This plan is 17 years old and Delaware County has developed dramatically since it was written.

The Mid-Ohio Regional Planning Commission (MORPC) conducts broader Columbus metropolitan area regional planning covering nine Central Ohio counties, however due to the existence of DCRPC, Delaware County entities tend not to belong to MORPC.

The 1999 Mid-Ohio Regional Planning Commission (MORPC) Regional Bikeway Corridors Update identifies existing and proposed bikeway corridors in the Galena area. This plan identifies a number of bikeway corridors that traverse Galena and neighboring areas. Among these corridors is the important Ohio to Erie Trail which is planned to connect Cincinnati, Columbus and Cleveland. This trail will traverse land formerly occupied by railroads and canals and will ultimately offer hikers, bikers, and others with recreational opportunities and an alternate means of transportation.

In 2002, Delaware County developed a Thoroughfare Plan to address county-wide traffic issues.

Delaware County prepared a 2002 County Sewer Master Plan that was updated in 2004 and 2008. Part of the County's planning efforts included determining priority areas for future sewer service based on planned population density, existing problems, and other considerations. Delaware County has also defined future sewer service areas in unincorporated areas. These sewer service areas relate to priority areas for sewer services *exclusive* of the impact of expanding municipal systems.

Prior Village Planning Efforts

1994 Village Land Use Plan

The 1994 Village of Galena Land Use Plan was the official document serving as a policy guide to decision making prior to this document. The goals of that plan included:

- Preserve, protect, strengthen, and enhance the economic, social, physical, cultural, and aesthetic qualities and character of the Village.
- Expand the Village limits in order to preserve the basic rural suburban lifestyle of the area, maintain local control of development, and prevent encroachment of nearby urban communities.
- Provide a diversity of living, working, and residential areas for Village residents.
- Create an environment which is favorable for business and industry, and is compatible with the protection and continued improvement of residential neighborhoods.
- Encourage the use of land in the Village to produce a healthful, attractive, and efficient environment in which the Village residents can reside.
- Establish a transportation network which is integrated with land use patterns of the Village, and will minimize adverse effects on residential areas, and will provide for the safe, fast, efficient movement of people and goods.
- Plan for and provide quality Village facilities and services which are adequate for the Village's needs.
- Encourage a high level of citizen interest and concern, and a more active participation in the Village's problems and the means for their solutions.
- Provide well-designed recreational facilities that will adequately service the current population and permit expansion to meet future goals.

1999 Capital Improvements Plan

The Capital Improvements Plan, prepared by PDG, provided a list of projects and initiatives, and explored potential opportunities for financing. Proposed projects included:

1. Street lighting;
2. Walking trails;
3. Improvements to Miller Park and updating of the Miller Park Master Plan;
4. Street re-pavement;
5. Trail to old Sunbury Road bridge and boat ramp off Front Street;
6. New maintenance building;
7. Future viability of an EMS Building;
8. Old water plant building;
9. Final location of Village museum;
10. Ice rink;
11. Regular updating and maintenance of Village-owned equipment;
12. Upgrade of early warning system;
13. Baseball field bleachers, lighting, and safe playground equipment for Ruffner Park;
14. Existing storm sewer system;

- 15. Sidewalks;
- 16. Railroad bridge on Harrison Street; and,
- 17. Gazebo on the Village Square.

2001 Traffic Study

In early 2001, a traffic study was prepared for Galena, focusing on Harrison Street, Columbus Street, and North Walnut Street. This study was conducted in response to local concerns over traffic speeds with particular attention being devoted to the intersection of Columbus and Walnut streets. An intersection capacity analysis was performed at this intersection, the results of which found that traffic volumes did not meet the signal warrants. As a result, the continued operation of the intersection as a 4-way stop was recommended. It was recommended however that the Village explore physical traffic calming measures, along with more vigorous speed limit enforcement.

2002 Storm Water Study

In 2002, the Village of Galena completed a comprehensive Storm Water Study of the Village. The study was undertaken when it became obvious to Village officials that the existing storm sewer system was inadequate. Over a period of time, the amount of storm water runoff had increased due to development within the corporation limits of the Village which had increased the amount of impervious surfaces. However, the capacity of the Village's original storm sewer system had not been improved to keep pace with the increased demand.

The study identified problematic storm drainage areas throughout the Village. It was determined that the following were the most problematic areas within the Village:

- The areas around the abandoned railroad;
- Near the industrial park area;
- Along Middle Street north of Water Street; and,
- Along Walnut Street near State Route 3.

A computer model was used to size proposed storm sewer system improvements. A key recommendation of the study is that the Village should install new main line storm sewers and collector pipes with new inlet structures throughout the problematic areas to eliminate the numerous subsystems and outlets that currently exist. The study also identified potential funding sources for the proposed storm sewer improvements.

2005 Area-wide Water Quality Management Plan

Along with the Land Use Plan, PDG concurrently completed an Area-wide Water Quality Management Plan in 2004. The study reviewed the conditions of the former Delaware County wastewater treatment plant (WWTP). The plant, now owned by the Village, serves the Village of Galena and the village-owned collection system. This separate study was an important aspect of the development of a long-term vision for the Village and is discussed in more detail later. This plan was updated in 2005.

General Planning Process

This planning process officially began in early 2003 with a kickoff meeting of the Advisory Committee with PDG. Flyers were created and distributed and newspaper coverage was provided to encourage resident input. At this kickoff meeting, organizational issues were addressed. During the planning process, opportunity was provided for public input.

At an early stage in the planning process, members of the Advisory Committee were asked to list major issues that they wanted to see addressed in the comprehensive plan. These issues, and the general categories they fall in, as well as a 2010 updated services category, include:

Community Character

- Citizens want to preserve the architectural character of the buildings.
- The Galena community is surrounded by golf courses and natural areas, and therefore new development needs to be sensitive to the natural environment.
- The Village was founded as a mill town. The community would like to preserve this historic character as a defining asset.
- A standard light pole for new subdivisions has been selected by the Village to reflect the historic community character.

Traffic, Parking, and Pedestrian Circulation

- There is concern that parking downtown may be inadequate to meet demand.
- Sidewalks are lacking, and many of the existing sidewalks need to be replaced.
- Residents want conservation design with pedestrian paths in all new developments.
- The Village suggested a long-term goal of establishing connectivity between all pedestrian and bike paths.
- With all roads leading to the Square, ongoing traffic congestion needs to be recognized. With more growth, traffic congestion will worsen.
- The City of Columbus constructed a boardwalk along the water south of Front St., and trails from Galena to tie into the boardwalk are desired.
- The 2002 County Thoroughfare Plan indicates a new proposed road that is shown to travel through Galena. This roadway is shown on the plan as a response to regional circulation needs, but Galena residents strongly opposed this project. The Village of Sunbury's Draft Master Plan recommends a Miller-Paul Road extension from Vans Valley Road north to State Route 37. This would provide a Galena/Sunbury bypass that would alleviate some of the traffic flowing through Galena at the Sunbury Rd./Columbus St. and Walnut St. intersection downtown.

Recreation and Open Space

- Residents feel that developers should provide open space in their subdivision designs.
- Residents are reportedly not interested in substantial amounts of urbanization. Redevelopment should be encouraged, and all new developments should be open space subdivisions.

- The abundance of the Village's parks and open spaces are seen as an important asset to the community.

Growth

- Subdivisions built in Galena during the early 2000s doubled the population and impacted schools and traffic. Currently proposed subdivisions will double the population again.
- Many residents oppose new development involving heavy industry and typical gas stations. Preferred development includes light commercial, office, and retail uses. Appropriate locations need to be determined for these uses.
- Galena's housing provides a range of local housing choices from lower to middle income houses as well as upscale subdivisions.
- The Galena Commerce Center (formerly the brickyard), consisting of 26 acres, is the only existing large site for industrial or commercial developments. Smaller commercial lots have been proposed for this area. There is reportedly a market in Galena for upscale dining opportunities.

A first step in the planning process was the development of topical profiles of the Village. These working documents provide new and objective data regarding quantitative characteristics of the Village. This information, contained in a housing profile and an environmental conditions profile, was shared with Village Officials and Advisory Committee Members. This data collection and analysis provide baseline information that will be used in subsequent planning phases.

Following this information gathering effort, two major initiatives were undertaken to provide opportunity for public involvement during the initial development of the plan. These efforts included Village representation in a series of meetings and public visioning workshops. Public participation was viewed as being an important part of this master plan. The results were relied upon heavily to guide the development of key ideas about growth and change and to gain genuine and meaningful public input about key issues facing the community. These workshops were held at the Village Municipal Building during the summer of 2003.

The public visioning sessions were conducted to assess public reaction to alternative development scenarios. These sessions provided the opportunity for residents to think about the place in which they live in new ways, and to offer thoughts on the desired future for the community. Alternative development scenarios were prepared with various development assumptions. Each scenario had positive and negative qualities, and each offered trade-offs between various positive and negative community attributes. With the feedback and reactions to the alternative scenarios, a synthesis of the alternatives, ideas, and concepts was created. This forms the basis of this master plan. The discussions in these sessions helped the consultants and Advisory Committee prepare a clearer vision of community choices.

As a first step in the planning process, the committee was given a photo assignment to take images of areas that they felt represented assets and challenges within the community. The following pages contain photos that represent the highlights of these assets and challenges identified by the Advisory Committee. Positive themes that were dominant among all the photos included the historic character of the community, environmental quality of the area, parks and open spaces, and the downtown square.

Services

The following are statements about currently offered Village services:

- The Village owns and operates the wastewater treatment plant and the collection system.
- Galena provides and maintains the storm water collection system.
- The Village provides its own subdivision, zoning, and property maintenance regulations and enforcement.
- Residential building permits and inspection services are provided for the Village through contract by Delaware County.
- Commercial building inspection services are provided by the State of Ohio Dept. of Commerce.
- Engineering services are contracted with external companies.
- The Village maintains all public roads within the municipal boundaries with the exception of State Route 3.
- Galena maintains village-owned parks and trails.
- The Columbus Sharks organization has a use and maintenance agreement for the Jeff Dutiel Field of Dreams baseball diamond in Ruffner Park.
- The City of Columbus maintains natural preserve areas around the Little Walnut and Big Walnut creeks and Hoover Reservoir. The Boardwalk on Front St. is owned and maintained by the City of Columbus.
- Information services include news releases to the local media, an electronic newsletter, a Village web site, a new residents' package, a developers' package, and information posted in locations throughout downtown.
- Community volunteers plan and host a variety of special events in the Village throughout the year.
- The local chambers of commerce include the Greater Galena Civic Association and the Sunbury Big Walnut Chamber of Commerce.
- Safety services are provided by the BST&G Fire District, the Delaware County Emergency Medical Services, and the Delaware County Sheriff's Office.
- The Village contracts for exclusive residential trash services which reduces costs to residents as well as truck traffic and noise. Commercial services are handled individually.
- Del-Co provides water for Galena.
- American Electric Power provides electric service for the municipality.
- Columbia Gas provides natural gas transmission services.
- Telephone, television, and internet services are provided by Century Link and Time Warner.
- The Galena Cemetery is owned and operated by the Berkshire Township Trustees.
- Public education is provided by the Big Walnut Local Schools with administrative offices located in Galena.
- Library services are provided by the Community Library in Sunbury.

Community Images

As part of the planning process, Advisory Committee members submitted pictures representing various characteristics that they viewed as positive or negative in the Village.

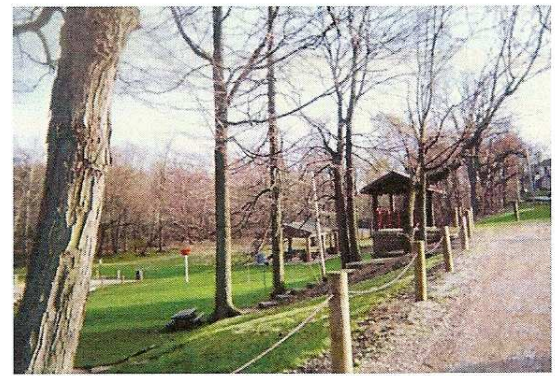
Images of Historic Character



Images of Environmental Quality



Images of Parks and Open Spaces



Images of the Village Square

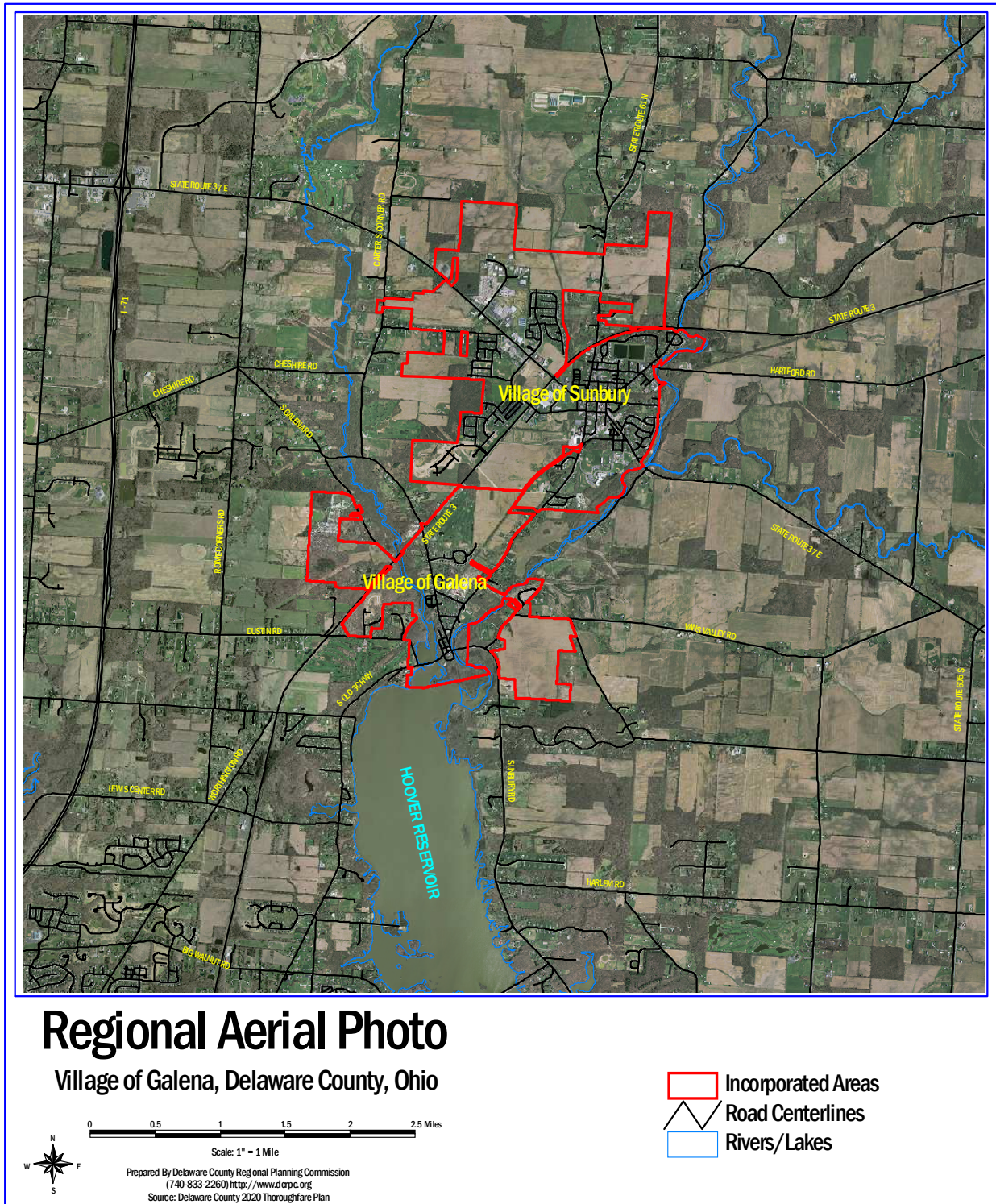


Community Challenges

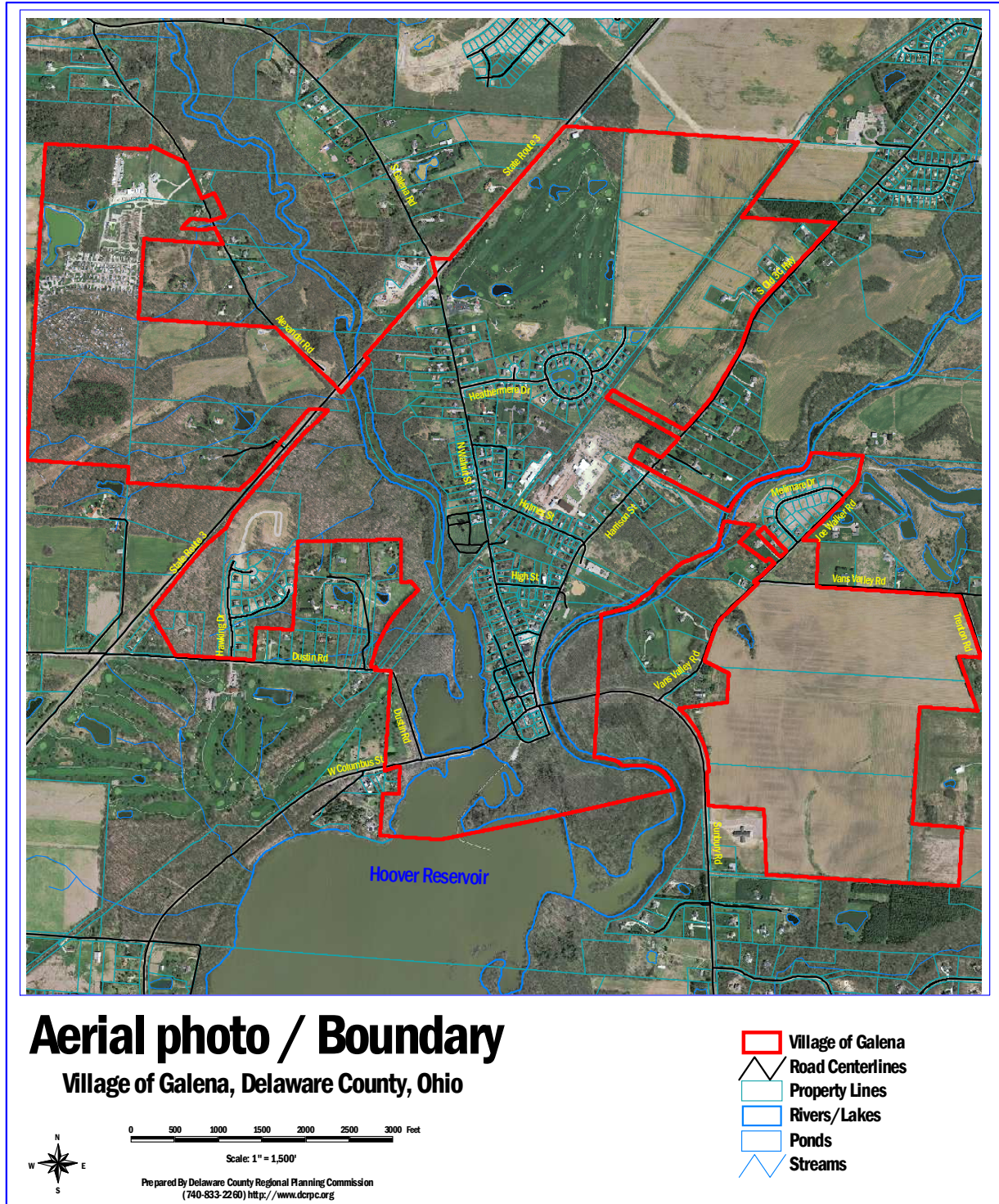
Along with positive images of Galena, some images of community challenges were captured. These images included trash, some unfavorable housing characteristics, and deteriorating infrastructure conditions.



Map 1-1



Map 1-2

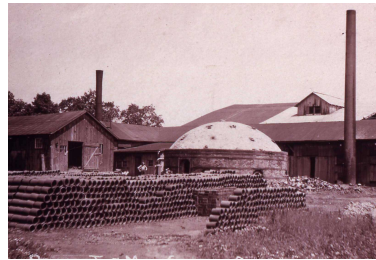


BACKGROUND INFORMATION

History

Galena was established in 1809 between Big and Little Walnut creeks as a mill seat. A natural ten foot drop in elevation in a narrow neck between the two streams provided an excellent route for millraces. Water-powered grist and sawmills were soon in operation. Gilbert Carpenter, the founder of the Village, came from Wilkes Barre, Pennsylvania, and was the first Methodist clergyman in Delaware County. His gristmill held the first church services in the area.

William Carpenter platted the Village in 1816 and named it Zoar, apparently identifying it with the ancient city of refuge referenced in the Biblical book of Genesis. In 1834, when residents applied for a post office, the name was disqualified because such a community already existed in Tuscarawas County. For unknown reasons, Nathan Dustin suggested the name Galena, which was immediately adopted.



The streets facing the village green, that have given the community a New England character, have historically been the focus of commercial activity. Brick commercial blocks, the Dustin Inn (1828) and a Masonic lodge hall (1826), still stand on the northwest corner. Turn-of-the-century commercial buildings, including a 1906 bank, now occupied by the Village offices, stand on the southern edge of the square. All other vintage buildings, that once created a symmetrical square, were removed following fires or the development of Hoover Reservoir in the 1950s.

The original plat set aside lots near the square for a church and school. The former Galena United Methodist church was erected in 1829 and the school in 1868. An Episcopal church stood adjacent to the school from 1877 until 1932.

While the Village was established to take advantage of water power, its industrial base has always been modest. Besides the grist and sawmills, an agricultural implement factory operated from the 1860s to the 1920s along Big Walnut Creek on what is now South Walnut Street. A clay tile company with a solitary kiln was established on Holmes Street in the 1890s. It was expanded into the Galena Shale Tile and Brick Company, which, for a time in the late twentieth century, filled a distinctive market niche by producing hand-molded bricks in a whole battery of kilns. This firm closed down in 1983. The plant site, currently known as the Galena Commerce Center, is now home to several light industrial companies.

A railroad line was constructed through the Village in 1873. Village residents collected a subscription of \$13,000 to bring the line to Galena, and acreage was donated for a depot. Although the line is abandoned, the tracks removed, and the depot grounds stand vacant, a portion of the route, including the turn-of-the-century plate girder bridge over Little Walnut Creek, is maintained by the Village as a walking path.

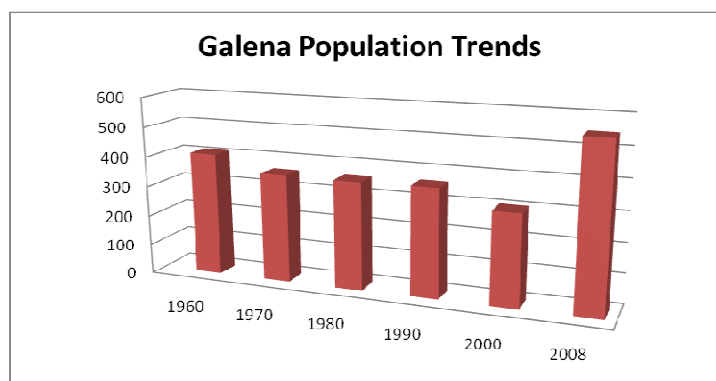


Demographics

Demographic information for the Village of Galena was assembled and analyzed to gain a better understanding of the Village from a statistical perspective. This information included population demographics, housing and household characteristics, and other relative trends. This data helps decision makers understand the demands and needs for land use, transportation, public services, utilities, and economic development.

Census data that is based on an actual count of people is conducted every decade. According to the 2000 census, the Village of Galena had a population of 305 people. This is actually a decrease from the 1990 population of 361 and from decades past. 2008 Census Updates estimated the population at 548.

1960	1970	% Growth 1960- 1970	1980	% Growth 1970-80	1990	% Growth 1980-90	2000	% Growth 1990- 2000	2008	% Growth 2000- 2008
411	361	-12.2	358	-0.8	361	0.8	305	-15.5	548	+80%



This small population and previous declines exist in sharp contrast to surrounding growth trends and known development activity in the Village. Galena is located in southern Delaware County, which is reported to be the fastest growing county in Ohio (in terms of percentage increases) and among the fastest growing county in the nation. Additionally, most of the growth pressure in Delaware County exists in the southern half of the County. During the 1990s, the county's population increased by 64.3%, far exceeding the National Growth Rate of 13.2% for this same period of time. In the new millennium, from 2000-2008, it is estimated that the U.S. grew by only 6.4%, while Delaware County increased 50% and Galena's population increased 80%.

According to the Delaware County Regional Planning Commission (DCRPC), the Delaware County growth rate increased, at least in part, due to immigration from Franklin County. Between 1990 and 1999, approximately 25,347 people moved into Delaware County. The difference between local births and deaths added 5,341 people to the population during this time span. By contrast, Franklin County experienced a net loss of 21,749 due to outward migration from 1990-1999. Delaware County received 62% of the domestic migration in Central Ohio in this same 10-year period.

Despite the fact that the Census Bureau only conducts an actual census every decade, population estimates are available and published. These more recent estimates show substantial growth for both Delaware County and Galena:

	<u>Census 2000</u>	<u>July 2006 Est.</u>	<u>July 2008 Est.</u>	<u>Percentage Change</u>
Delaware County	109,989	156,697	165,026	50%
Galena	305	517	548	80%

Because of the current development activity in the Village, it is reasonable to assume that the Village population could exceed more than 1,500 residents as build-out of planned subdivisions occurs in the next decade or so. Beyond this, population growth will depend on annexation and village services that are discussed more in subsequent chapters.



Looking beyond the total numbers of residents, it is possible to gain some insight into some characteristics of Galena residents from the 2000 census. This data is somewhat dated, but it is the most current information available until the 2010 census data is published.

United States Census 2000 in Delaware County Geographic Area: Galena Village, Ohio				
Subject	All Ages		18 years and over	
	Number	Percent	Number	Percent
RACE				
Total Population	305	100.0	233	100.0
One race	300	98.4	231	99.1
White	298	97.7	229	98.3
Black or African American	0	0.0	0	0.0
American Indian and Alaska Native	2	0.7	2	0.9
Asian	0	0.0	0	0.0
Native Hawaiian & Other Pacific Islander	0	0.0	0	0.0
Some other race	0	0.0	0	0.0
Two or more races	5	1.6	2	0.9
HISPANIC OR LATINO AND RACE				
Total Population	305	100.0	233	100.0
Hispanic or Latino (of any race)	5	1.6	5	2.1
Not Hispanic or Latino	300	98.4	228	97.9
One race	295	96.7	226	97.0
White	293	96.1	224	96.1
Black or African American	0	0.0	0	0.0
American Indian and Alaska Native	2	0.7	2	0.9
Asian	0	0.0	0	0.0
Native Hawaiian & Other Pacific Islander	0	0.0	0	0.0
Some other race	0	0.0	0	0.0
Two or more races	5	1.6	2	0.9
Source: U.S. Census Bureau, Census 2000 Redistricting Data (Public Law 94-171) Summary File, Matrices PL1, PL2, PL3, and PL4.				

Age of Residents

It may be of importance to note that the median ages in the Village exceed those found nationally and across Ohio. In Galena, the median age of residents is 39.1 years according to the 2000 census. Nationally, the median age is 35.4, and in Ohio the median age is 36.2. In other terms, 15.7 percent of Galena's population is 65 years old and older, while only 12.4% of the national population is 65 years old and older. This somewhat older population in Galena has implications for future planning in terms of service demands and housing needs.

Since the 2000 Census, the Village has seen a trend of many younger families building new homes as well as older residents moving out and younger residents moving in. With the economic recession of 2008, new construction has been nearly nonexistent and older homes in the "Old Towne" section of Galena have been selling at a higher rate than in the past. So, it is expected that the 2010 Census will show a younger population.

Housing

Household sizes have declined nationally for many years, as people delay marriages, experience divorces, and have fewer children. The average household size in Delaware County decreased from 2.78 in 1990 to 2.57 in 2000. The State's household size similarly decreased from 2.59 to 2.49 during this same time. The average household size in Galena was 2.5 in 2000.

In 2000, the Census Bureau counted 133 housing units in Galena. Among the occupied units, 89 were occupied by families (73%). Thirty-three housing units were occupied by non-families (27%). All but 10 housing units were occupied. Among the 122 occupied housing units, 99 were occupied by homeowners and 23 were occupied by renters. This homeownership rate is high, but comparable to similar suburban and rural areas.

The median value of an owner-occupied home in Galena in 2000 was \$95,800. This median value was below the median value for the State of Ohio (\$103,700), the nation (\$119,600), and far below the median value for Delaware County as a whole (\$190,400). One explanation for this lower median value in Galena is that the Village is an older, established community with mostly older, smaller homes in the "Old Towne" section of the Village. At the same time, growth in Delaware County has fueled a large amount of new housing construction, most of which have been larger and more costly units, thus driving up median housing values. Delaware County's housing market has been strong for two decades providing many locations of upscale single-family housing.



Name of Community	Census 2000 Housing Units April 2000	Vacancy Rate, Census April 2000	Building Permits 1980-2000	% total permits issued 1980-2000, Delaware County	Building Permits 2001-2008	% total permits issued 2001-2008, Delaware County
Delaware County Townships	23,273	5.3%	14,622	62.59%	11,702	64%
Delaware County Municipalities	19,756	5.0%	8,736	37.4%	6,691	36%
Total Delaware County	43,029		23,538	100%	18,393	100%
Galena	132	7.6%	10	.042%	82	.4%

Strong trends toward upscale housing construction and concerns over housing affordability led Delaware County officials to prepare a county-wide Affordable Housing Market Study in 2002. The results of this study document the need for greater attention to affordable housing issues in Delaware County and provide some estimates of needs in various parts of the County. While data is not provided for each specific community, it is estimated that Berkshire Township, together with Sunbury and Galena, lack 65 affordable housing units. It is also noted in this study that there is a market for considerably more (434) upscale housing units in the area.

The 2000 Census ranked Galena as 28th in Delaware County for number of housing units. As previously noted, proposed subdivisions and subsequent construction activity has resulted in an upward trend in housing starts. More recent data regarding residential building permits beyond 2000 shows considerable residential building activity in Galena in more recent years. Data provided by the Delaware County Regional Planning Commission shows the following:

New Residential Building Permits in Galena:

Years	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTALS
Permits	1	0	1	1	25	35	13	4	3	3	86



There are currently four new subdivisions in Galena: Heathermere (completed), the Estates at Blackhawk (construction began in 2005), Walnut Creek (construction began in 2007), and Miller Farm (annexed and rezoned to Planned Residence District in 2008). These subdivisions are low density, upscale, single-family detached housing units. Miller Farm will include condominiums as well. Illustrations of these developments are shown below.



Heathermere Subdivision – 51 homes, completed in 2004/2005



Blackhawk Subdivision – 70 homes, construction began in 2005



Walnut Creek Subdivision – 33 homes, construction began in 2007



Miller Farm Subdivision – 385 units approved in 2008

Map 2-1 shows existing building uses in the Galena area according to 2008 Delaware County Auditor information.

General Economic Conditions

With population growth, economic conditions in Delaware County have been strong through 2008. With the global recession, new construction slowed dramatically in 2009 but the Village saw existing home sales increase in the “Old Towne” part of the Village.

The percentage of individuals below the poverty rate in Delaware County was only 3.8% in 2000, while nationally, the percentage was 12.43%. In Galena, the percentage of individuals below the poverty rate was 9.65%, which was higher than Delaware County, but still well below the national rate. With more upscale housing built in the years 2004-2009, this rate has most likely dropped significantly.

Another measure of general economic conditions is household income. In Galena, median household income in 2000 was \$46,250. This compares with \$41,994 nationally, \$40,956 in Ohio, and \$67,258 in Delaware County. Again, with many new upscale houses in Galena, this figure has most likely increased.

Often associated with higher incomes are higher educational attainment levels. Delaware County has a very high educational attainment rate as four out of 10 people (older than 25) have at least a four-year college degree. Nationally, less than 2.5 people in 10 have attained a four-year college degree, which is about equal to the rate found in Galena, at approximately 2 in 10 people. With higher incomes associated with the new, more upscale subdivisions in the Village, educational levels have most likely increased as well.

Local employment opportunities in the Village of Galena itself are consequently limited by the size of the community. Some businesses in Galena include those listed below:

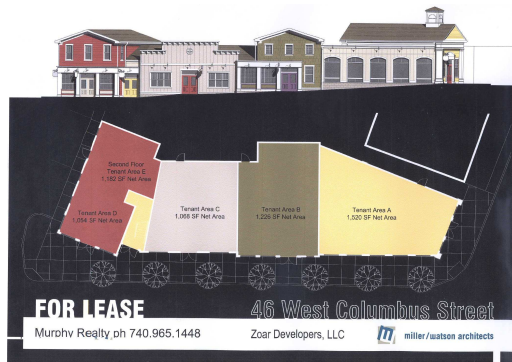
<u>Business Name</u>	<u>Business Type</u>
Arrowhead Golf Course	Golf Course
Big Walnut Schools Office	School Administration
Delaware County Bank	Financial Services
Division 7 Roofing	Commercial Roofing & Construction
F.M. Earth	Excavation
Galena Commerce Center	Light Industrial and Commercial Property Leasing
Galena Diner	Restaurant
Galena Sunbury Services	Light Industrial Property Leasing
Galena Village	Government
Heavy Duty Towing	Truck & Automotive Towing
Kurt J. Lesker Co.	Industrial Ceramics
Matrix Environmental	Environmental Services
Molnar & Associates	Attorney
Mudflats Bar & Grill	Restaurant & Pub
Murphy & Assoc. Real Estate	Real Estate
Norm Fountain Insurance	Insurance
Phil's Collision Repair	Automotive Body Shop
Post Office	Government
Sambucca's	Greenhouse
Wise Heating and Air Conditioning	HVAC Services

Naturally, many residents in Galena work outside of the Village, elsewhere in Delaware County, and in neighboring counties.

There is currently a small amount of commercial development in Galena. In recent years, a considerable amount of commercial development has occurred in neighboring Sunbury to the north and Genoa Township/Westerville to the south along with other types of growth.

The Sambucca's Greenhouse, an agri-business at the corner of Walnut St./S. Galena Rd. and State Route 3 has been successful and is growing.

The Galena Village Square is also a center of business activity providing retail, offices, services, and dining. Recent improvements in two downtown Galena restaurants have attracted a great deal of customer traffic to the Village. Among the proposed developments in the Village of Galena is a project proposed by Zoar Developers LLC at 46 West Columbus St. Plans for this .277-acre property include demolishing the existing house and building nearly 5,000 square feet of commercial office and/or retail space in downtown Galena.



The proposed commercial and light industrial development in the Galena Commerce Center (formerly the old brickyard) includes 24.358 acres and will add an additional 42,000 square feet of commercial development if built according to current plans.

Community Facilities

Schools

The Village of Galena is part of the Big Walnut Local School District, which was created by consolidating the Sunbury, Galena, and Harlem school districts in 1950. The Big Walnut School District covers approximately 105 square miles. The district's administrative offices are located in Galena on Harrison Street at its intersection with Walnut Street.

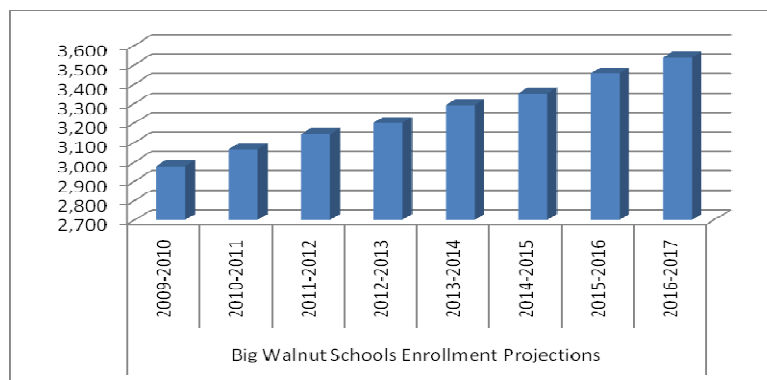
Currently, the district includes Hylen Souders Elementary, Harrison Street Elementary, Big Walnut Elementary, General Rosecrans Elementary (scheduled to open in Fall 2010), Big Walnut Middle School, and Big Walnut High School, which was built in 1991. Galena's elementary age students currently attend Big Walnut and Hylen Souders elementary schools but as enrollment increases, redistricting could occur.

District enrollment has increased rapidly over the past decade and currently stands at more than 3,000. To accommodate growing enrollment, the district is constructing a new 7th-8th grade middle school and converting the existing middle school to a 5th-6th grade building. It was hoped that along with the new Rosecrans Elementary, this would alleviate elementary school overcrowding and reliance on portable classrooms. However, with the 2009 and 2010 operating levy failures, the school district decided to close the Harrison Street Elementary School and move those students to the other three buildings.



High projected enrollments for the Big Walnut School District are shown below. If these projections prove out, they would mean a 19% increase over this eight-year period. It would be logical to think that the current bad economy which has had a negative effect on new development would slow enrollment growth. Regardless of the worst economy in more than 70 years, the 2009-2010 school year enrollment has already surpassed high enrollment estimates.

2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
2,980	3,063	3,142	3,199	3,291	3,353	3,455	3,536



Historic Sites

At the present time, there are no sites on the National Register of Historic Places in Galena. However, there is an interest in preserving the historic New England character of the community and for nominating sites in the future. There are several sites in Galena that are locally regarded as historic and potentially eligible for consideration on the National Register. These include the Village Municipal Building at 9 West Columbus St.; the Dustin Inn at 21 Middle Street; the Odd Fellows/Zoar Rebekkah Lodge and U.S. Post Office at 34 West Park St.; and, the former Galena United Methodist Church at 109 Harrison Street, now owned by the Village of Galena.



Libraries

There are no libraries in Galena. The Community Library in Sunbury serves the Village.

Hospitals

There are no hospitals in Galena. Mt. Carmel/St. Ann's in Westerville and Ohio Health's Grady Memorial in Delaware serve the Village. Both are approximately 20 minutes away.

Fire Protection

Fire Protection is provided by a consortium of Berkshire Township, Sunbury, Trenton Township, and Galena. The BST&G Fire District's only location is on Cherry Street in Sunbury.



Police

The Village maintained its own police services for several years. Then police services were provided through contract by the Sunbury-Galena Police Department. Services are currently offered by the Delaware County Sheriff's Office.

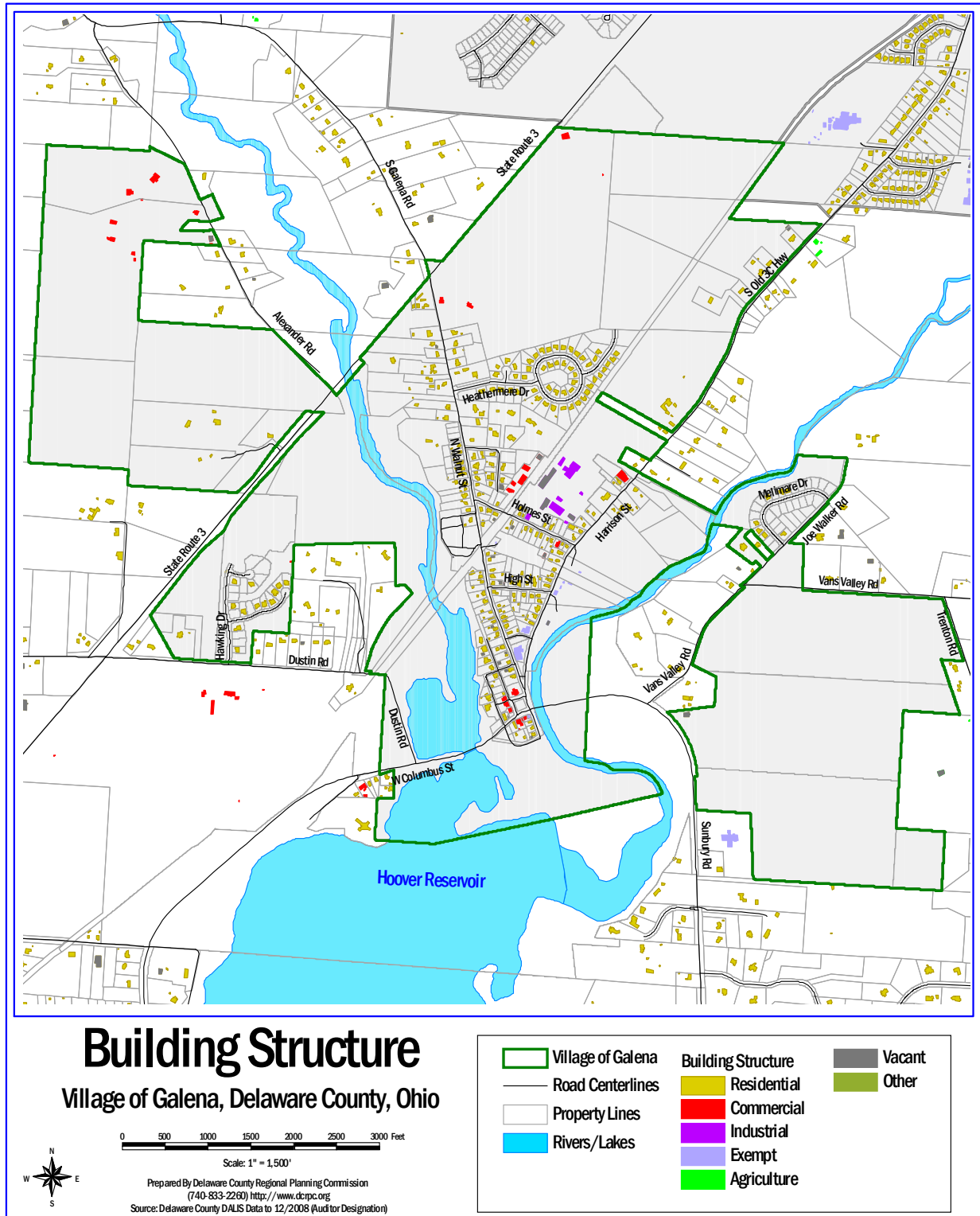
Churches and Cemeteries

The old Galena United Methodist Church on Harrison Street was the oldest continuously operating church in the country until a new building was constructed in 2008. The new Galena United Methodist Church is located on Sunbury Road, outside the village limits. It is expected to annex into the Village when Miller Farm developers extend sewer lines. There are other churches in the area as well.



The Galena Cemetery, which is located on North Walnut Street, is owned and managed by Berkshire Township.

Map 2-1



GOVERNANCE

Purpose

As a municipal government, the Village's purpose is to

- Provide appropriate municipal services to benefit all residents especially providing for traffic flow, public land management, and environmental stewardship;
- Provide appropriate government oversight to protect individual landowner's and resident's rights as well as act in the best interest of the Village as a whole;
- Enact legislation in order to provide services needed;
- Manage public finances in a responsible, ethical, and fiscally prudent fashion; and,
- Encourage public involvement and function in an honest, ethical, and transparent fashion abiding by applicable sunshine laws.

Municipal corporations in Ohio are granted broad authority under *Article XIII* of the *Constitution of the State of Ohio*, *Ohio Revised Code §715.01*, *Ohio Revised Code §717.01*, and various other statutes depending upon the organization of the municipal corporation. This municipal corporation has the right to do the following:

- exercise all powers of local self government and to adopt and enforce within its limits such local police, sanitary and other similar regulations as are not in conflict with the general laws of the State of Ohio;
- to acquire, hold and manage property and make any rules and regulations by ordinance or resolution required to fully carry out the terms of any provision of conveyance or lease;
- to construct or equip buildings;
- to construct public halls, offices, and municipal service buildings;
- to construct sewers, sewage disposal works, and ditches;
- to open, construct, widen and improve any street or highway; and,
- to provide for rules and regulations consistent with the enforcement and regulation of the above.

This municipal corporation is specifically granted the authority to plan for the municipality pursuant to the provisions of *Ohio Revised Code §713.01*.

Governing Structure

Council

Galena currently has one voting precinct. The Village's current governance structure includes an elected six-member Council and an elected Mayor. The Council appoints committee members and representatives as liaisons to external entities. They annually appoint a public service director, zoning inspector and property maintenance inspector which is in one job description.

They also appoint five other support employees. The clerk/fiscal officer was previously elected, but the fiscal officer is now an annually appointed staff member.

A Zoning and Planning Commission is comprised of three residents who are appointed to three-year staggered terms, a Council representative appointed annually, the Mayor who serves as chairman, and a clerk appointed annually. The commission hears and decides appeals; authorizes variances; grants conditional use zoning permits; and, reviews proposed master plan and zoning code amendments and planned district proposals and makes recommendations on them to Council.

External Relations

The Village currently serves as a liaison and facilitator with the Greater Galena Civic Association (GGCA), the Galena area's local chamber of commerce. The Village is also a member of the Sunbury Big Walnut Chamber of Commerce and the Delaware County Regional Planning Commission.

The Village has had a strong, successful partnership with the Delaware County Friends of the Trail and the Ohio to Erie Trail organizations. This partnership continues to successfully establish a trail system through Galena as part of the Ohio to Erie Trails

The Village posts all public meetings on five downtown bulletin boards. It also advertises all public hearings in the local paper, *The Sunbury News*. It distributes a news release following each Council meeting as well as for various special events. The Village maintains a web site so a variety of information and forms are available online. A monthly newsletter is created, posted, and distributed electronically and via the web site.

Budgeting

Income

As a small Village, Galena must consider its funding mechanisms and ability to provide services to its growing residential and commercial base. Historically, the Village has been funded via the following:

- 1% income tax;
- 2 mill-property tax levy;
- Subdivision fees;
- Zoning fees;
- Sewer fees;
- Grants; and,
- Facility rental fees.

The Village also receives the following funds but has no control over the amounts and often no knowledge of the timing or amounts to be awarded:

- License and permissive tax (.8 mill state gasoline and car registration tax);
- Inheritance tax (state tax);
- Highway fund (state tax);
- Municipal telecommunication tax (state tax); and,
- County real property tax rollback reimbursement.

Currently, all expenses are funded from the general fund except sewer services which are funded from the sewer utility fund. The Village has been successful in acquiring Community Block Development Grants (CDBG) which are awarded for capital improvements in lower- to middle-income communities. The Village has also successfully received grant funding from the Ohio Public Works Commission, the Ohio Department of Natural Resources, and Preservation Parks of Delaware County.

Expenditures

In purchasing the old Galena United Methodist Church for a municipal building; planning to build a new wastewater treatment plant; and, costs associated with several sewer-related lawsuits, the Village has used a good percentage of its approximately \$1 million budget.

As with any service organization, a large percentage of the budget is devoted to personnel and benefits. Thirty-two percent of Galena's budget is devoted to personnel. The Village offers few benefits and employs several part-time employees and two full-time employees. Twenty-eight percent is devoted to the wastewater system operation.

The Village's expenditures are allocated as follows:

- 32 % - personnel;
- 28 % - sewer operating;
- 26% - contractual services;
- 9 % - operating;
- 4 % - maintenance; and,
- 1 % - special events.

Public Services

Currently, the following municipal services are provided to residents (most by the Village and some by other entities):

- Street maintenance such as street, signs, traffic lights, and street light construction, repair, and snow plowing;
- Park, trail, and public open space management such as construction, maintenance, mowing, painting, equipment installation and replacement, and monitoring;

- Seasonal limb removal and chipping;
- Wastewater treatment, plant, and collection system construction and maintenance, monitoring, reporting, compliance, and billing;
- Storm water collection system construction, maintenance, and monitoring;
- Municipally-contracted residential trash services;
- Information services such as a web site and monthly newsletter;
- Subdivision, zoning, and property maintenance planning, regulation, administration, and enforcement;
- Public records maintenance;
- Safety services (currently handled by the Delaware County Emergency Services, Delaware County Sheriff, Delaware County Health Department, and the BST&G Fire District);
- Water services provided by Del-Co Water; and,
- Cemetery (provided by Berkshire Township).

To discuss services, we evaluated residents' priorities for services. Residents expect to have ingress and egress, engage in basic household processes, and do these all safely. We believe the priorities are as follows:

1. Street maintenance, wastewater treatment, storm sewer, and floodplain management (other utilities are handled privately in Galena);
2. Safety;
3. Maintain property values via land use management (zoning, subdivision code regulations, and property maintenance regulations), public land management, trash collection, and parks and recreation; and,
4. Cemeteries, expanded parks and recreation services, and expanded safety services.

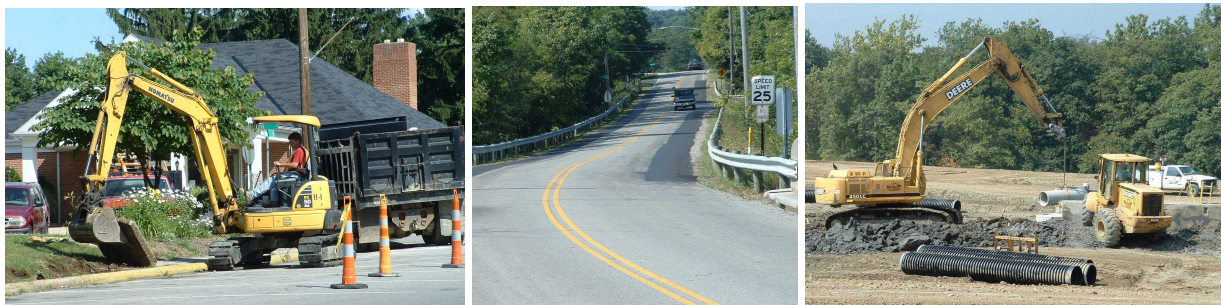
INFRASTRUCTURE

The infrastructure of Galena, such as roads, bridges, parks, water, storm water systems, and sewer services, will help shape future land use, determining density and actual use.

Roads and Bridges

Interstate 71, located west of the Village has the largest traffic volume in the area. Interstate 71 connects Cleveland, Columbus, and Cincinnati and has an interchange northwest of Galena at U.S. 36/State Route 37. On the west side of the Village, State Route 3 is the primary thoroughfare that moves north-south regional traffic through the area. It leads to Sunbury and U.S. 36/State Route 37 to the north, and leads to Westerville and the I-270 outer belt of Columbus to the south. State Route 605, located east of the Village, is a major north-south thoroughfare in far eastern Delaware County.

In the Village itself, most of the transportation network is composed of collector and local streets. Collector streets in the Village are those roadways that connect the Village with the neighboring townships and municipalities. These include: Old 3C Highway, Columbus St., Sunbury Road, Vans Valley Road, Harrison Street, Dustin Road, and South Galena Road/Walnut Street.



Because of the Big and Little Walnut creeks, the location of bridges is a major consideration for the Village's transportation system. There are two bridges in Galena that cross each of these two tributaries to the Hoover Reservoir. Both bridges are under the jurisdiction of the Delaware County Engineer. The Old 3C Highway/Columbus St. Bridge deck and supports over Little Walnut Creek will be replaced in 2010. The Sunbury Road Bridge (just east of the square) was built in 1957 and is scheduled for replacement in 2012. While it would be desirable to accommodate foot and bike traffic on these bridges, widening will not occur. Both bridges accommodate two lanes of traffic. The Little Walnut Bridge over State Route 3 is under state auspices. **Map 4-1** illustrates major transportation elements in the Galena area.

As noted previously, citizens have expressed concerns about additional traffic volumes associated with new development in the area. It is recognized that as development occurs in the Village and in neighboring areas, problems such as congestion and accident rates will become more evident. Traffic flow issues are also major considerations at the county level, which prompted Delaware County to prepare its 2002 Thoroughfare Plan. Among the major elements

in the plan is a proposed future thoroughfare known as Berkshire Parkway that would dramatically impact Galena. This roadway was proposed to go through the north side of Galena diverting some traffic around Sunbury and Galena. This proposed roadway is opposed by the Village of Galena given its major impact on the Village. There are no known detailed engineering plans, nor identified funding sources for this project.

Sunbury's Draft Master Plan recommends a Miller-Paul Road extension from Vans Valley Road north to State Route 37. This would provide a Galena/Sunbury bypass that would alleviate some of the traffic flowing through Galena at the Sunbury Rd./Columbus St. and Walnut St. intersections in downtown. Since this plan alleviates traffic congestion in Galena, the Village supports this concept.

Wastewater Treatment

Wastewater treatment in the Village of Galena is a very significant issue with lasting impact on the immediate community as well as all of the Hoover Reservoir drinking water recipients in the Columbus metropolitan area. The Village owns and controls sanitary sewage lines inside the Village and the treatment facility that is located on the north side of Ruffner Park between Harrison Street and Big Walnut Creek. Discharges flow into Big Walnut Creek and ultimately Hoover Reservoir to the south. The wastewater treatment plant was designed to treat an average design flow of 75,000 gallons per day. The plant consists of an extended aeration plant with clarification preceded by a trash trap, equalization tank, splitter box, aeration tanks, clarifiers, up-flow fixed media clarifiers, slow surface sand filters, and UV disinfections. The Village has an Ohio Environmental Protection Agency (OEPA) Permit to Install and approved plans for a new .5 million gallon per day wastewater treatment plant.



As will be discussed in more detail later, the Village of Galena has determined that some level of controlled growth is necessary to achieve its long-term community development goals, and that expansion of wastewater treatment capacity is an important element to facilitate growth in an environmentally responsible manner. The Village submitted an Area-wide Water Quality Management Plan in August 2005 to the OEPA that designates its sewer service area. The Village takes its responsibility as a steward of the environment seriously and abides by Ohio's State Water Quality Management Plan final document of 2006 which states in Appendix 9-1, Page 3, Paragraph 4: "New or replacement home sewage treatment systems (HSTS) shall not be permitted where public sewer is available."

Water

The Village operated its own water system until 1996 when it was sold to Del-Co Water Company which now owns the water lines and treatment plant. Del-Co Water supplies water to much of Delaware County including the Village of Galena and surrounding areas. However, many existing homes in and around the Village still rely on well water. As development occurs, densities greater than one unit per acre typically require fire hydrants, which require a minimum 6-inch diameter water line.

Other Utilities and Services

Village-wide water, gas, and electric utilities are shown on **Map 4-2**. American Electric Power is the sole provider of electric service within the Village. Columbia Gas provides natural gas. The Village contracts with private companies for exclusive residential trash collection and recycling services. Telephone and broadband DSL internet services are provided by Century Link (formerly Embarq and Sprint). Additionally, Time-Warner Cable provides a full range of telephone, internet, and television services. The Village has adopted cellular tower regulations limiting cell towers in the Village and there is only one tower within the current Village limits.

Storm Water Management

The 2002 Storm Water Study for the Village of Galena found that the following areas were the most problematic areas within the Village:

- Around the abandoned railroad;
- Near the industrial park area;
- Along Middle Street north of Water Street; and,
- Along Walnut Street near State Route 3.

According to the results of the Storm Water Study, the following recommendations were made:

- The sizes of the existing culverts along the abandoned railroad need to be increased to properly manage the current and expected future flows.
- The industrial park would be better served by increasing the size of collector pipes serving the area.
- The 24" outlet pipe is adequate for the expected design flows through the system.
- The area along Middle Street is not currently served, but should be served with a system to be constructed within the Village.
- An upgrade in storm drainage for the Walnut Street area near State Route 3 has also been designated.
- It was recommended that the Village install new main line storm sewers and collector pipes with new inlet structures throughout other areas within the Village to eliminate the numerous subsystems and outlets that currently exist.

The City of Columbus has expressed interest in working with the Village on innovative storm water management technology.



Parks, Trails, & Open Space

As noted previously, residents value parks and open spaces. **Map 4-3** illustrates the location of area parks and trails which are described below:

Parks

Ruffner Park

Ruffner Park is located on Harrison Street next to the Big Walnut Creek and is 5.38 acres in size. Ruffner Park features a shelter house, playground, volleyball court, restrooms, and a baseball diamond. The Jeff Dutiel Field of Dreams baseball diamond is one of the finest ball diamonds in the area thanks to many improvements donated by Columbus Sharks volunteers and sponsors. Ruffner Park is a popular fishing and kayaking location. This public park has been upgraded in several ways in recent years including replacement of playground equipment, ball field clay replacement, and new dugouts. An active grant writing plan has been successful at funding improvements.



Donald E. Miller Park

Miller Park is located on North Walnut Street and features a playground, basketball court, volleyball court, a .4 mile paved walking trail, and a picnic gazebo. As part of the Capital Improvements Plan a Miller Park Master Plan was prepared. Some playground equipment was replaced in 2004 and 2010. New facilities planned for the park include a new railroad themed jungle gym, restrooms, tennis courts, shelters, volleyball courts, horseshoe courts, asphalt parking lots, and new trees.

Trails

Regional Bikeway Corridors

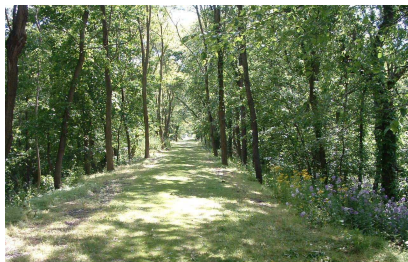
In Galena, the Mid-Ohio Regional Planning Commission (MORPC) Regional Bikeways Update corridor follows the abandoned rail line that runs beside the Galena Cemetery, crosses Walnut Street next to Miller Park, and continues up the Galena Brick Trail. It is not paved, but part of it

is improved with a hard surface, and traverses a turn-of-the-twentieth century railroad bridge over the Little Walnut Creek. A scenic overlook affords an attractive view of natural areas. Land within the Village planned for development also includes a trail extension that would link the Brick Yard Trail with the Big Walnut Trail in Sunbury. The Kane's Crossing Bridge and paved trail, completed in 2010, provides an essential link in the trail system with access over Big Walnut Creek.

Ultimately, it is expected that this regional bikeway will become more and more active as a recreation facility of state-wide significance. This affords Galena with many opportunities to capitalize on the potential of this facility in terms of both a local amenity for residents and as a source of economic development potential.

Neighboring communities are now planning for the further development of this corridor. The McNamara Park and Trailhead in Genoa Township were dedicated in April 2003. Genoa Township (south of Galena) extended this trail north to Plumb Road. A Plumb Road to Weise Road connection will be constructed in 2010. Eventually, this trail will be extended up Dustin Road and tie into the Village's Hoover Scenic Walkway.

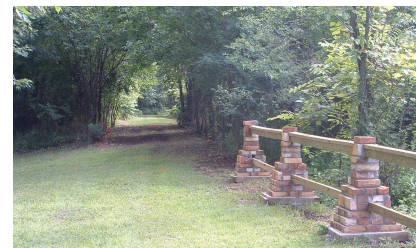
Hoover Scenic Walkway



The Hoover Scenic Walkway represents 6.12 acres with a .3 mile trail built on an old rail bed. It offers a scenic view of the Little Walnut Creek, woods, and wetlands as well as an observation and picnic deck built in 2002. This walkway will ultimately become part of the Ohio to Erie Trail system.

Galena Brick Trail

The Galena Brick Trail includes 2.782 acres of area with a .3 mile trail that will also become part of the Ohio to Erie Trail.



Kane's Crossing Trail/Bridge



This land was acquired in 2006 to become part of the Ohio to Erie Trail. This feature represents .832 acres with a .2 mile trail. The trail was paved and the bridge constructed in 2010 to connect to the Walnut Creek subdivision's paved trail. Access and future connections must still be developed.

Miller Park Walking Trail

Miller Park features a paved .4 mile walking trail loop that eventually will be tied into the Hoover Scenic Walkway and Galena Brick trails.



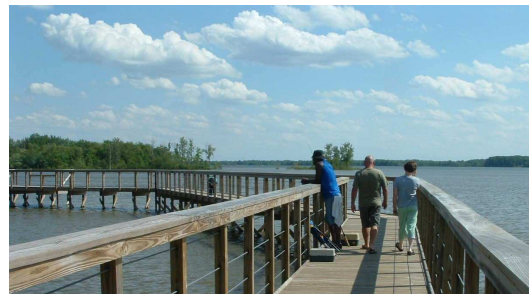
Walnut Creek Trail



The Walnut Creek Trail involves 8 acres with a .3 mile paved trail. Connected by a bridge over Big Walnut Creek, this trail links to the Kane's Crossing Trail and will eventually link north as part of the Ohio to Erie Trail.

Hoover Boardwalk

The City of Columbus constructed a 1,500 feet (.3 mile) boardwalk along the shoreline of Hoover Reservoir in the Village of Galena. This boardwalk provides greater access to the shoreline and adjacent natural areas. Plans include eventually connecting the boardwalk to the abandoned Yankee Street to make a loop. The Village of Galena needs to develop plans for its recreational trails to connect with this boardwalk.



Open Spaces

Recent subdivisions developed (or under development) in Galena have included open space set-asides. These include the Heathermere Subdivision (3.572 acres of open space provided in 2005); Blackhawk Subdivision (15.5 acres of open space provided in 2005); and the Walnut Creek Subdivision (8.3 acres of open space/trail/bridge provided in 2005). The Miller Farm was annexed in 2008 and a subdivision is pending that will include 34 acres of open space and trails.

Proximity to Open Space

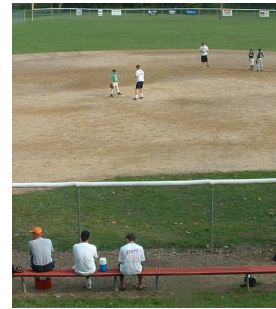
In considering the open space network in Galena, one important element worth noting is the matter of proximity to open space. Because open spaces are prevalent throughout the Village, most residences are already close to open spaces. The average proximity to open space for homes within the current Village limits is 445.88 feet. This value has been measured in Galena and is an important aspect of community livability. Residents stated that they valued the open and natural areas in the Village and wish to preserve them.

Regional Open Space System

Galena is located at the confluence of Big and Little Walnut creeks which have their headwaters in Morrow County north of Galena. Hoover Dam impounds both creeks creating a water body

of more than 3,000 acres known as Hoover Reservoir. This water body is a major source of drinking water for the City of Columbus and surrounding suburbs. Hoover Reservoir offers fishing and boating and features several parks and nature preserves. The lake and its mud flats are an important bird migratory stopover and are popular bird watching spots. Below Hoover Dam, Big Walnut Creek flows in a southerly direction through Franklin County. The Big Walnut Creek has been identified as being part of Franklin County's greenway system and is noted for its potential as a continuous open space corridor east of Columbus.

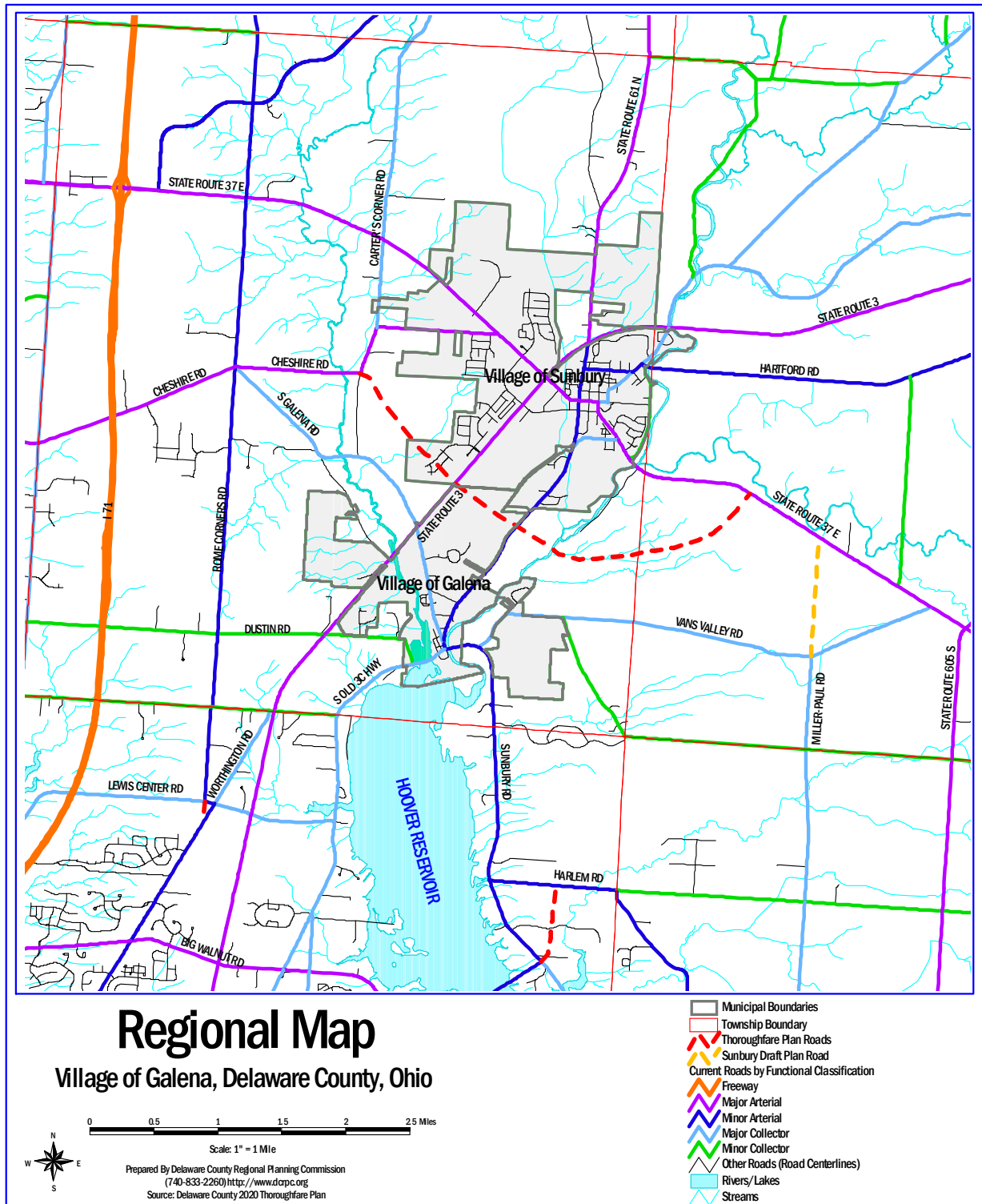
Recreational Needs



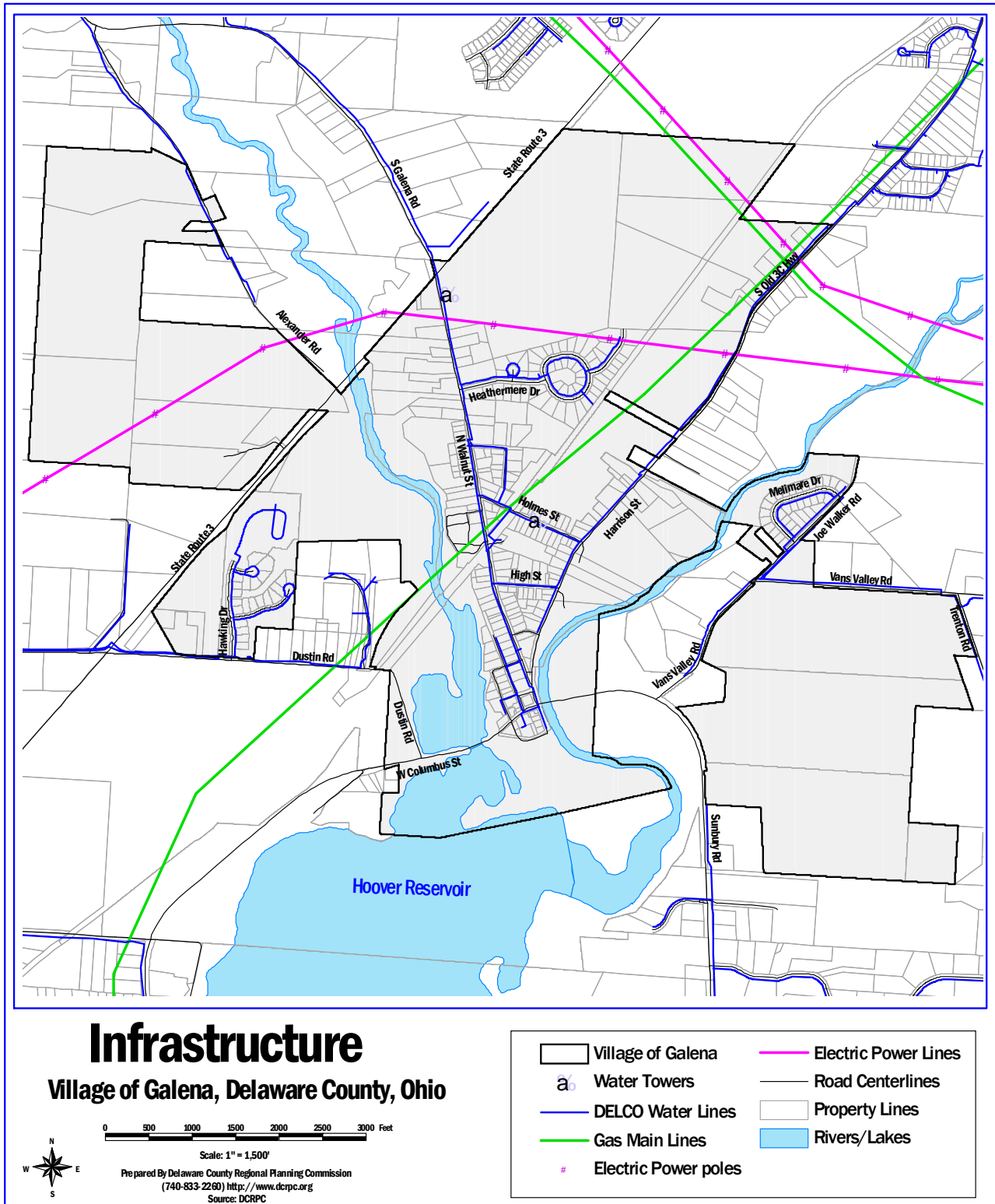
Delaware County voters approved a ballot initiative for a parks levy in November 1999. Preservation Parks of Delaware County now receives a .4 mill levy, which is expected to generate about \$900,000 per year for parks. Ten percent of that money is set aside for communities to develop parks. Galena's parks have been improved with Preservation Parks' grant funding, Columbus Sharks' donations and volunteer efforts, as well as Village funds and staff and volunteer efforts.

Many local recreational needs are met with City of Columbus parks and preserves on Hoover Reservoir. Preservation Parks of Delaware County also operates a trail in Sunbury and Char-Mar Ridge Preserve south of Galena on Lewis Center Road. Galena's streets and trails and existing parks meet many local recreational needs as do its exceptional volunteer-lead special events programs.

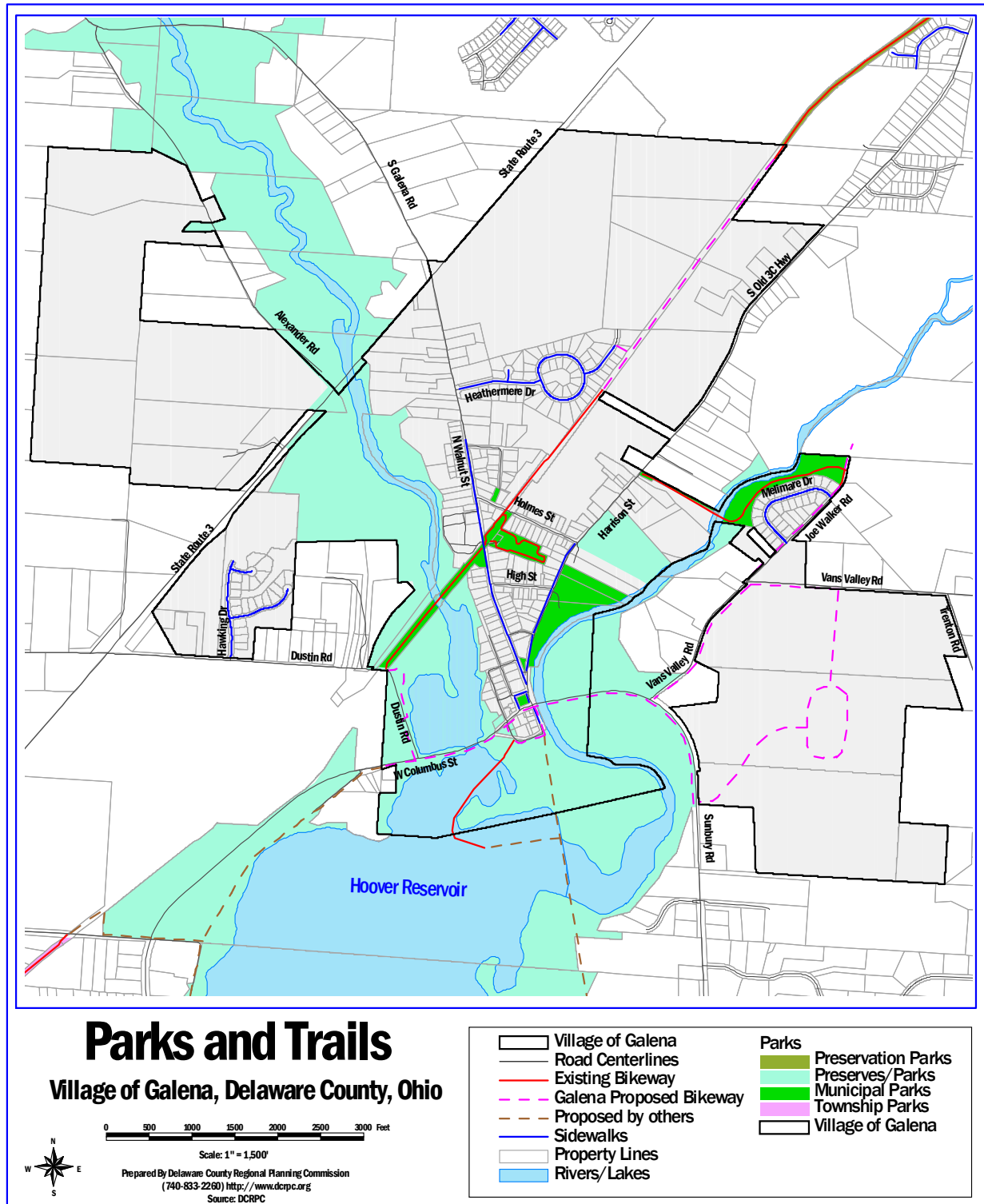
Map 4-1



Map 4-2



Map 4-3



LAND USE

Land Cover

To begin the process at a more general level, land cover information was assembled to identify general patterns of developed/undeveloped areas. The data used to present this information originated from the Ohio Department of Natural Resources in 1997. These areas are represented on **Map 5-1**. While this information may be outdated, it is the most current available in this form.

Current Land Use

The following table shows various land uses in the Village broken down by usage, acreage, and percentages. Current land uses in Galena, according to the Delaware County Auditor, are represented visually on **Map 5-2**.

Current Village Land Uses

Land Use Calculation for Village of Galena 2009

Land Use	Acreage	Percentage
Single Family	178.69	16.45%
Multi Family	0.76	0.07%
Commercial	5.24	0.48%
Industrial	23.87	2.20%
Institution	5.32	0.49%
Agricultural	72.91	6.71%
Agricultural Vacant Land	0.00	0.00%
Residential Vacant Land	359.65	33.11%
Commercial Vacant Land	0.12	0.01%
Industrial Vacant Land	0.00	0.00%
Park / Golf Courses / Open Space	318.15	29.29%
Rivers/Streams/Lakes/Ponds	78.77	7.25%
Road/Rail Right of Way	42.75	3.94%
Total	1,086.24	100.00%

Current Zoning

The Village of Galena has enacted a Zoning Resolution that regulates land uses by zoning districts and defines minimum development standards. Galena's Zoning Resolution was updated on October 24, 2001 and includes four residential districts, three commercial districts and two industrial districts. Galena's Zoning Resolution includes the following districts which are shown on **Map 5-3**.

Farm Residence District (FR-I)

The Farm Residence District is intended to provide for the use of appropriate lands for continued agricultural purposes and to permit construction of low-density single-family residences so that the basically rural character of these areas may be preserved and maintained within the corporate limits. The permitted residential density is one density unit for each acre of land (1 DU/AC).

Low-Density Residence District (R-2)

The Low-Density Residence District is intended to provide areas for single family, suburban-type residential development at low density. These areas provide space for new residential development of a suburban character on land which is served with central water and sewer. Central water and sewer are required and the permitted residential density is one unit for each 20,000 square feet of lot area, which equates to approximately 2.17 density units for each acre of land (2.17 DU/AC).

Medium-Density Residence District (R-3)

The Medium-Density Residence District is intended to permit a diversity of residential plans including single and/or multi-family units carved out of small tracts served by central sewer and water systems. Central water and sewer are required and the permitted residential density is one unit for each 10,000 square feet of lot area, which equates to approximately 4.36 density units for each acre of land (4.36 DU/AC).

Planned Residence District (PRD)

The Planned Residence District is intended to promote the variety and flexibility of land development for residential purposes while preserving and enhancing the health, safety and general welfare of the residents of the Village. Central water and sewer are required and the permitted residential density is up to 8 units per acre (8 DU/AC), subject to a range of open space and site design considerations.

Neighborhood Office District (C-I)

This district is intended to provide for the development of neighborhood-oriented office facilities, which are small, pleasant, safe, and convenient to the neighborhood.

Neighborhood Commercial District (C-2)

This commercial district is intended to encourage the development of small neighborhood shopping areas, which are pleasant, safe, and convenient to the neighborhood, yet not designed to serve the broader Big Walnut community.

Planned Commercial and Office District (PC)

This district is intended to provide employment, goods, and services opportunities for a balanced economy within the Village. This promotes a variety and flexibility of land development for commercial purposes necessary to meet current demands while preserving and enhancing the health, safety, and general welfare of the residents of Galena.

Industrial District (I)

This district is intended to provide jobs and a tax base for residents. Industry permitted in this district include wholesale businesses, warehouse or storage activities, manufacturing, service or repair activities, business offices, and research facilities.

Planned Industrial District (PI)

This district provides reasonable conditions under which well-planned industrial areas can develop for the greatest benefit of Galena and so that the health, safety and general welfare of all residents may be preserved.

Berkshire Township Zoning

It should be noted that while land may be annexed into the municipality, the land is still within Berkshire Township. Berkshire Township property taxes are still collected and Berkshire Township Zoning districts still apply until the land is rezoned to a Village of Galena zoning district. The common zoning classifications for most of the annexed land are Agricultural and Farm Residential Districts.

Agricultural District (A-1)

The Agricultural District is for agricultural and undeveloped land in the township where the conservation of farmland and natural resources is important, the residents wish to retain a farm atmosphere with very large lots, or where urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized sanitary sewer. The principal permitted uses are agriculture, farm dwellings, and large residential lots. The maximum density is one dwelling unit per 5 acres.

The intent of these Agricultural District Regulations is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, and open land from the intrusion and premature development of urban uses not performing a function necessary to the agricultural use of the land or meeting the social, cultural or economic growth needs of the township. Because

land in the Agricultural District is the most subject to being placed in another Zoning District as growth of the township occurs, such changes should be made with due concern to the protection of established uses. Berkshire Twp. Zoning Code and amendments 03/17/04 34.

Farm Residential District (FR-1)

The Farm Residence District is a low-density rural residential zoning district primarily intended for areas of the township without sanitary sewer service where land is to be subdivided into large residential lots. The minimum lot size is 1.95 acres when land is not served by centralized sewer and on-site sewage disposal systems are to be utilized. In those cases where centralized sewer service is available, minimum lot size is one acre.

Current Buildings & Uses

The following offers a breakdown of buildings and how they are used within the Village. The Village also developed an Area-wide Water Quality Management Plan (AWQMP) to show potential sewer service areas. The buildings and uses in these areas are also detailed below. **Map 5-4** shows Galena's Area-Wide Water Quality Management Planning Areas.

<u>Category</u>	<u>Number</u>
Residential (Single Family)	267
Residential (Duplex)	5
Residential (Rental Apartments)	1
Residential (Mobile Homes)	1
Commercial (Neighborhood/Reg. Shopping Center)	5
Commercial (Office)	2
Commercial (Other)	12
Industrial (Heavy)	4
Agriculture	3
Exempt, Utility	8

Buildings & Uses in the Original AWQMP (Minus Village of Galena)

<u>Category</u>	<u>Number</u>
Residential (Single Family)	182
Residential (Duplex)	0
Residential (Rental Apartments)	0
Residential (Mobile Homes)	0
Commercial (Neighborhood/Reg. Shopping Center)	0
Commercial (Office)	0
Commercial (Other)	3
Industrial (Heavy)	0
Agriculture	18
Exempt, Utility	0

Buildings & Uses in all AWQMP Areas (Original, Western & Southern, but minus the Village)

<u>Category</u>	<u>Number</u>
Residential (Single Family)	660
Residential (Duplex)	5
Residential (Rental Apartments)	1
Residential (Mobile Homes)	2
Commercial (Neighborhood/Reg. Shopping Center)	5
Commercial (Office)	2
Commercial (Other)	15
Industrial (Heavy)	4
Agriculture	29
Exempt, Utility	9

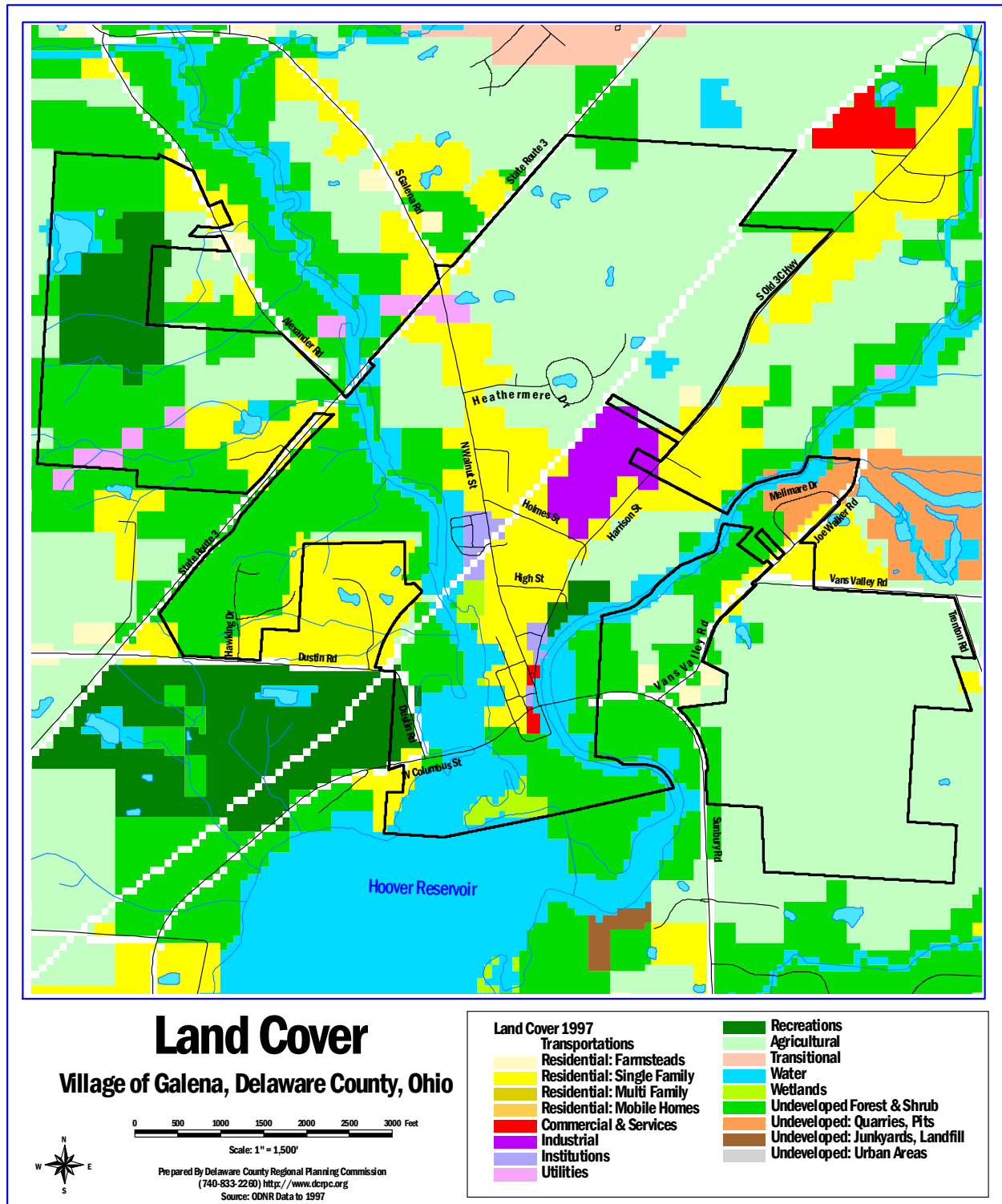
In the early 2000s, there was substantial development in Galena, especially in terms of residential development. According to December 2002 data from the Delaware County Auditor, there were 161 homes in Galena at that time. This was actually 29 more homes than counted in the 2000 Census. As shown previously, Galena now has 267 homes according to this same source.

Nearly all new development on a local, county, state, and national level halted after the recession began in 2008. With economic improvements, development growth is expected to continue into the future with available developable land being consumed. It is estimated that this developable land is broken down as follows:

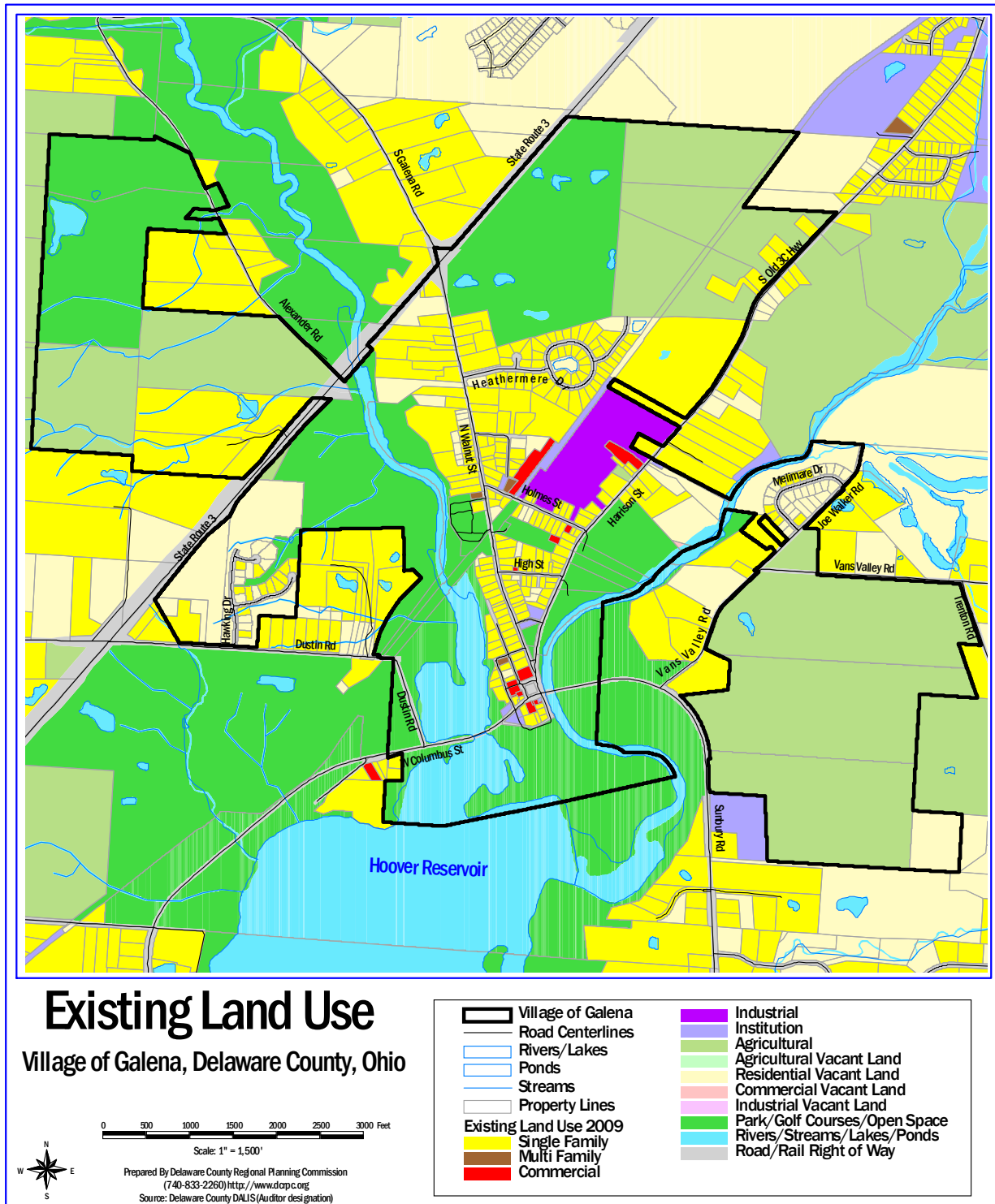
	<u>Acres</u>
Developable Land in Galena	335
Developable Land in all AWQM Areas	2,780
Total Developable Area	2,383

In Delaware County's Sewer Master Plan Update 2005 and Galena's Area-wide Water Quality Management Plan, a sewer service agreement is in place with the City of Columbus. The agreement prescribes an overall gross density of four persons per acre (approximately 1.25 units per acre) for Drainage Area 2A as shown on **Map 5-5**.

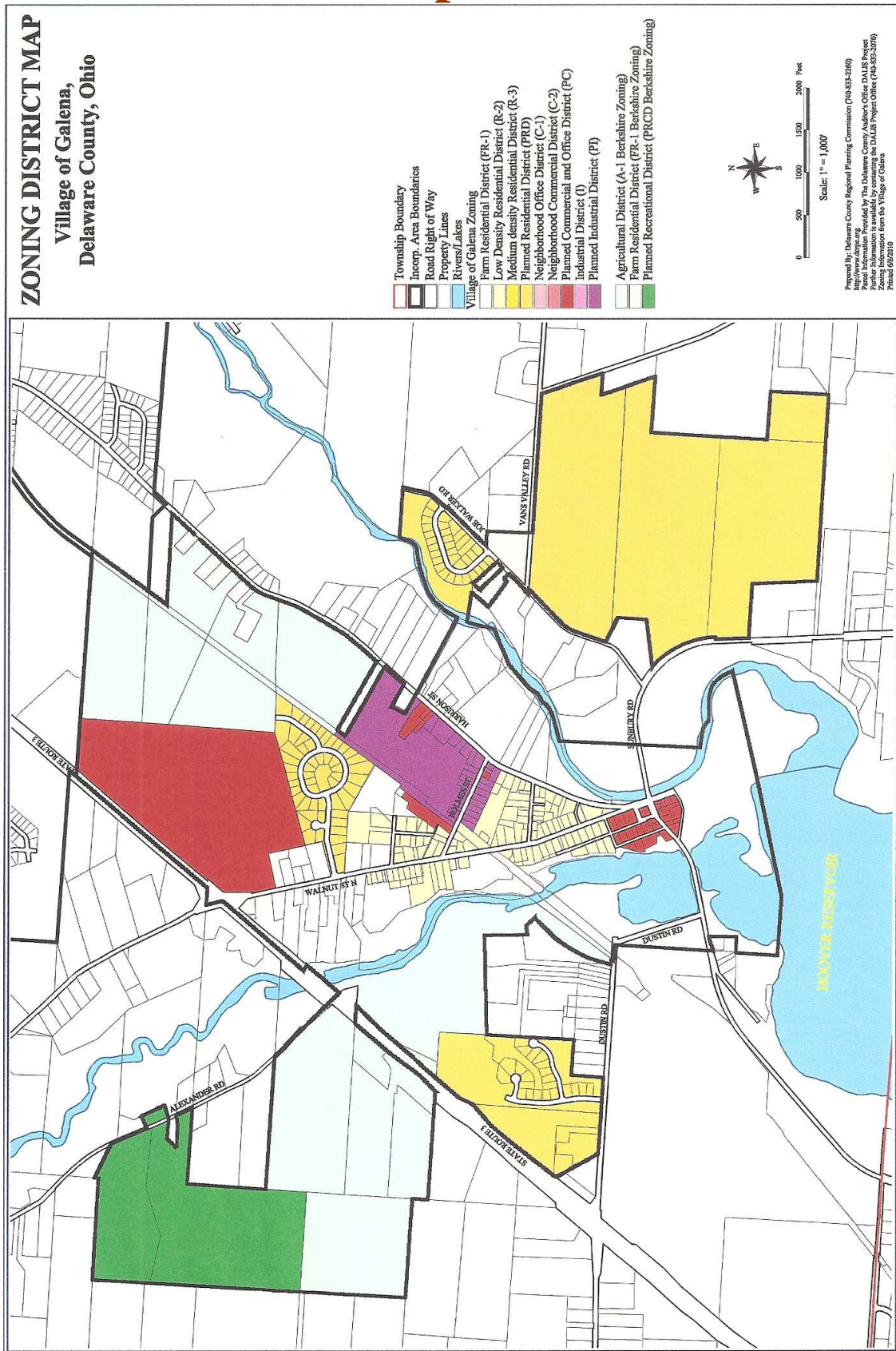
Map 5-1



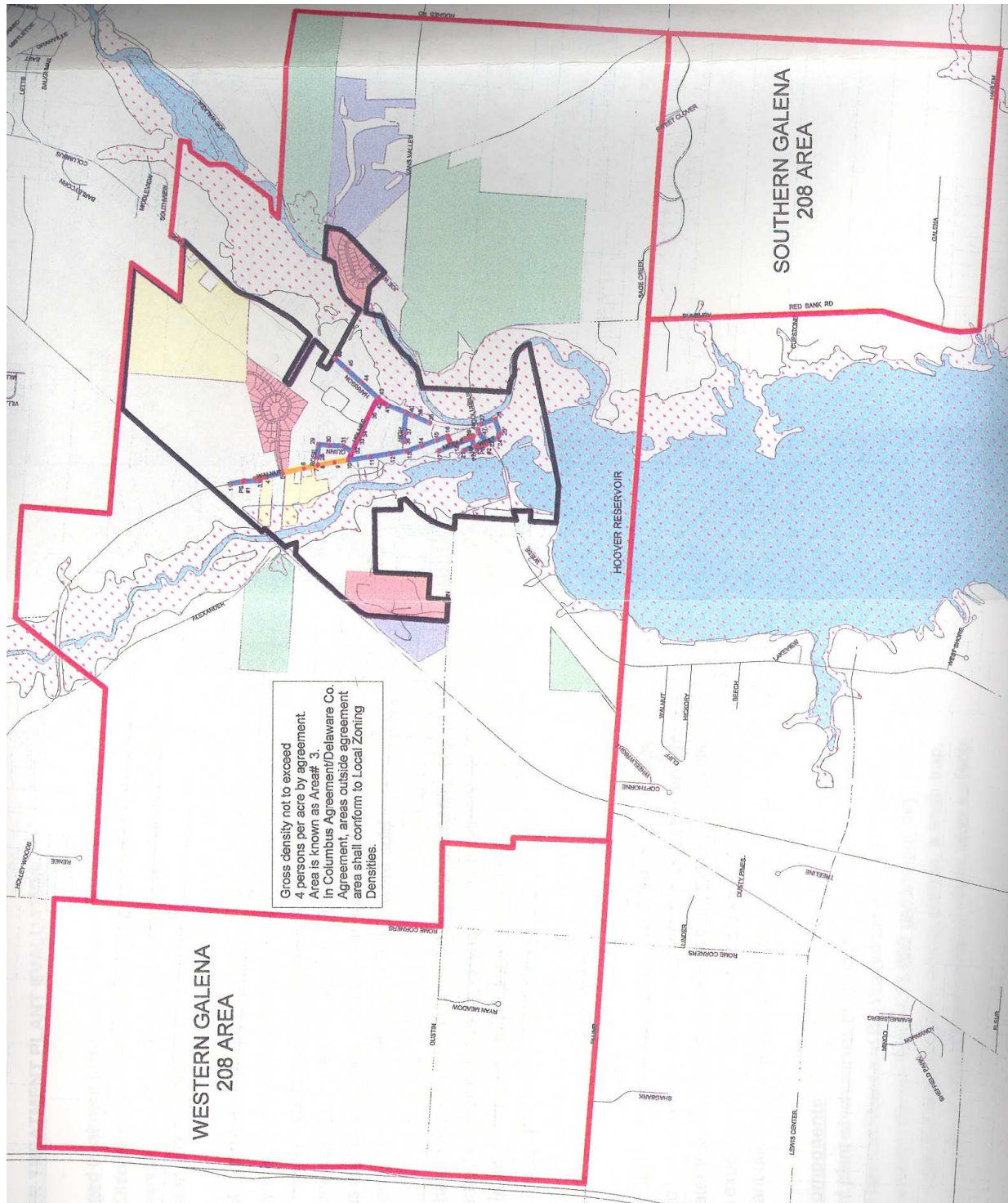
Map 5-2



Map 5-3

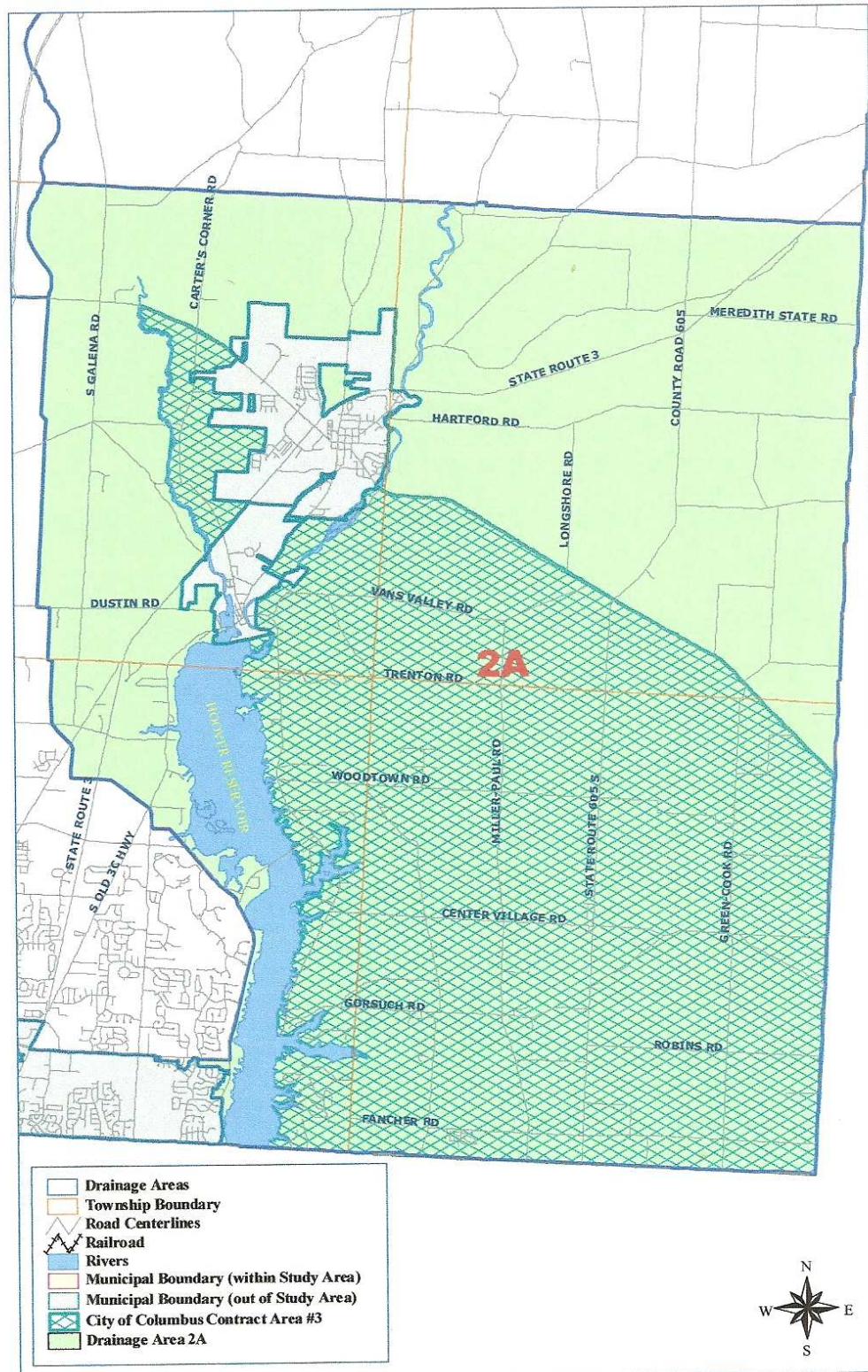


Map 5-4



Map 5-5

Map 7f – Drainage Area 2A w/ Columbus Contract Service Area



NATURAL ENVIRONMENT

This Chapter provides an inventory of the environmental conditions within the Village of Galena to provide the basis for wise land use decisions. Particular attention has been paid to this subject because of its importance as expressed by the residents of the Village.

Growth that significantly diminishes environmental quality, community character, and ecological systems is viewed as being shortsighted and is a poor legacy to leave the next generation. To avoid potentially destructive land use decisions, it is first important to make sure that necessary information is assembled to enable the community and landowners to make better decisions about land stewardship. Since natural resources are an important part of the quality of life in Galena, it is critical that we have a thorough inventory and understanding of these resources.

Urban Forestry and Woodland Resources

Trees and related urban forest resources are a critical component of the community's ecological health, environmental quality, aesthetics, and livability. The urban forest includes all woody vegetation within a political jurisdiction such as a city or village. The "managed" urban forest includes all trees that are managed as individual trees; that is, the street trees, park trees in landscaped areas, and trees in managed landscapes in residential, commercial, and industrial properties. Woodlands are important parts of the urban forest as well. These woodlands are either managed for wood products or left as open space for wildlife and possibly passive recreation. Both managed and natural landscapes that include trees and shrubs are important.



Many people and businesses rate trees and parks high on the list of amenities they enjoyed most about the areas in which they live and work. Trees, their canopy cover, and associated plant and animal communities contribute many benefits and much value to the Village of Galena far in excess of the time and money invested in them for planting and maintenance. They help stabilize soil by controlling wind and water erosion; reduce noise levels; cleanse pollutants from the air; produce oxygen and absorb carbon dioxide; provide wildlife habitat; and, improve water quality by filtering soil and pollutants. Trees reduce the heat island effect caused by impervious surfaces and buildings – especially black pavements and rooftops. Trees also reduce the temperature of water whether it is the storm water runoff or the water flowing in our streams. Urban forests also provide significant economic benefits through increased real estate values; improved settings for business activities; and, reduced energy costs for heating and cooling. The aesthetic value of trees in urban settings is reflected in civic pride, a healthy community image, and economic vitality.

A large percentage of the Village of Galena is forested or has a canopy cover to some degree. This is due in large part to the amount of publicly-owned land next to Hoover Reservoir that is left in a natural state. The national average is 27% canopy cover. The American Forestry

Association, through research and numerous studies, has determined that an average of 40% canopy cover should be achieved and maintained in most urban and suburban areas. **Map 6-1** shows Galena's woodland resources.

Water

Watersheds and Surface Waters

A watershed is the drainage basin or the land draining to a water body. It is a system that includes land, soils, plants, wetlands, water bodies, land cover, and people. These all affect the water flowing down through the watershed to the streams and rivers, influencing flooding, erosion, water quality, water temperature, habitat, and wildlife.

In Galena, watersheds and surface water features are a dominant part of the landscape. Further, the water quality of Hoover Reservoir is an important consideration as it is a source of public drinking water for the City of Columbus and many suburbs in the Columbus metropolitan area.

Map 6-2 shows watersheds based on data provided by the Ohio Department of Natural Resources (ODNR). Galena is located in the Big Walnut and Little Walnut Watersheds. The Ohio Environmental Protection Agency (OEPA) created the Upper Big Walnut Creek Watershed Water Quality Management Plan in 1999. This document recommends various best management practices to protect water quality in the watershed, including riparian buffers. Additional survey work was also prepared in 2000 that will provide a technical foundation for new Total Maximum Daily Load (TMDL) limits for Big Walnut Creek. TMDL limits are significant in terms of wastewater discharges from sewage treatment plants.

Wetlands

Historically, wetlands were viewed as marginal areas with no value unless drained and filled. These perceptions led to alteration, draining, and filling of many wetlands, including some in the Galena area. Such perceptions have changed. We now know that wetlands provide valuable environmental functions and social benefits that include water filtering, flood storage, and supporting diverse communities of flora and fauna.

Map 6-3 shows wetlands in Galena. According to the Ohio Wetlands Inventory, about 2.5% of Galena is covered by wetlands. This mapping should be considered an approximation of wetlands locations and sizes within the Village. It is intended for planning purposes to give Galena an idea of where wetlands might be; however, it should never be used as a substitute for a wetlands delineation. The City of Columbus also has more detailed maps of the Galena area wetlands.

Wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands are important for floodwater storage, filtration and purification of water, ground water recharge, wildlife use, recreation (hunting and fishing), and commercial use (fur and fish harvesting). It is reported by the Audubon Society that 24 threatened and endangered species native to Ohio make wetlands their home, and that 43% of endangered and threatened species rely directly or indirectly on wetlands for their survival.

The presence of wetlands often coincides with the occurrence of hydric soils and non-hydric soils with hydric inclusions. Hydric soils are those soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season. Wetlands are delineated based on hydric soils, the presence of wetlands hydrology, and the dominance of hydrophytic vegetation.

Wetlands protect the public health and safety of residents by:

1. Reducing peak flood flows and storing flood waters;
2. Minimizing stream bank erosion by reducing runoff volume and velocity;
3. Protecting groundwater quality by filtering pollutants from storm water runoff;
4. Recharging groundwater reserves;
5. Maintaining surface water quality by minimizing sediment pollution from stream bank erosion, and trapping sediments, chemicals, salts, and other pollutants from flood waters and storm water runoff; and,
6. Providing habitat for aquatic and terrestrial organisms, many of which are on Ohio's endangered and/or threatened species listings.

Because wetlands hold exceptional environmental value, Federal law regulates the discharge of dredged or fill material into United States waters, including wetlands. These regulations are found under Sections 401 and 404 of the Clean Water Act. In Ohio, the OEPA and the U.S. Army Corps of Engineers are in charge of the wetlands regulatory program.

Groundwater Resources

Although the Village of Galena obtains drinking water from the Del-Co Water Company, groundwater resources are important to understand because some current or future residents may rely on groundwater; because of the potential to supply public drinking water; and, the hydrologic connection to surface waters. Groundwater flows through surficial sediments and bedrock. Where the groundwater is near the surface, it often interacts with surface waters, flowing through streams, wetlands, and water bodies. Groundwater often provides water to surface water resources and may also be recharged by water from surface water bodies.

Map 6-4 presents the groundwater resources of Galena and the surrounding area. The mapping is general in nature and may not reflect site-specific conditions. Much of Galena is underlain by shales and till, with groundwater yields adequate for household use (3 gallons per minute or less). Along the Little Walnut Creek is a moderate-yield sand and gravel aquifer that could probably support wells supplying several hundred residents on the outskirts of the aquifer, and several thousand near the mouth of the creek.

Water Quality

Various states use different classification systems to identify the designated uses and the water quality standards that will support that use. Ohio designates uses based on public use and the quality of habitat required for certain species types, recognizing that characteristics of habitat are

directly related to water quality, and that fish and wildlife populations, which are very sensitive to habitat, can be relatively easily monitored. The OEPA uses biological monitoring and biological indices to monitor water pollution (and polluters), rank the quality of Ohio streams, and regulate various water and land use permit applications (requests to consume a natural resource).

All named streams that are shown on U.S. Geological Survey maps have been given aquatic life use designations by the OEPA. These designations describe the physical, chemical, and biological quality that each drainage way is capable of achieving. The highest use designation that most streams can be assigned is Exceptional Warmwater Habitat (EWH). These streams are relatively non-impacted and support excellent natural habitat. Warmwater Habitats (WWH) are considered “average” streams that are relatively non-impacted and maintain marginal natural habitat. A third category, 3/4 Coldwater Habitats (CWH3/4), is extremely sensitive and rare for Ohio. These streams support coldwater organisms such as sculpins, redbreast dace, and trout that have adapted to these unusual and unique habitats. Because these habitats are so uncommon in Ohio, the biological criteria are not defined as well as are those for EWH and WWH.

Hoover Reservoir is classified as an EWH. OEPA defines exceptional warmwater habitats as being capable of supporting and maintaining a balanced, integrated, adaptive community of warmwater aquatic organisms having a species composition, diversity, and functional organization comparable to the 75th percentile for identified reference sites within each of the State's eco-regions. All publicly-owned lakes and reservoirs are automatically designated EWH.

Area NPDES Discharge Permits

National Pollution Discharge Elimination System (NPDES) permits are required for any discharge of pollutants into the United States waters. These permits limit the quantities of pollutants discharged in wastewater and require water quality monitoring and reporting to ensure the discharge does not lower water quality or impact people's health.

NPDES permits indicate potential sources of water quality degradation. The Village of Sunbury's NPDES permit is on Prairie Run, north of Galena, which is a tributary to the Big Walnut Creek. Galena's NPDES permit also discharges into Big Walnut Creek. The NorthStar land application wastewater treatment plant is also north of Galena on the Little Walnut Creek but is a zero discharge system, meaning it does not discharge into a water body. Generally, dischargers meeting permit requirements meet water quality standards for that watercourse.

Nonpoint Source Impacts to Water Quality

Over the past two decades, improvements in treating point sources (PS) of pollution, such as municipal and industrial wastes, have led to major improvements in water quality. However, increases in intensive land use (development, urbanization, agriculture, and deforestation) have occurred simultaneously. These activities create a different kind of pollution known as nonpoint source (NPS) pollution. Pesticides and fertilizers, eroded sediment from developing areas, increased impervious surfaces, and urban and agricultural runoff are generally considered greater threats to water quality today than industrial and municipal waste. In fact, eroded soil is the largest pollutant in Ohio streams and rivers. Unlike point sources of pollution, NPS pollution is difficult to identify, manage, and quantify. The integrity of rivers, streams, and lakes should address the long-term management of watersheds. Amounts of impervious surfaces are one of the indicators of NPS pollution.

Impervious Surfaces

Impervious surfaces are identified as one source of nonpoint source pollution. Large areas such as parking lots, industrial areas, high density residential areas, and commercial areas contribute to increased runoff due to large amounts of impervious surfaces. Many of these areas do have inclusions of pervious areas, mostly lawn and landscape plantings. Large areas of impervious surfaces cover less than 1% of the Village; however, roads, driveways, and rooftops are impervious also.

Limiting impervious surface area serves to reduce storm water runoff volume. The greater the area of impervious surfaces, the more runoff will occur, carrying water downstream and out of the Village. Storm water flowing off impervious surfaces like roadways and parking lots quickly carries pollution such as oil, fuel and other pollutants into our waterways. To the extent possible, the Village should encourage the occurrence of run-on. Runoff is defined as the direction of storm water flow from pervious cover to impervious cover (for example, sloping lawn to paved road); whereas, run-on can be defined as the flow of storm water from impervious cover to pervious cover. If sites are graded to produce run-on, water is much more likely to infiltrate the soil and reduce storm water runoff. Some examples of run-on include:

- rooftop discharge that travels through downspouts and across grassed yards;
- road drainage that is directed into swales rather than curbs and gutters;
- small parking lots that drain into forests or fields;
- rooftop gutters that drain into rain barrels and rain gardens; and,
- isolated sidewalks and bike paths.

With the new Phase II Storm Water Regulations and Plans required by the U.S. EPA, the Village of Galena should encourage best management practices by developers in terms of site design, detention standards, water quality practices, and stream and flood plain access. The U.S. EPA is looking for communities to retain existing stream functions; to prevent typical urban problems (i.e., flooding, increased pollutants, unusable channels, etc.); to save money by preventing problems; and, to protect community health and aesthetics. They want to improve retention and detention practices to better address flooding, water quality, habitat, and recharge. Phase II Storm Water Management Plans (SWMP) were due in 2003 and designated communities were

required to comply within five years by 2009. The Village of Galena is covered under Delaware County's general permit. SWMPs include six minimum control measures:

- Public education and outreach;
- Public involvement and participation;
- Illicit discharge detection and elimination;
- Construction site runoff control;
- Post construction runoff control; and,
- Pollution prevention/good housekeeping.

Flood Plains

Flood plains are the areas adjacent to rivers and streams that are subject to periodic or regular flooding. They are defined by designated recurrence intervals at which a storm of a given magnitude could occur. For example, the 100-year flood has a one-in-one-hundred chance of occurring in any given year. Due to periodic scouring of the areas, flood plains are very unstable and potentially dangerous areas for human use; however, they form a unique ecological niche, and support biotic communities that are adapted for occasional inundation. Flood plain wetlands absorb large volumes of water during high flows, reducing local flooding and delaying the release of water downstream.

Flood plains support a diverse assemblage of plant and animal life. In addition, they serve an important role in water quality protection since stream bank vegetation can filter pollutants from runoff before they enter a waterway. In some instances, the established riparian zone, or the land adjacent to the stream, extends beyond or does not have a mapped 100-year flood plain boundary.

According to the Federal Emergency Management Agency (FEMA) flood plain map, approximately 11.4% of the Village lies within the 100-year flood plain and approximately an additional one percent lies in the 500-year flood zone (excluding the water surfaces themselves). FEMA provides low cost flood insurance in participating communities. FEMA commissions modeling and mapping of the flood hazard areas for the major storms: 100-year storms (1% chance of occurrence each year) and 500-year storms (0.2% chance of occurrence each year). The flood plain **Map 6-5** illustrates a general location of the flood plains in the Village and the boundaries reflect recent "Letters of Map Revisions (LOMAR)" to reflect updated topographic information along the Big Walnut and Little Walnut creeks. It should be noted that the Village's Ruffner Park is located in the 100-year floodplain.



The FEMA-mapped flood plains represent the areas most likely to flood during the most severe storms. Flood insurance rates paid by property owners are based on risk level as determined by their location relative to flood plains and floodways. It is wise to restrict development in these

areas to reduce the risk of flood damage and to preserve their flood-storage capacity. Communities are required to develop appropriate standards for development in flood plains and floodways, and may restrict development there to minimize safety hazards and preserve flood storage capacity.

In 2009, Galena adopted its own floodplain management regulations, the Special Purpose Flood Damage Reduction Ordinance. These are based upon current Federal regulations but are more stringent regarding construction in a floodplain. Federal regulations do not allow prohibiting landowners from building in the floodplain.

Development in the flood plain or watershed may change flooding characteristics. In addition, the FEMA map is a modest representation of where flooding is likely to occur. Therefore, it is important to protect all lands adjacent to watercourses.

Flooding is an important function of streams and water bodies. Areas that flood upstream in the watershed actually protect properties downstream, in addition to providing important habitat, groundwater recharge, and sediment deposition areas. Flooding occurs in the context of water traveling through a watershed. Flooding in the middle or lower reaches of a watershed may be influenced by factors well upstream, including soil permeability, slope, stream channel, land use, vegetative cover, wetlands, and obstructions. Problems arise where flooding conflicts with and threatens land use.

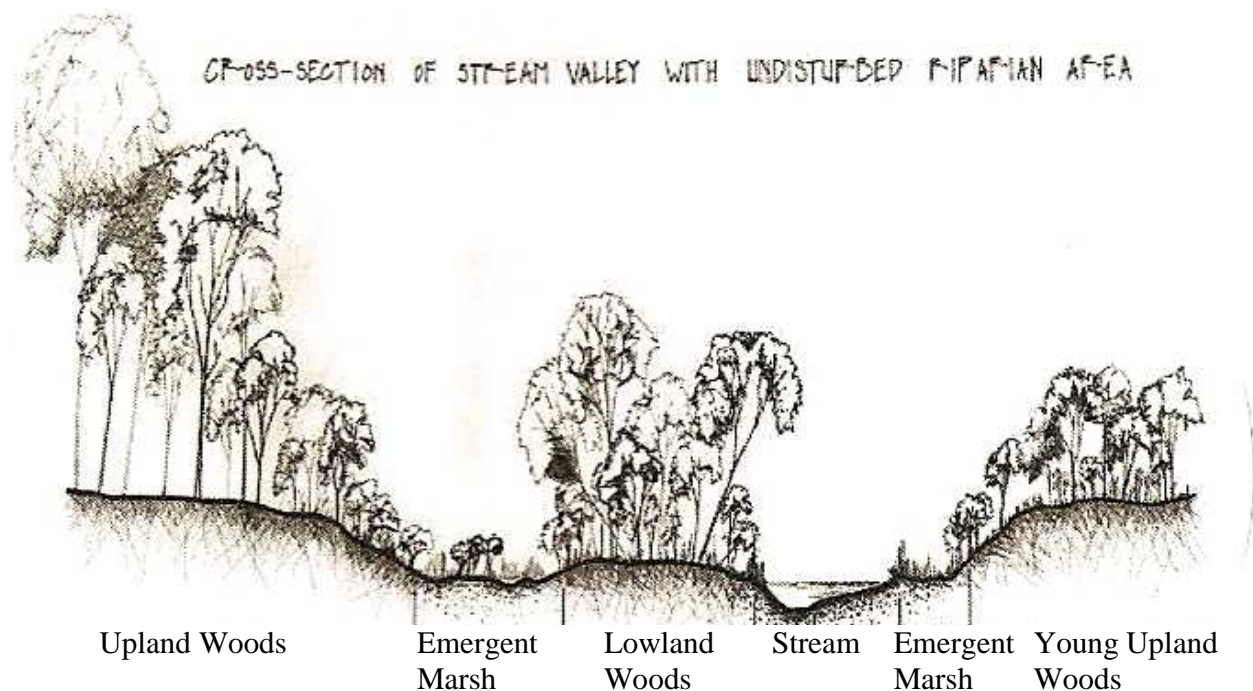
Riparian Corridors



Riparian corridors include stream banks and associated areas adjacent to a flowing waterway. When vegetated, riparian areas function as stream buffer zones, there are many benefits of stream bank setbacks, including protection from erosion. In addition, vegetative setbacks filter water pollutants (toxic chemicals, nutrients, and sediment) from runoff entering streams. They also function to prevent stream warming and provide food, cover, and habitat structure for wildlife. The linear corridors provided by stream bank setbacks enhance wildlife movement and migration for sensitive species. Protection of existing natural riparian corridors is critical to the long-term health of streams and downstream receiving waters and is also instrumental in adding aesthetic and economic well being to the community. If a riparian area is developed to the water's edge, water quality degradation may be occurring at that site.

Riparian corridors within the Galena area were delineated based on aerial photographs, topographic maps, and mapped water features. The riparian corridor includes all flood plains, steep slopes, and wetlands adjacent to streams or within the flood plains. The top of the valley slope was used as the riparian boundary in areas with well-defined topography. All small

tributaries mapped as streams were included within the riparian corridor. In addition, other small, unmapped streams with obvious, well-defined valleys were included.



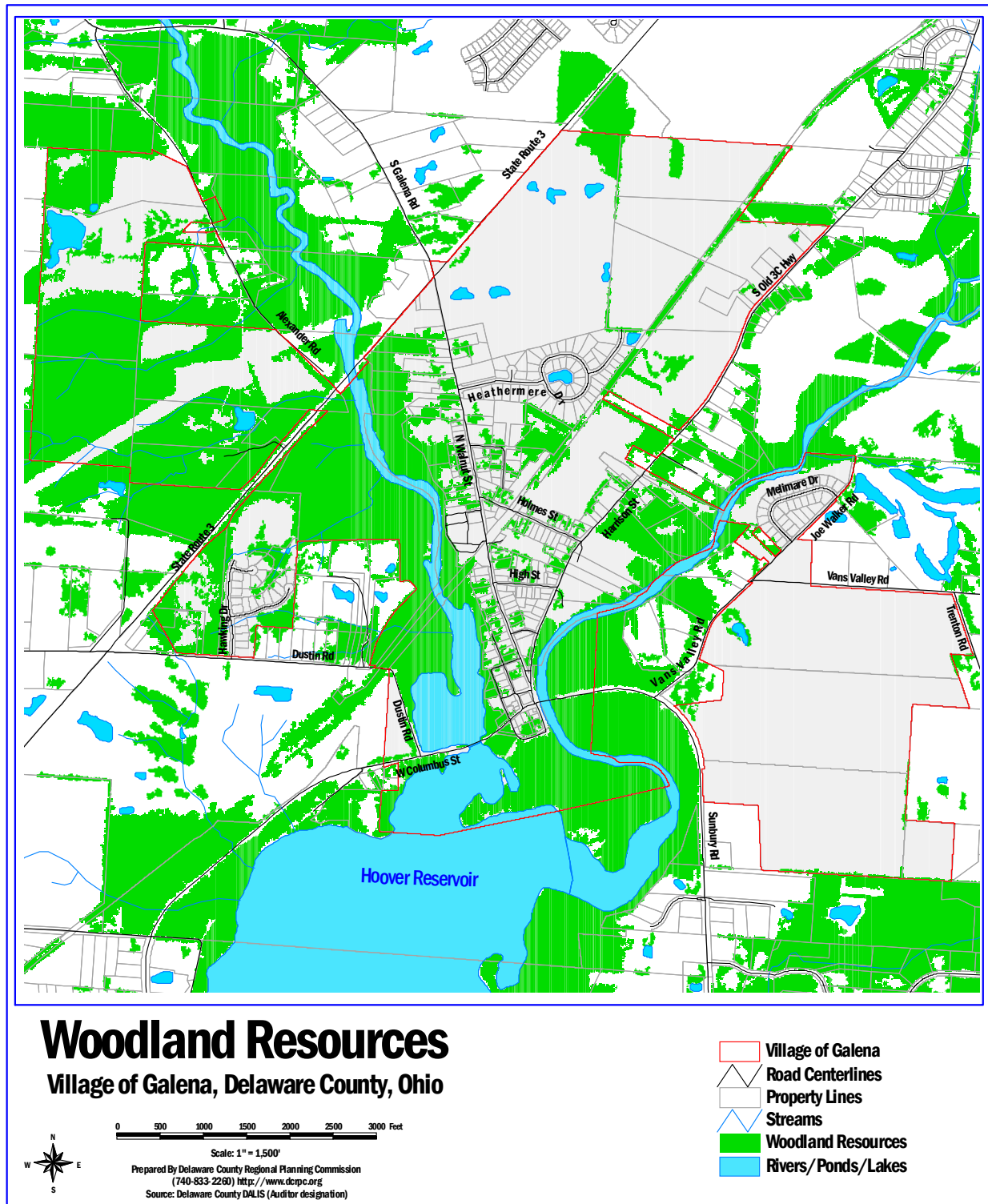
Map 6-6 depicts the major floodways and stream buffers that act as riparian corridors in the Galena area. Riparian areas make up 50% of the Village. Of the total riparian area, 56% is wooded and 21% has wetlands. Unmapped streams should be buffered as well.

Topography and Steep Slopes

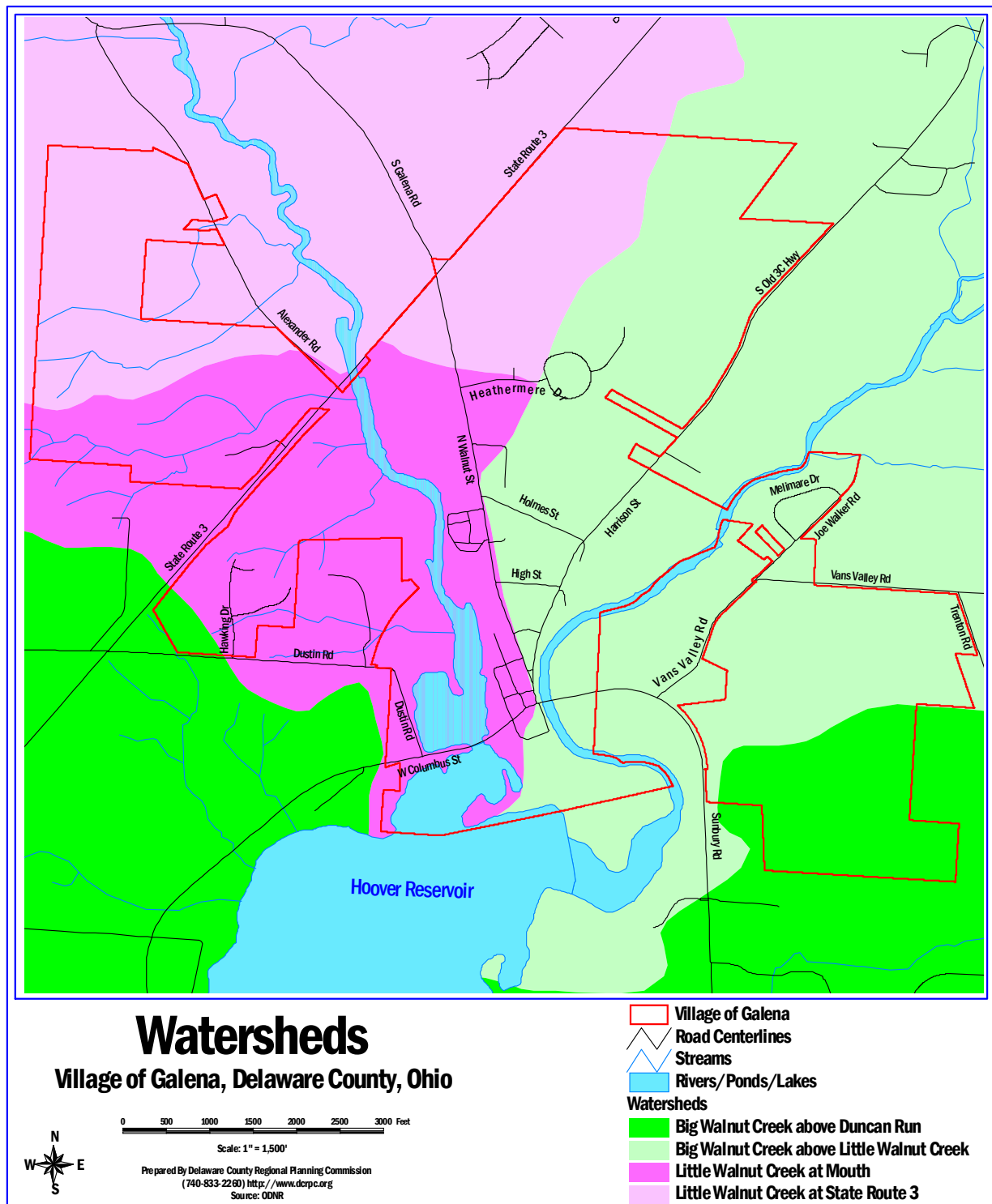
Map 6-7 shows topography in and near the Village of Galena. Steep slopes (exceeding 20%) make up about 2.9% of the Village (or close to 30 acres). **Map 6-8** shows the digital elevations of Galena.

When development takes place on steep slopes, vegetative cover is greatly reduced. Loss of this vegetative cover on steep terrain significantly increases soil instability, and thus the risk of erosion. Soil erosion and sedimentation into waterways poses several threats to public health and safety which are difficult and expensive to correct. Property damage is commonly associated with development on steep slopes. Soil erosion and sedimentation into nearby waters increase the potential for flooding. Protecting steep slopes from development minimizes safety hazards and erosion, and preserves unique habitat.

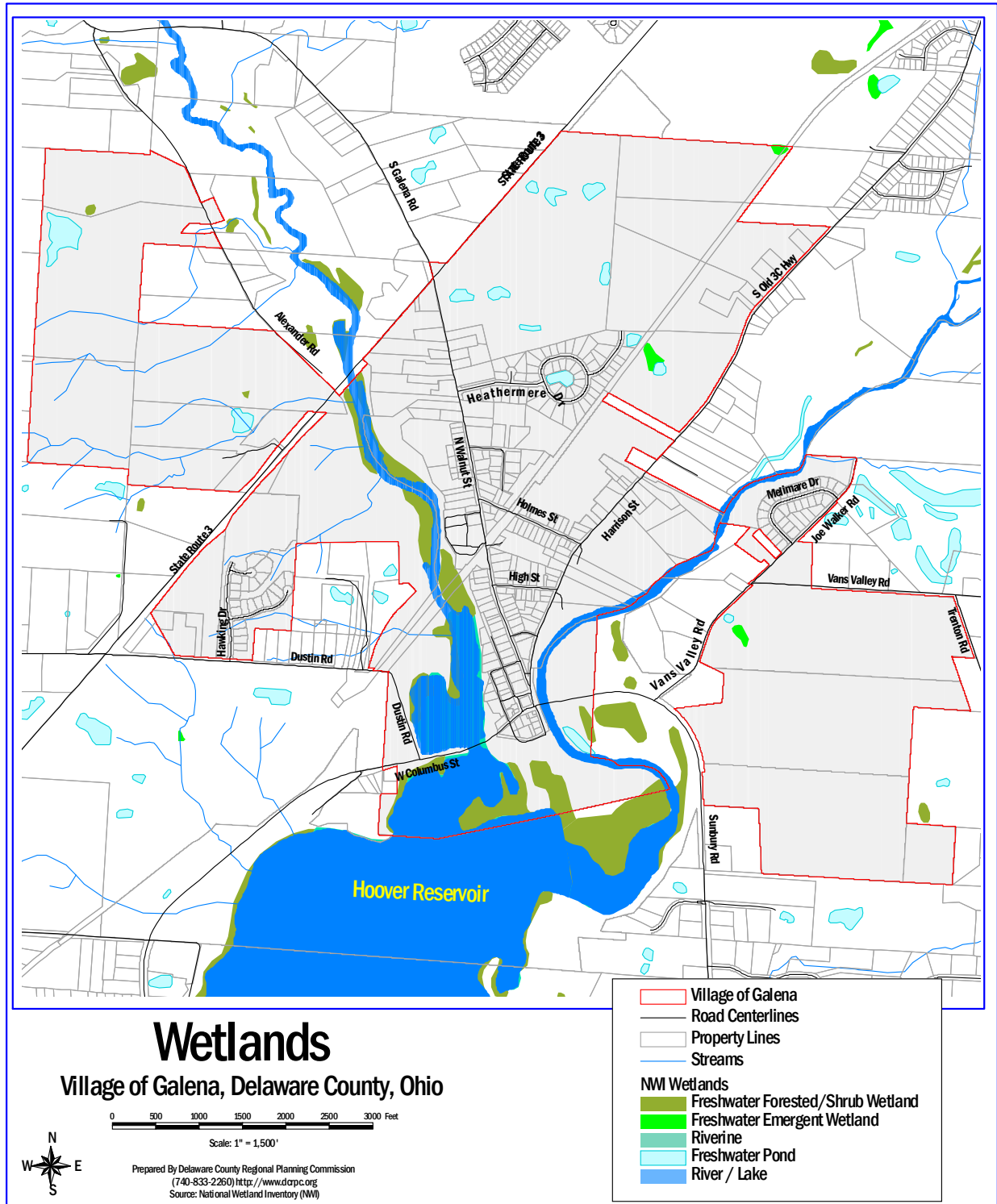
Map 6-1



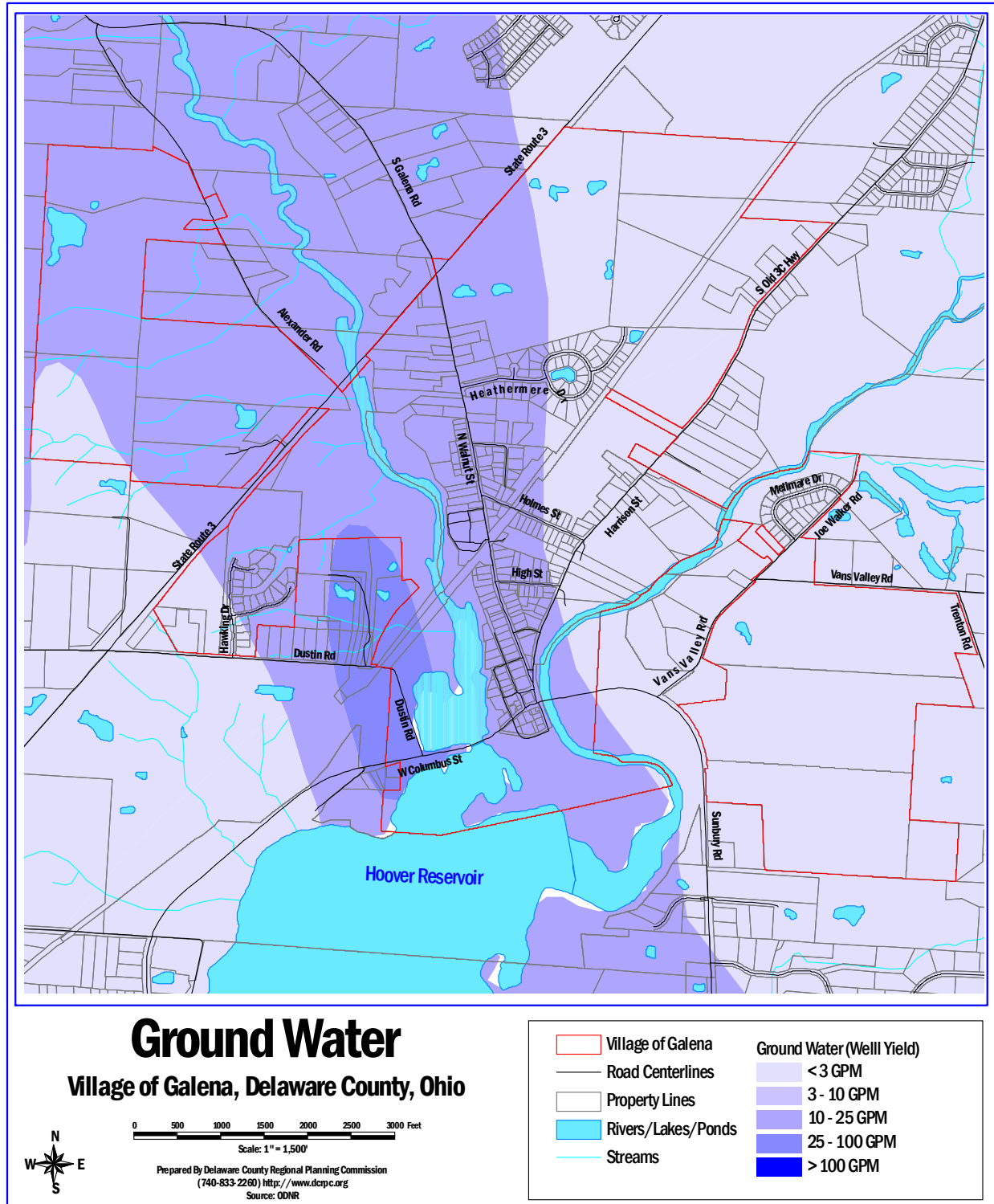
Map 6-2



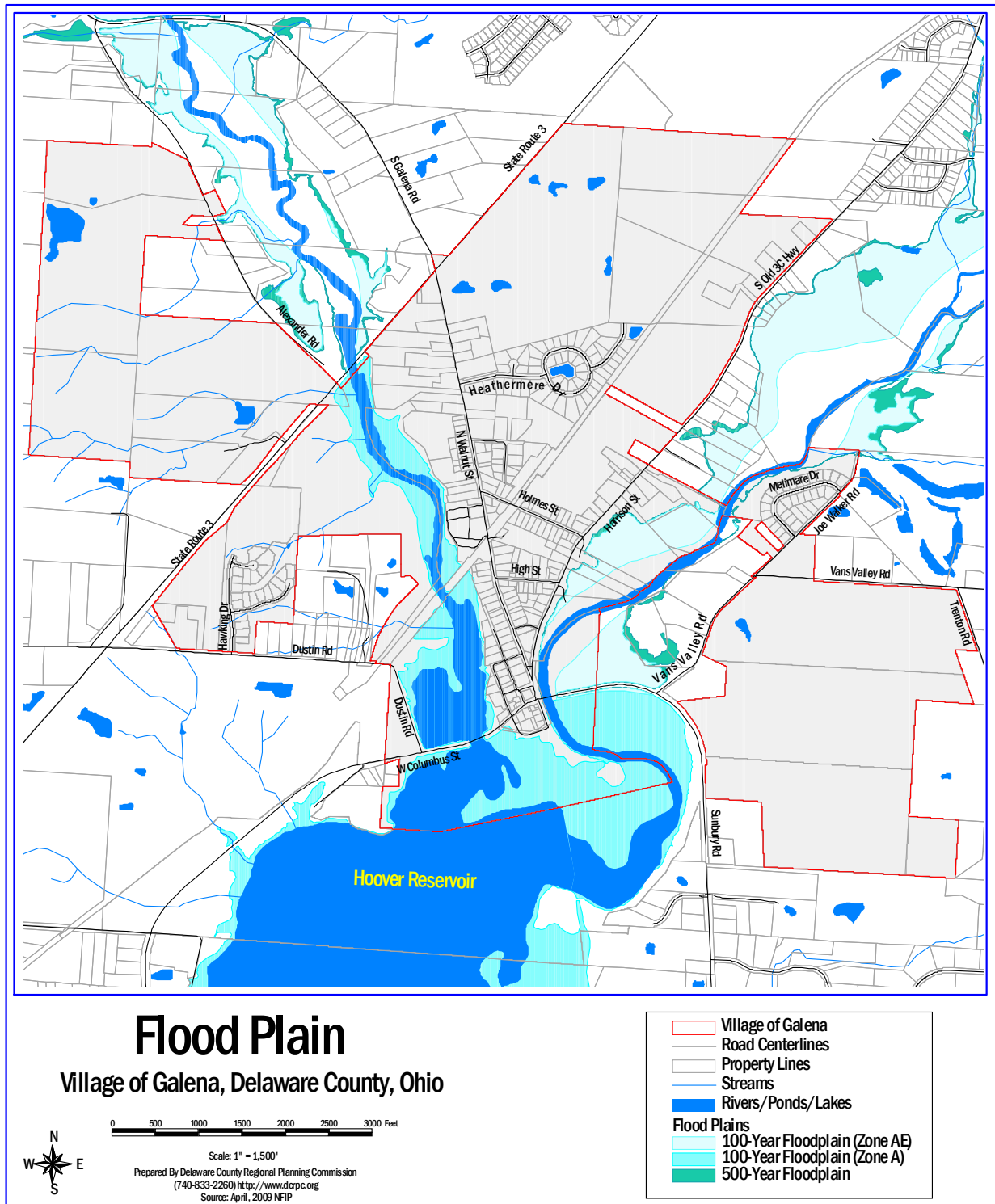
Map 6-3



Map 6-4

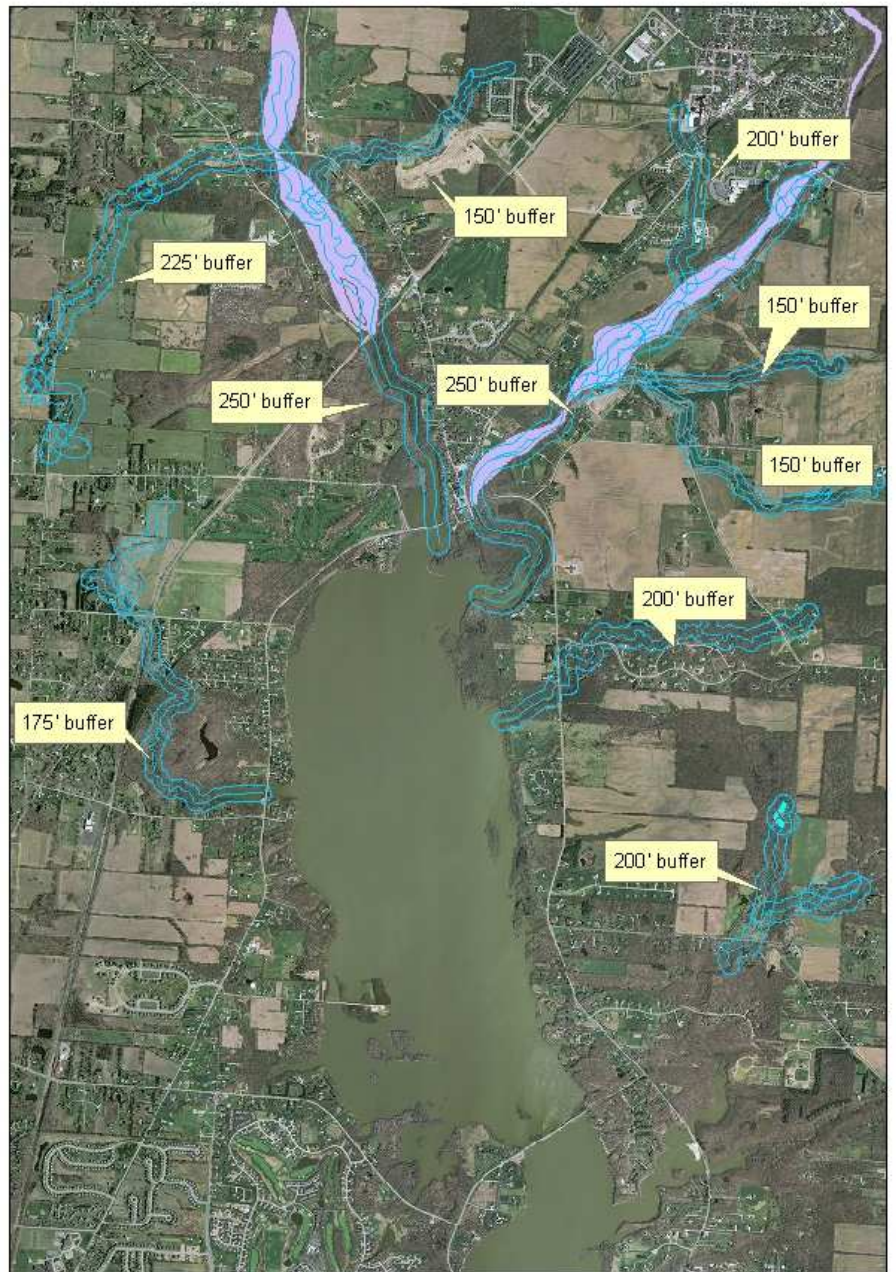


Map 6-5



Map 6-6

Floodways & Stream Buffers



Various Galena Streams with Buffers

0 0.5 1 Miles

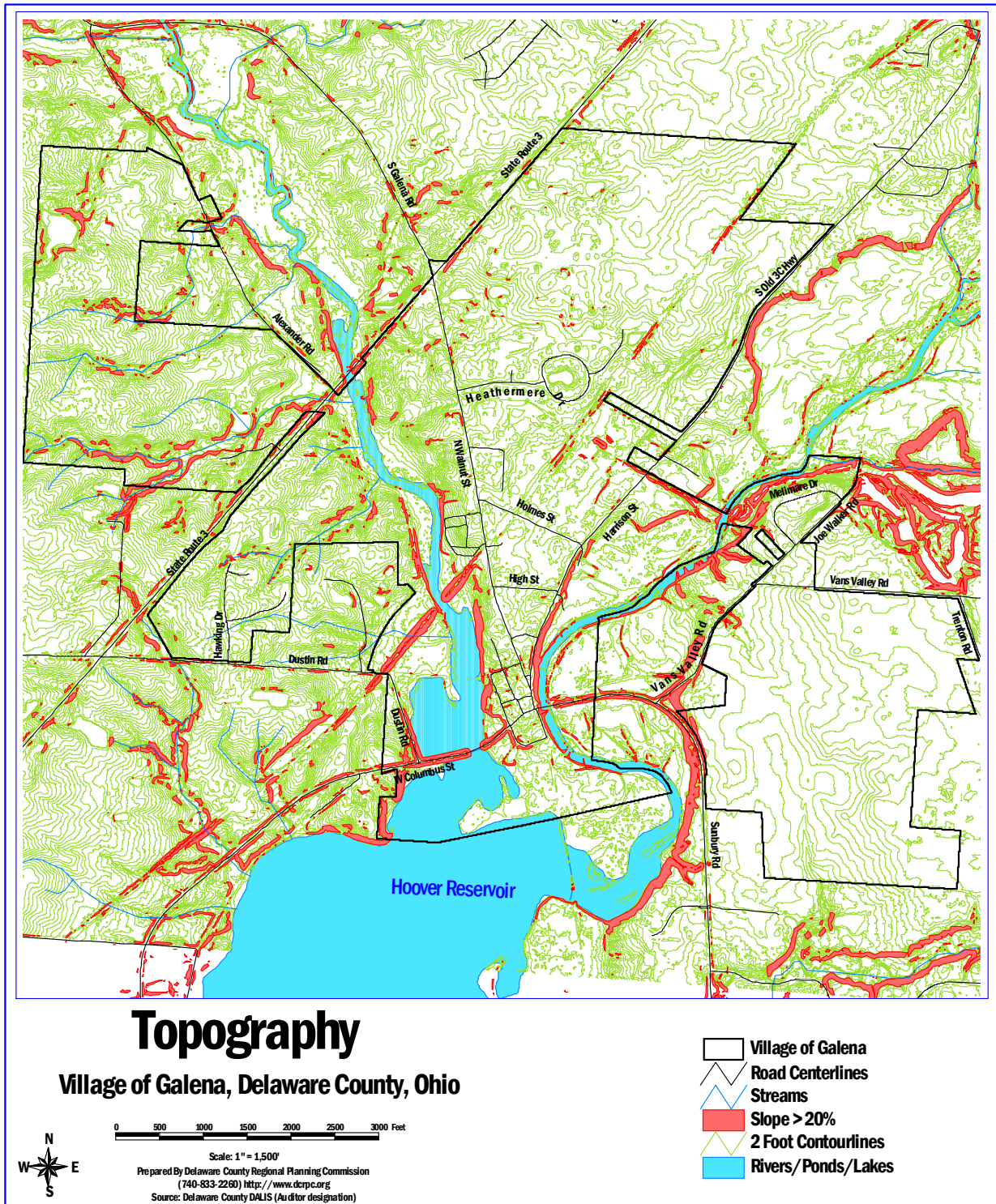
Buffers based upon Columbus Stormwater Manual
and reflected as width back from each bank.

Scientific literature from OEPA recommends 300 feet buffer each bank
(not shown).

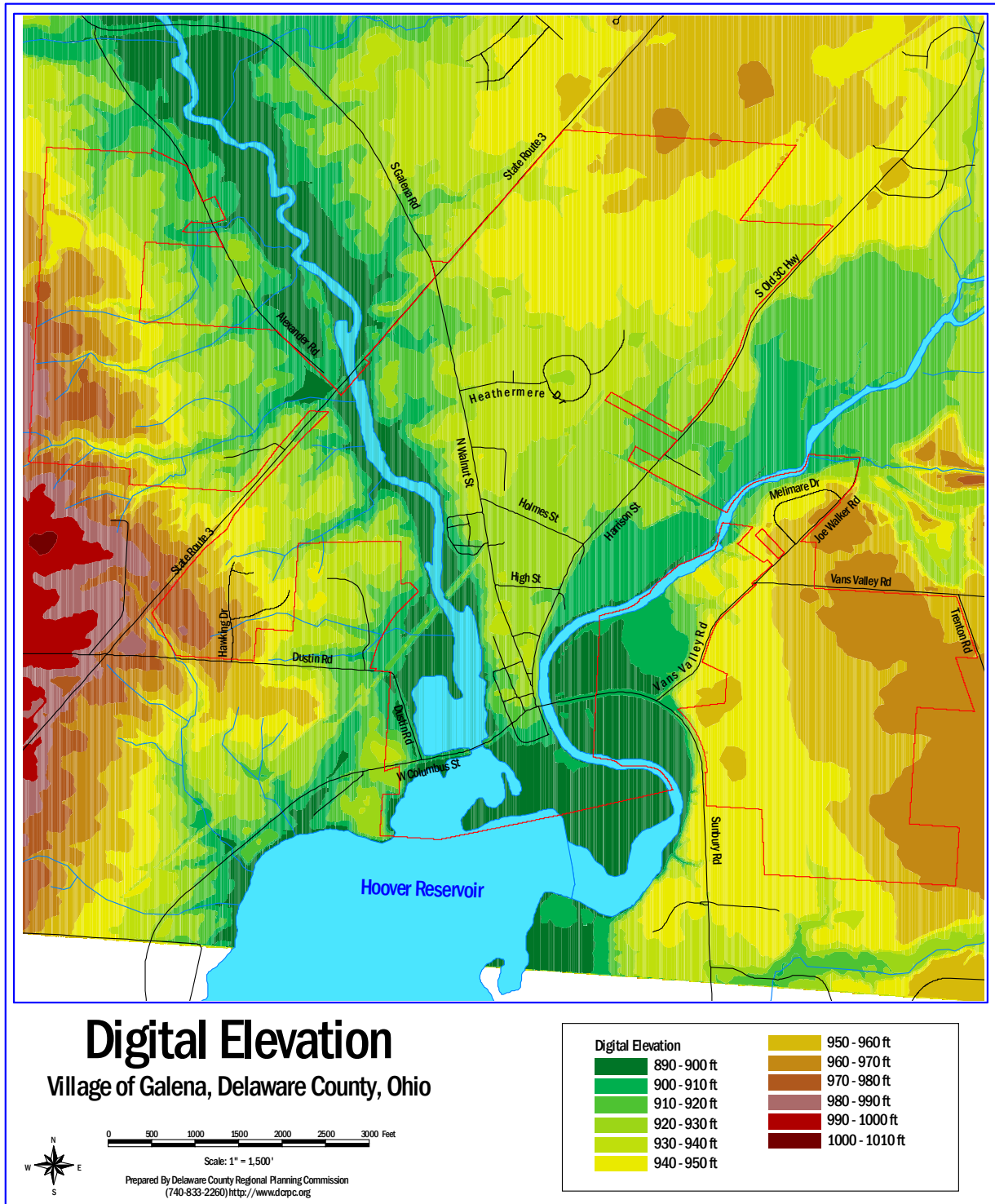
Legend

- galena streams
- floodway

Map 6-7



Map 6-8



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 2008. 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 2008	
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 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 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.

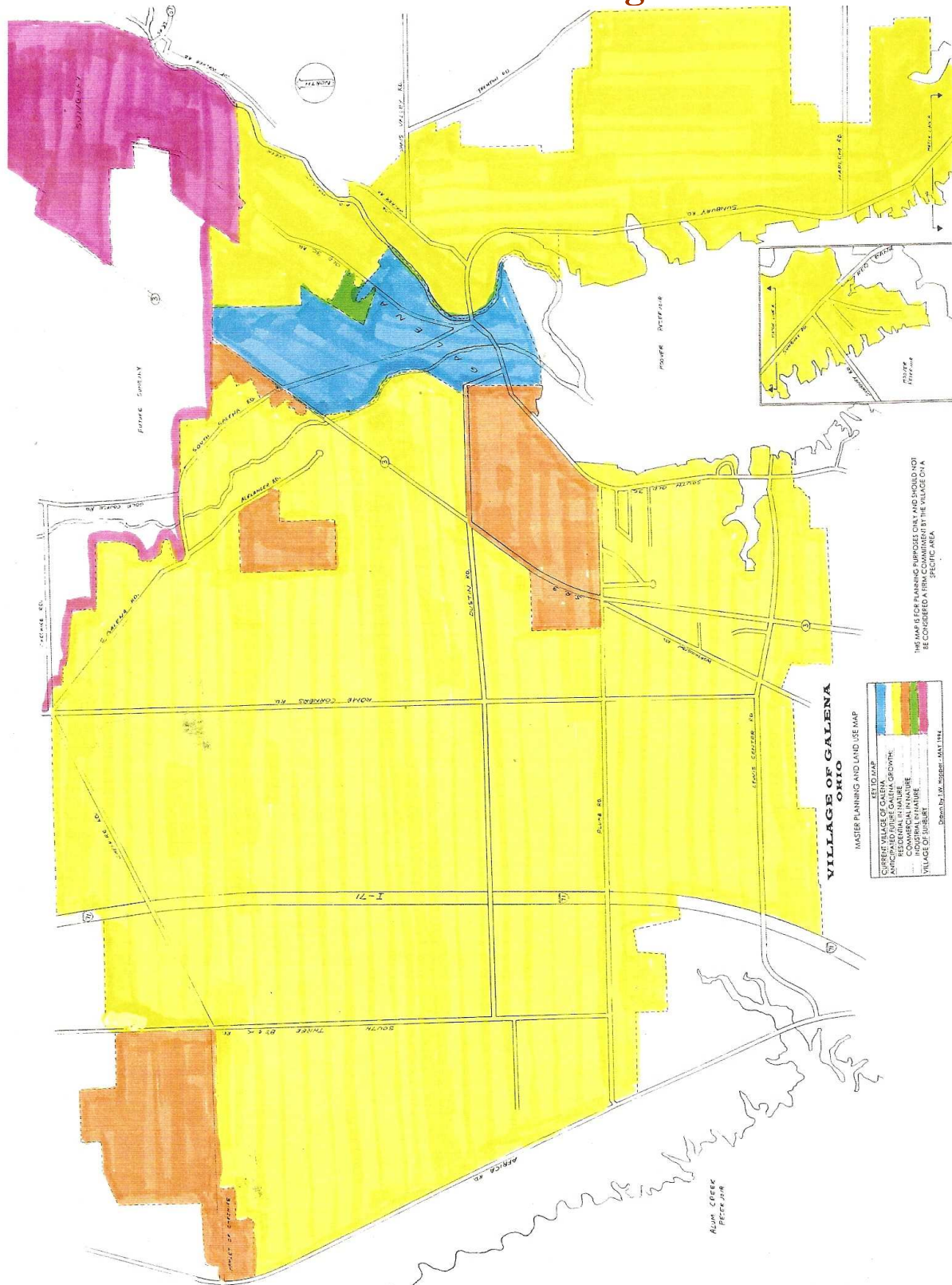
This type of explosive growth would triple the Village's population in the next ten years and double it again the following decade. Then it could grow nearly five times from 2030 to 2040. Obviously, there are staggering implications in this level of growth. Ability to fund wastewater treatment system 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.

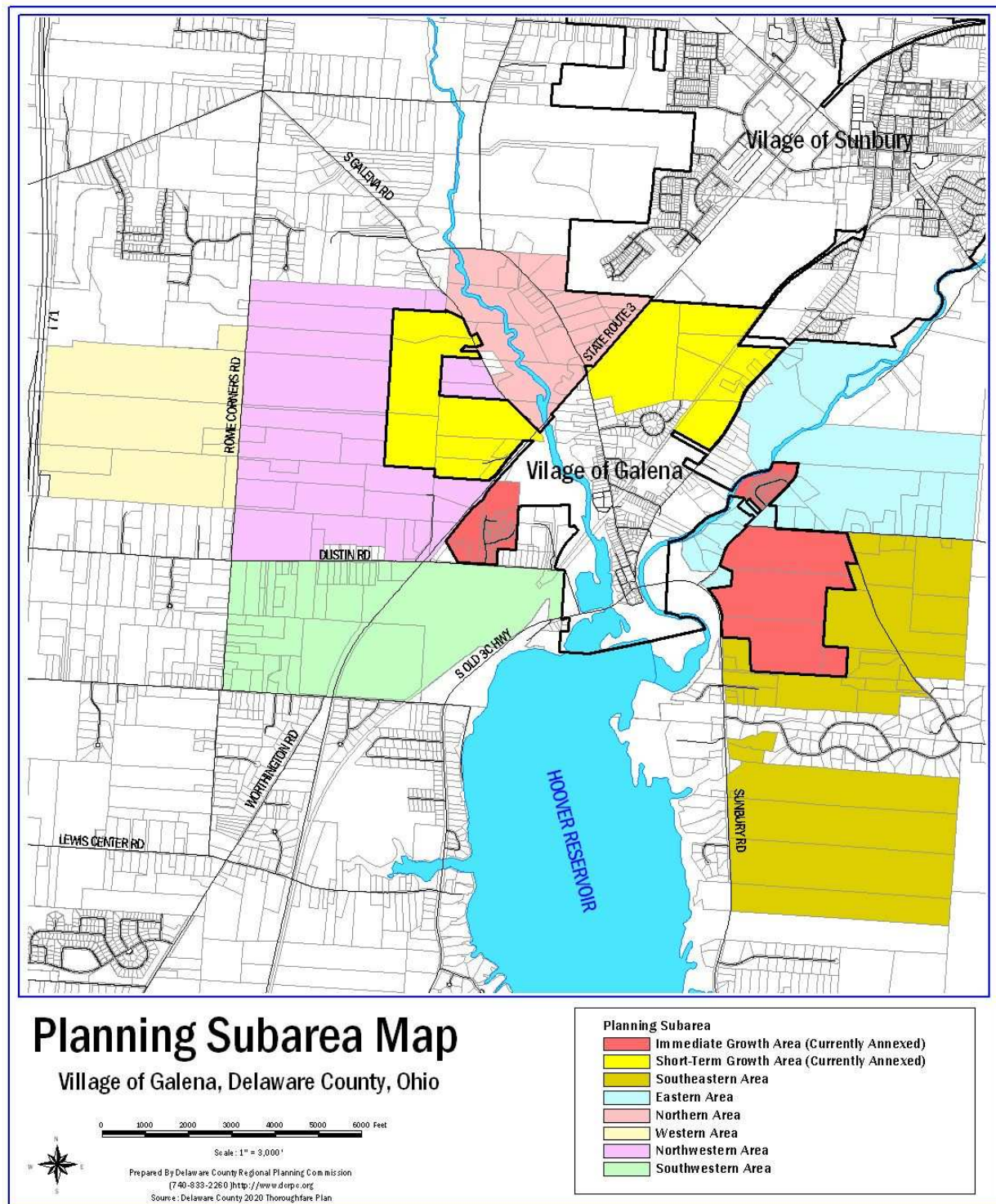
Galena could become a very sought after community if it preserves its exceptional community character as it grows.

Map 7-1 1994 Land Use Planning Area



Map 7-2

Potential Future Growth Areas



RECOMMENDATIONS

In this document, we have provided an overview of all avenues of life in the Village of Galena and discussed those aspects that residents value for a high quality of life. We analyzed potential growth in and around the Village. In this chapter, we will look at projections of what the future holds in various areas of Village life based on potential development and growth. We'll discuss methods of protecting features important to the community and planning for the long-range changes in keeping with the Village's vision for its future. We will review what the future could hold in areas such as:

1. Community character;
2. Planning for an emerging green city;
3. Natural environment;
4. Governance;
5. Traffic flow;
6. Municipal facilities;
7. Utilities;
8. Parks and recreation;
9. Safety; and,
10. Community impact.

Community Character

Many communities lose their identities as they grow amid a flourish of new track stucco and vinyl houses and corporate-designed chain businesses. Galena residents want to retain many of the charming characteristics they love about their community.

A Livable Community

The initial planning workshop was conducted to identify local views regarding the attributes of a livable community. Also defined were key planning issues facing Galena. Before developing and considering the relative weight or merit of alternative development scenarios for the Village, it was thought that the Village should first define some objective means to define community livability. In other words, some measurements of how to gauge the merit of alternative development scenarios were needed. As a product of these discussions, the following indicators and benchmarks were identified as a product of the workshop discussions.

- **Percent of tree canopy cover:** Workshop participants felt that the Village should strive to maintain a large amount of canopy cover in the future. This characteristic seemed to resonate with residents who enjoy the more natural feel and appearance of the community.
- **Ratio of open space to the population:** Galena has a high amount of open space per person and this characteristic is highly valued.

- **Children in Schools:** Future residential development will bring additional demands on local schools. While the Village itself is not directly responsible for meeting educational needs, it is an important consideration for community livability and the Village can enact regulations to gain school land set asides.
- **Vehicular trips per day:** While existing traffic flow problems are small and isolated, future development in and around the Village will result in some level of increased traffic generation and demand on the local roadway infrastructure.
- **Projected office space:** Along with the need for consumer services, creating local employment opportunities is important to the future of the Village. This importance stems from both local convenience for residents and tax base to support services.
- **Projected retail space:** Retail development is viewed both positively and negatively in that some amount of convenient retail services are desired, but too much retail development is viewed as negative from the standpoint of traffic, noise, and congestion.

Planning for an Emerging Green City

How do you preserve these elements to ensure Galena retains its livability, its character? At the end of the last millennium, neo-traditional and conservation design development principles emerged and were embraced. These developments encourage preserving environmentally valuable and visually pleasing open space by clustering houses. Neo-traditional designs encourage interconnected neighborhoods with sidewalks and trails, neighborhood parks, open space, and old-fashioned building elements such as front porches. Commercial buildings mimic old downtown areas with unique designs and minimal frontage favoring rear parking.

It is recommended that the Village seek to capture some of the area growth by extending municipal services to nearby landowners. Galena should expand into a well-planned city giving it more control over its destiny by protecting the environmental and historical assets that its residents value so highly. As the Village grows, it will eventually realize a better economy of scale for financial operations as well.

Land Use and Design

Residents strongly embrace the notion that Galena should develop an identity through urban design. The Village took a major step in this direction when it developed the logo for this plan. Graphic elements from this effort are now incorporated into municipal letterhead, the Village web site, the *Galena News* masthead, and local entrance and street signs as well. This graphic is intended to represent an expression of history, tradition and “New England” design themes. These concepts are consistent with Village history.

What will the Galena of the future look like? If it’s planned well, it may look much like the Old Towne does today. The Village should become a well-planned Neo-Traditional (or New Urbanist) community that encourages earth friendly construction, energy conservation, historic preservation, and accessibility. Residential and commercial areas should be designed to be

walkable and interconnected; encourage historic, natural, and open space preservation; and, reduce traffic and noise. It should foster an old fashioned sense of community closeness.

The Village can revise zoning and subdivision codes to encourage new homes and commercial structures to be built reminiscent of the Romantic Period (1825-1870) including the Greek Revival, Italianate, and Colonial Revival found throughout the Old Towne. This is characterized by traditional designs with natural fronts of primarily brick and wood style designs. The building fronts should have no stucco but encourage front porches. White rail or picket style fences should be encouraged forward of the building line. Snout houses with the garages extending forward of the main house should be discouraged.

Residential Development

As a small community, housing choices have been naturally limited because of the Village's size. Half of Galena's housing units are older housing units in the “Old Towne” portion of the Village. This traditional stock of modest single family homes was categorized as lower- to middle-income. Subdivisions that began being constructed in 2004 have doubled the housing stock and variety with middle- to upper-income housing. No homes in the Village are valued above \$1 million.

These new developments have brought many new residents to the Village. During the global economic recession beginning in 2008, older housing began turning over from older “empty nesters” to younger families changing the Village’s demographics considerably.

Galena’s housing stock has traditionally consisted of single family homes and residents have expressed a desire to not include apartments. Since apartments are represented locally in the Village of Sunbury, it is not necessary to encourage this type of development. However, condominiums can serve as a useful buffer between commercial and single family home uses. Residents have expressed an interest in retirement-style ranch condos and a retirement center.

While some builders may consider stringent design standards overly restrictive, they are essential to maintaining the Village’s character and differentiating it from just another developing area. Well planned areas tend to become very popular with home buyers.

Commercial Development

How Galena responds to increasing commercial development pressure will likely have a large impact on community character and appearance. Some of this will likely include retail convenience and select types of service-oriented commercial development. Residents, in general, are not supportive of extensive commercial development, preferring to limit commercial development to a more context-sensitive size (more village-scale building sizes) and with building designs that fit a common theme. Zoning and subdivision regulations should reflect the residents’ desire to create legacies that reflect the Village’s heritage. Design standards should reflect the 1800s Romantic Period character of the downtown area as opposed to modern chain design and big-box style buildings.

Some increasing demand for commercial space will undoubtedly be satisfied by the substantial amount of commercial space in neighboring communities such as the Village of

Sunbury to the north; the new NorthStar area to the northwest at routes 36/7 and 71; Westerville to the south; and, Polaris to the southwest. However, it is expected that given projected residential growth, there will be greater demand for commercial space in Galena. Since residential developments rarely pay their own way, encouraging growth in the commercial tax base is important for the Village's economic strength.

While there are no widely accepted ratios of commercial space per resident, some estimates indicate that for each new resident there is a need for approximately 40 square feet of commercial space. With build-out potential of 1,769 residents in 2020, 70,760 square feet of commercial properties could be projected. With build-out potential of 3,761 in 2030, 150,440 square feet of commercial properties could be projected. With build-out potential of 17,661 residents in 2040, 706,440 square feet of commercial properties could be projected.

Commercial Locations

Where and how this development occurs will be an important planning consideration. While the downtown area is currently the logical town center of commerce, half of this area was lost when the Hoover Reservoir was built in the 1950s. The square has considerable historic qualities and has immense potential as a tourist destination. Some preliminary improvement plans include the development of the square as more of a focal point for festivals and community activities that would provide additional economic opportunities for the Galena businesses. Creation of a local museum is a goal of many residents as well, however, this is often a private endeavor rather than a municipal function. The Village Square is landlocked by the two creeks and reservoir on the west, south, and east. The only area for growth would be into the northern surrounding residential areas. Given that these areas have historic significance for the residents, growth in this direction is unlikely. That leaves a few logical areas for commercial growth.

The former Galena brickyard, now the 24-acre Galena Commerce Center, has tremendous potential to redevelop and attract businesses and light industry to the Village. The Commerce Center is centrally located but essentially hidden. Growth here would be logical for office and light industrial uses that do not rely on heavy traffic and visibility. Heavy industrial and manufacturing uses should be discouraged given that the area is surrounded on three sides by residential areas. The Village could work with the owner on redevelopment and job creation grants.

There is the possibility of future changes of use for both the Arrowhead and Blackhawk golf courses. These areas are not necessarily under current development consideration, but may be developed at some point in the future by current or future landowners. Being located on State Route 3, both are logical future commercial areas.

Since the historic downtown area is virtually landlocked, the highly traveled State Route 3 corridor offers the most potential for future commercial development. This is a more logical location for commercial development since the extensive traffic in this area would be attractive for retail and service entities but could be buffered by other commercial, office, and light industrial uses as a segway to condominiums and planned residential areas. While access is restricted on the state route and there are environmentally sensitive areas that must be preserved around Little Walnut Creek, careful planning could make this a viable economic engine for the Village. The State Route 3 corridor is where we currently see growth in the Village of Sunbury - growth away from the historic town center to a busier, more accessible commercial corridor. A

well thought out plan should be developed for this area in concert with Ohio and City of Columbus official to protect sensitive areas while maintaining traffic flow and safety.

The Route 3 area at Walnut St./S. Galena Rd. could serve as the Village “front door” from the north and the area between Plumb and Dustin roads could be the “front door” from the south. Future zoning district areas are recommended on **Map 8-1**.

Employment

It is recognized that some level of commercial growth is desired in the Village to further develop the local tax base. In general terms, the statewide ratio of people in the labor force is approximately 50%. Therefore, unless the Village adds one new job for each two new residents, it will increasingly become a bedroom community. Bedroom communities typically experience higher municipal tax rates as the costs of municipal services are born entirely by residents. This would mean that by 2020, there should need to be 885 jobs; 1,880 by 2030; and, 8,831 jobs by 2040.

Apart from the numbers of jobs, the quality of employment opportunities is important. Preferably, local employment opportunities should include a range of jobs, including those with higher wages. For this reason, the redevelopment of the Galena Commerce Center is viewed as an important project that can serve as a future employment center for Galena, providing both jobs and income tax revenue. The proposed downtown Zoar development fits the downtown character, would increase employment opportunities, add to tax income, and make downtown even more attractive to residents and visitors. The Route 3 Corridor will be Galena’s “front door” of commercial opportunity and has the greatest employment and tax generation potential.

Commercial Design



In commercial areas, architectural standards are essential. Using creative design and mixed architectural styles on one building, such as in the Zoar Development on the Village Square, will help larger buildings showcase a more traditional feel. All commercial building fronts should be of natural material reflective of the historical character of the Village Square. This would be brick, stone, cultured stone, wooden siding, cement board siding, etc. Stucco while being “natural” would be discouraged as not being historically accurate. “Big box” retail should be carefully defined and prohibited unless creative design is used to limit its visual impact by breaking up long building facades into varying scale and architectural styles and materials reflective of the Romantic Period. Connectivity with neighborhoods and mitigation of noise and traffic concerns should be addressed. Commercial and retail designed to serve the neighborhood and local area will be encouraged over big box or regional super centers.

Office uses of a professional or medical nature and light industrial uses that add to the local tax base are to be encouraged especially in the Commerce Center. Heavy truck traffic will be discouraged and uses requiring more than standard delivery trucks will be limited to areas with direct access to State Route 3. There may need to an exception made for the existing Commerce Center which predates this requirement.

A mix of retail, office, restaurant, and service is preferred in areas around the square. Businesses emphasizing historical or recreational aspects are a good fit for the community. Local businesses should be supportive and encourage the out of town traffic generated by the Ohio to Erie Trail. An institutional zoning district should be established to accommodate churches, schools, retirement centers, etc.

Large front parking areas should be discouraged in favor of limited front parking with most parking handled in the rear. The Village should retain its historically styled street lights and add standards favoring downward cast lighting to avoid increasing light pollution. Utilities should be buried in new areas and, when possible, in existing areas. Free standing signs should be ground level and historically styled. Small spotlights to light such signs will be allowed but not internally lighted signs. Care should be taken that the signage and lighting does not intrude on surrounding properties or overly dominate the historic feel of the area. Building mounted signs should be of a protruding old-fashioned style “wooden” or simulated wooden appearance.

In both commercial and residential areas, designs that express unique and varied styles while preserving the overall “feel” of the historic section of the Village will be encouraged to prevent excessive structures of a repetitive look. The use of landscaping with scale appropriate plantings will be encouraged. When possible such landscaping should include features such as “park style” benches or chairs to encourage pedestrians and visitors to stop and take time to enjoy the atmosphere.

Changes to the Village’s Zoning resolution, subdivision code, and property maintenance code can be made to incorporate concepts developed in this plan in order to develop in a planned fashion.

Focal Points

The downtown square is clearly the current focal point of Galena. However, there is a general feeling that this area is understated and could be improved to make it more functional and appealing as an urban space. The large pine tree in the center of the Village Square is a dominant feature that is decorated each Christmas.

With projected growth around State Route 3, careful attention to this area should be given to design a welcoming presence reminiscent of the Old Towne such as a town square roundabout reminiscent of downtown Mt. Vernon or a village green concept similar to Old Worthington.



Historic Preservation

In any developing community, there is the risk that historic structures will make way for new structures. In the planning process, residents stated a desire to preserve the historic character of the community. Of special concern to the residents in “Creating Legacies” is the historic preservation of the Old Towne. The Village has lost much over the years to fires and the building of the reservoir which consumed half of the Village. The old train depot is gone as are covered bridges. The residents have expressed much pride in their history. To retain it, they should consider defining a Historic Preservation Area. This would require setting up a specific governing board and creating preservation standards for oversight. The Village should establish design criteria to encourage historic-looking structures in the future and to preserve the old-time feeling of the Village.

Efforts could also be made to evaluate structures and archeological areas with historic significance in the larger potential development area in order to properly plan for their preservation as development occurs.

Open and Natural Areas

Architecture alone does not create the small town feel of a close knit community like Galena. The Village should encourage conservation design in its residential areas with a 10,000 square foot (@1/4 acre) minimum lot size and a minimum requirement of 30 percent to 50 percent or more open space requirement. Open space needs to be carefully defined in the appropriate Village codes. All new development should be planned districts so design details are worked out in advance. While open space should be encouraged in new developments, the quality of this open space is critical.

Open space should be dedicated to and usable by the public or for habitat preservation. It should be accessible and able to be maintained. Preserves should be created to protect environmentally sensitive or natural areas with critical habitat. Tree cover, ravines, steep slopes, wetlands, waterways, naturally sensitive areas, riparian corridors, habitats, and view-sheds should be preserved first when open space is designated as developments are planned. Regulations should be developed to maintain/achieve 40 percent canopy cover. Wetlands and their buffers should be preserved whenever possible and, if not possible, they should be mitigated within the Village. Village codes should be revised to include these criteria.

A recreational district should be created for appropriate park and recreation areas. Inter-connectivity of areas by greenways and trails is important to the residents and to retaining the small town, close knit neighborhood nature of the community. A Natural Resources District should be created for permanent preservation of natural areas.

Our Natural Environment

As mentioned earlier, the Village and its residents value their environmental assets and their role as environmental stewards. Protecting resources will help ensure the provision of public health and safety and avoid the high costs of environmental degradation. In addition, these natural features improve the quality of life in the community and translate ultimately into economic viability.

Natural areas that can be protected based upon public health and safety values include flood plains, wetlands, changeable ground surfaces, areas with high water tables, and areas subject to landslides. Other zones that can be protected include wetlands and wetlands transition areas, steep slopes, high ground water pollution potential areas, and aquifer recharge areas. In addition, developed canopy cover and permeable surfaces reduce the incidence and severity of floods, reduce soil erosion, and improve surface and groundwater quality. Environmental protection tools should be actively used.

Protecting Wetlands & Riparian Corridors

Acquiring or protecting these valuable strips of green space along stream or river corridors with conservation easements is recommended. The width of setback or buffer zones can vary according to the characteristics of the flood plain and adjacent steep slopes. Buffers have been designated as wide as 300 feet based on real nutrient dilution models. The Ohio Department of Natural Resources recommends a minimum buffer of 120 feet. This guideline is based on the minimum width needed to establish a mature forest - the most effective vegetative buffer. The City of Columbus, which owns substantial natural areas in and around the Village, recommends a 300 foot buffer from the stream bank. For habitat preservation, buffers have been established as wide as 600 feet; however, this number has never been used for regulations as it is not based on public health and safety issues. In headwater streams, a reduction in the setback should be avoided and should never be less than 40 feet. At least a 120-300 foot buffer is recommended to be integrated into all community zoning review provisions. Additionally, continuous connected green areas should be encouraged for natural habitat.

Because of Galena's location along the rivers and lake, a policy of protection of riparian corridors impacts a considerable amount of developed and undeveloped land in Galena. Notable undeveloped areas include land along Joe Walker Rd. Future development in such areas are prime candidates for conservation design approaches, so that sensitive wetlands, riparian areas, and their buffers can be protected. The City of Columbus controls a large amount of natural areas around Hoover Reservoir and the Big and Little Walnut creeks. The City has requested and, as a major landowner, should be involved in development review along riparian corridors and natural areas. City of Columbus wetland maps should be reviewed during development review and approval procedures. Unmapped streams should be buffered as well.

Protecting Steep Slopes

When development takes place on steep slopes, vegetative cover is greatly reduced. Loss of this vegetative cover on steep terrain significantly increases soil instability, and thus the risk of

erosion. Soil erosion and sedimentation into waterways pose several threats to public health and safety, which are difficult and expensive to correct. Property damage is commonly associated with development on steep slopes. Soil erosion and sedimentation into nearby waters also increases the potential for flooding. For these reasons, steep slopes along stream valleys should be maintained with a vegetative cover to prevent soil loss and siltation. Existing patterns of woody vegetation should be retained on all slopes greater than 12 percent to avoid erosion or slippage. Furthermore, 25'-50' from the top of the slope should be protected to avoid erosion.

In general, clearing and grading of forests and natural vegetation on slopes more than 20 percent should be prohibited and such clearing should be avoided on slopes more than 12 percent. This protection is needed to focus on influencing the design of new subdivisions and the location of soil disturbing activities. Depending on the site, mitigation plans should be conducted to describe proposed additional protective measures. The maximum retention of natural topographical features such as natural drainage swales, slope ridgelines, and trees and other natural plant formations should be encouraged.

Steep slope protection will conserve and promote public health and safety by minimizing problems due to water runoff and soil erosion incurred in adjustments of topography to meet developmental needs. In addition to public health and safety concerns, protecting steep slopes preserves the unique scenic resources and habitats of Galena.

One approach to dealing with the problem of development on steep slopes is to simply make any construction of a principal use on property with natural slopes greater than 12 percent a conditional use through local zoning. Conditional use approval could be predicated on the applicant demonstrating that concern over both environmental and structural issues are addressed. Evidence that structural issues are adequately addressed could include the requirement that the applicant provide foundation plans approved by a professional engineer. This would verify that the foundation and structure will be stable and will not slide down to adjacent property. Most professional engineers would not approve such foundation plans without the benefit of some type of geo-technical evaluation of each building site.

Governance

As the Village grows, it could look at alternate forms of governance and may need to consider increasing frequency of its meetings as its agenda becomes longer.

Council should also better compensate its part-time mayor now for the large number of hours currently spent on Village business. As the Village grows, the mayor's position would eventually become full-time.

As demands and services increase, the Village will need to increase staffing to full-time positions with benefits. A natural progression would occur relevant to directives from various planning initiatives and documents and creation of special purpose levies and utilities.

While committees meet rarely now, committees may become a more necessary part of Village governance. Council could increase community involvement via regularly functioning committees that make recommendations to Council. In addition, striving to have representation from various neighborhoods and/or homeowners associations would ensure input from all areas

of the Village. The Village could formalize relationships with homeowners associations, the Greater Galena Civic Association, and the Sunbury Big Walnut Chamber of Commerce.

External Relations

The Village should continue to communicate openly with its newsletter and web site. Embracing new technology as it evolves and becomes established is an important consideration in future communication efforts. Having knowledgeable, technically literate staff is essential to this. These are important considerations to remember when planning for facilities as well.

As the Village grows, it may need to change the posting locations to more directly reach all its neighborhoods or, if the Ohio Revised Code allows, post online. This may be a solution to the high costs of advertising as well. The Village can also improve communications by publishing an annual report including financial information.

Formalizing relationships and incorporating homeowners associations and entities such as the GGCA and the Sunbury Big Walnut Chamber of Commerce into Village procedures could improve communications.

The Village attempts to be a good neighbor and has fostered good working relationships with the City of Columbus and the Village of Sunbury. Currently, the political climate in Delaware County favors the townships. The Delaware County Commissioners and the Delaware County Regional Planning Commission (DCRPC) tend to make decisions in the interest of the townships at the exclusion of the municipalities. The Village does not currently belong to the Mid-Ohio Regional Planning Commission because of the existence of DCRPC. If this local climate persists, it may be beneficial to create a planning entity for Eastern Delaware County. The Village has attempted to work and communicate with county officials. The exclusion of municipalities from the decision making process including county offices such as the Health Department, Sanitary Engineer's Office, and County Engineer's Office is counterintuitive given that all municipal residents live and vote in the county. This leads to a lack of communication and cooperation with the Village and negatively impacts the provision of many services. One example is providing central sewer to surrounding areas even though the Village is willing to provide this service and it is in the best interest for public health. Another example is accommodating local bikeway and trail plans on county or township roads and bridges. The Village has been excluded from planning efforts and even communication about road closings that affect Village entities and residents. The Village can only continue to make efforts at inclusion but cannot force the parties to cooperate or come to the table.

Public Records and Information

One of the most critical roles a government agency serves is as a steward of public records. Currently, the fiscal officer serves as the public records officer. Safeguarding public documents through redundancy on- as well as off-site and in a remote geographic location are important considerations. Transparency in government is essential and access by the public to its documents should be easy. Online access is one way to accomplish this.

The Village should attempt to codify its ordinances in order to have easy access to all the relevant legislation, to be able to correct conflicting legislation, and to make this available online for easy access.

Land Use and Subdivision Control

The Village currently offers zoning, planning, property maintenance, and floodplain administration services. These services are all provided by the Public Service Director and the Zoning and Planning Commission. As the Village grows, it is logical to begin separating these duties out to other personnel.

Planning

Higher priority should be given to planning since many of the Village's planning documents and codes are more than a decade old. The current economic recession with its slow construction period is the perfect time to revisit these documents so that resources are allocated to the highest priority needs. The directives of this Master Plan should be incorporated into appropriate documents. These documents should be updated in the following order:

1. 2006 Subdivision Code;
2. 2002 Storm Water Study – implement recommendations and incorporate changes in the law;
3. 1999 Capital improvements Plan;
4. 2001 Zoning Resolution;
5. 2005 Area-wide Water Quality Plan – meet with Delaware County Officials for signature;
6. 1988 Property Maintenance Code; and,
7. 2001 Traffic Study.

In addition, a multi-year Financial Plan should be created to accomplish needs expressed in these plans.

Economic Survival

At the present, the economy and repeated failure of the local school levy are pivotal issues for development. With a weak economy or a weak school system, development will not occur. Among the most fundamental issues facing Galena is the matter of growth from the standpoint of economic efficiency. Galena is a very small community by any standard, and the costs of public services per capita are naturally high as they are spread among approximately 300 households. Larger communities enjoy more of an “economy of scale” as fixed municipal costs are spread out among many more people and households. There is precedent for communities the size of Galena to consider un-incorporating but this is an unattractive option to Village officials and residents alike.

It is estimated that when the Village reaches the 2,500 – 3,000 residents threshold, roughly 1,000-1,500 homes, it is more likely to achieve an economy of scale that will allow it to provide services more economically.

The Village would move toward city status when its population reaches 5,000 sometime after 2030. City status means:

- Galena voters would have to ratify a home rule charter;
- The City of Galena would have greater legislative authority;
- Galena would have to create its own health district;
- Employees could unionize; and,
- Galena would have to maintain any state and federal highways within its borders.

By the time it reaches city status, it will need an engineering department and a much larger maintenance department to handle state and federal highway maintenance with the City.

The Village collects only a modest amount of property taxes. Since the Village never withdrew itself out of Berkshire Township, the township still collects property taxes (more than \$14,000 in 2009) yet provides very little services specifically to Village residents in return. If the Village were to be removed from the township, this would be an additional source of income from property taxes as well as a percentage of the township's budget equal to the percentage of Village residents in the township (currently approximately 20%). However, doing so would most likely raise objections during future annexations. Increasing property taxes may be necessary to fund growing needs. The income tax should be retained and commercial growth encouraged to offset the need for higher residential taxes.

The Village can choose to levy larger taxes for general operating expenses or for specific ventures such as parks, safety services, storm water, etc. One method of doing this is to ask residents to vote on new large ticket items. This method allows residents to decide which specific services they are willing to pay for such as a street fund levy, police levy, parks levy, municipal building levy, or general fund operating levy. A utility should be established for storm water purposes to bring the system up-to-date and to meet pending state requirement deadlines.

The Village is no longer eligible for Community Development Block Grant funding due to the higher home values in new developments. The challenge with any grant is the availability of matching funds. The Village should continue to place a high priority on grant writing as a very viable funding mechanism for larger projects. This is also a means of bringing our tax dollars back home. Grants can be applied for from Preservation Parks, the Ohio Public Works Commission, the Ohio Department of Natural Resources (Clean Ohio Fund, Nature Works, Recreational Trails, and Land and Conservation Fund), and any other sources the Village can identify. Grants should support needs expressed and prioritized in this and other plans. Pursuing green energy grants may be beneficial in lowering long-term expenditures.

The Village should review its fee structures to ensure fees are covering costs. Some inspection work is contracted with external agencies such as sidewalks, roads, sewer taps, and building inspections. The Village should periodically conduct a cost analysis to determine if internalizing inspections would improve service and decrease costs. Currently, the zoning and sewer inspection fees need increased to ensure they cover the Village's costs. Sidewalk and sewer inspections could be internalized. The sewer billing process needs improved to capture delinquencies immediately and could be internalized.

The Regional Income Tax Agency (RITA) currently collects income taxes for the Village. This has been a good relationship because it takes Village personnel out of any conflicts. However, residents have complained about rigid rules and procedures. The Village should periodically evaluate the customer service residents receive.

Traffic Flow

Bridges and Growth Directions

While the Big Walnut Creek, Little Walnut Creek, and Hoover Reservoir are major environmental features in the Village, they also constrict and limit village traffic flow in important ways. There is only one bridge over Big Walnut Creek in Galena at the southern edge of the Village near downtown at the start of Sunbury Rd. Aside from this bridge, the nearest other bridges over Big Walnut Creek are a substantial distance away, two miles to the north, along State Route 37 east of Sunbury and south on Sunbury Road near Big Walnut Road. The two bridges over the Little Walnut Creek, near downtown on Columbus St./S. Old 3C Highway, and along State Route 3, help to make western areas comparatively more accessible. To some extent, the Kane's Crossing/Walnut Creek bridge and trail is one way to help connect the east side of Galena with the rest of the Village for foot and bicycle traffic. The Hoover Scenic Walkway Bridge does the same on the west side of the Village.

The presence or absence and adequacy of bridges effects general traffic circulation, emergency response times, and general neighborhood “connectedness”. The absence of these bridges would cripple traffic flow in the area especially since areas east, southeast, and west use these bridges to access three local schools and other services in Sunbury and businesses including the school administration building in Galena. Residential growth on the eastern side of Galena would be isolated from the rest of the Village without a bridge. At the same time, growth in either an eastward or westward direction are the only options due to the reservoir to the south and the Village of Sunbury to the north.

With limited resources, bridge replacement would be nearly an impossibility for a village Galena’s size. As residential and commercial growth occurs, the size of the bridges could create bottlenecks. Fortunately, the Delaware County Engineer recently acknowledged that these two downtown bridges fall under county auspices. Unfortunately, the Village was completely excluded from planning or communication in the replacement/repair process that occurred beginning in 2009. Pedestrian and bike usage of the bridges is frequent and, for the safety of fishermen, pedestrians, cyclists, and vehicle drivers alike, the Village would have preferred to see those aspects more fully considered in the bridge planning. During 2010, improvements in communication from the Delaware County Engineer occurred so the Village is hopeful for improvements in the planning and communication processes.

The State Route 3 Bridge over Little Walnut Creek belongs to the State of Ohio. When contacted by the Village in the past, there has been little or no response from Ohio Department of Transportation (ODOT) officials, so the Village has little or no influence over decisions on State Route 3. It is critical to remember that if the Village becomes a city, State Route 3 will become its maintenance responsibility.

Regional Traffic Flow

As noted before, Galena is part of a rapidly growing area with significant regional transportation issues. In response to these regional needs, Delaware County prepared a county-wide

transportation plan that included a number of proposed initiatives designed to address traffic flow concerns with regional growth. While the Village agrees with the need for a regional perspective, Eastern Delaware County's villages were not included in discussions or input on the thoroughfare planning process. Therefore, this County Thoroughfare Plan neither included nor addressed regional needs.

Among the most significant aspects of this plan is a proposed major roadway, the Berkshire Parkway, designed to help regional traffic flow around Sunbury. This proposal was intended to create a Sunbury bypass by connecting Cheshire Road northwest of Galena with State Route 37 east of Galena and Sunbury. The County Thoroughfare Plan contains no specific roadway alignments, funding sources, or time frames. Since the plan was approved, the Sunbury Meadows development has been built in the path of this proposed thoroughfare. While this proposed road could offer some limited benefits to Galena by generally aiding east-west traffic flow, residents and Village Officials have opposed it given the huge potential traffic impact on the community. It is important to remember this same Thoroughfare Plan advocated a Sawmill Parkway extension which was met by massive objections from many Liberty Township residents, but Delaware County is building it anyway.

The Village expects the "county-wide" planning process to be inclusive and respectful of all entities. Discussions should occur among county officials inclusive of both the villages of Sunbury and Galena to gather input and better respond to all local needs.

A second regional traffic flow issue relates to north and south traffic flow east of Galena. West of Galena, roadways such as State Route 3 and Rome Corners Road help to provide good north/south traffic flow. East of Galena, Sunbury Road, Miller-Paul, and State Route 605 provide north-south traffic connections. In the Village of Sunbury's Draft Master Plan, a Miller-Paul Road extension is proposed east of Galena, between Vans Valley Road and State Route 37. Such a roadway could be built in conjunction with private development activity and designed to the standards of a collector roadway to support modest levels of through traffic movement. Since this road would alleviate traffic congestion in Galena, the Village supports this concept.

Village Streets

Paving and maintaining streets is an extremely expensive endeavor. The Village's main thoroughfares include Walnut, Harrison, and Columbus streets. Walnut Street was paved in the early-1990s and by the beginning of 2010 it was in major disrepair. Tests showed the road had an insufficient base. The Village has successfully acquired Ohio Public Works Commission grants to repave two sections of Walnut Street from State Route 3 to High Street in 2010.

Fast on Walnut Street's heels, Harrison Street, paved in the mid-1990s will need repaved as well. Columbus Street also was paved in the late 1990s. Assuming a seven- to ten-year repaving cycle for moderate traffic streets, the Village will need to plan for a rotation of paving projects. Even assuming grant funding, matching funds for several hundred thousand dollar street projects is a challenge for the Village to fund. The Village will face similar issues as smaller streets in town age.

The Village has embraced a philosophy of requiring new developers to build roads within subdivisions to public street standards. Galena should ensure also that its zoning and subdivision

codes include appropriate traffic impact studies and developer-assisted turn lanes, signs, and other means of mitigating the developments' impacts.

With the potential for more than 3,500 acres at build-out, this could mean ¼ of the Village or 875 acres could be dedicated to streets (at the American Planning Association's figure of 20%-25% of land goes into streets). With a common multiplier of 10 trips per day per household, the Village alone contributes nearly 5,500 cars to the roads today. This does not count the masses of traffic coming through the Village from beyond the municipal boundaries, notably bus and car traffic bound for schools in Sunbury. The projected 2020 population of 1,769 will add 17,690 cars per day to Galena's and surrounding roads. By 2030, 3,761 residents will be making nearly 37,610 trips per day. And by 4040, that means a potentially whopping 176,610 cars on our roads. Again, this does not include external traffic on the Village streets. Obviously, if this comes to fruition it means major changes will be needed in the Village's road systems.

Another issue is the ability of landowners to build Common Access Driveways (CADs). In the Village, CADs are currently allowed and the requirements are similar to low volume public street standards. Problems can occur years down the road when properties have changed hands and the CAD degrades. New residents on CADs often are confused thinking that CADs are public streets when in fact they are private. They expect the Village to maintain them. While CADs are a less expensive means to develop property, the Village might evaluate and consider whether CADs should be allowed within the Village versus publicly dedicated streets.

With limited resources, the Village needs to pay special attention to its Capital Improvements Plan and fund needs according to priorities. It should also plan its own projects carefully and include utilities in the planning process to avoid replacing storm or sanitary sewers or utility lines after recently paving streets.

Special attention to the environment should also be considered when planning future streets, parking areas, sidewalks, and trails. The Village should evaluate permeable paving procedures and determine if they could be included in regulations as a means to improve storm water handling and percolation.

While you cannot force parties to the table, it would be ideal if county and state departments would recognize their constituents in the municipalities and their responsibilities to them. The County Engineer's Office includes the townships in road planning and collective bidding procedures to save them money. They do include the Village in their salt purchasing procedures. Discussions have occurred with townships regarding a potential bulk purchasing process for the new highly reflective signs. The Village should work toward mutually beneficial cost saving procedures with other local entities. With communication improvements in 2010, the Village is hopeful it will be included in these types of arrangements as well as planning for the Sunbury Rd. Bridge replacement.

Pedestrian & Bicycle Traffic

The Village has worked closely with the Delaware County Friends of the Trail to create a multi-purpose trail system through the Village as part of the broader Ohio to Erie Trail and a local effort to inter-connect the Village. These effort should continue in order to finish the trail system and the Village will need to plan for future maintenance of this infrastructure. While these trails, when complete, will accommodate pedestrian and bicycle traffic, there will still be significant

bike traffic on Village roadways. Since the Delaware County Engineer controls both bridges in the downtown area, the Village had little or no voice in the replacements and improvements of these bridges in 2010 and 2012. The Village would have liked to see these bridges widened for safety of bicycle and foot traffic but was not included in the early stages of this process.

Creating connectivity of neighborhoods is a very valued aspect of community livability. This means all neighborhoods and commercial areas should be connected internally and externally with multi-purpose trails and sidewalks. The Village should connect externally to regional trails and bikeways. To do this, the Village must continue on its quest to acquire land and complete its trail system. Once that is completed, resources need to address improvements, accessory structures (such as a shelter house and restrooms at Miller Park, bike racks, and exercise stations), as well as future maintenance of these facilities. One more vital piece of land should be acquired to ensure connectivity of the Ohio to Erie and internal trail system. Galena should work with Columbus to connect trails to the boardwalk. The Village should also add bike lanes along its roads as they are improved. Regulations should be adjusted to require connectivity within and among future developments.

The priorities for the trail system should be as follows:

1st Priority – acquire land or easements

2nd Priority – create and maintain basic trails

3rd Priority – Pave and maintain the trails

4th Priority – Add accessories such as signs, bike racks, benches, and restroom/shelter structures.

Municipal Facilities

Town Hall and Offices



The Village will soon outgrow its municipal offices and has already had to find other maintenance accommodations due to deficiencies in its current maintenance building. On a Council Meeting night with a full agenda, Council chambers can be very full. There is no additional staff office space. So, the Village purchased the old Galena United Methodist Church with intentions to relocate Village offices and Council Chambers there. With developments booming at the time and an outlay of nearly \$300,000, it seemed like a sound choice. However, additional issues with the 1800s era building will mean at least another \$100,000 to correct problems and renovate to make the building accessible and to meet code. This means the Village will have paid \$400,000 for a 6,400 square foot building with a community meeting hall and

ample parking. So, the church building's cost of \$62.50/square foot, is still a very reasonable price for a short-term solution. To build a new comparable building, at current rates of \$100 per square foot, would cost \$640,000 excluding the cost of the land. Selling the existing municipal building will help fund the overall purchase and renovations costs for this new municipal building. Addressing maintenance storage and work needs is necessary as well.

The Village should plan long-term to build a community center with a meeting hall, offices, and a maintenance facility. It could possibly be co-located with a fire station expansion, police offices, or a YMCA in a new commercial area on State Route 3.

Village Square

Residents have expressed an interest in improving the Village Square. While it is currently cost prohibitive to bury wires around the square, improved technology may mean the end of some wires eventually. Residents would like to see a gazebo added to the square to improve its visual and functional appeal. A scenic overlook deck along Big Walnut Creek would be an attractive addition as well.

Cemetery

The Galena Cemetery is owned and operated by the Berkshire Township Trustees. The Village should give thought to obtaining land for a cemetery to serve its growing population base.



Public Land Management

While residents and businesses are responsible for maintaining sidewalks, the Village is responsible for managing all public land including streets, parks, facilities, and trails. As the acreage in the Village increases along with public open space set asides, this task increases as well. Planning should occur for appropriate maintenance equipment, facilities, and personnel.

Utilities

Wastewater Treatment

The wastewater treatment plant is owned by Galena and was designed to treat an average design flow of 75,000 gallons per day. The collection system consists of 8,680 feet of sewer lines and four lift stations owned and maintained by the Village. To improve operations, smoke testing should be scheduled regularly to remove illegal storm water hookups from the wastewater system.

Given area demand for services to support local development, the matter of providing additional wastewater treatment capacity is fundamental to preserving the area's environment and to Village growth. The Village developed an Area-wide Water Quality Management Plan (AWQMP) in 2005 to examine wastewater treatment options and alternatives. This study was presented to Village Council on November 24, 2003 and recommended the Village secede from the County Sewer District and build a new village-owned plant to serve existing and future customers. Growth projections and assumptions included in this wastewater study and in the first draft of this comprehensive master plan were developed concurrently.

Neither Delaware County's sewer master plan nor the sewer plan of any entity within the county has been included in the Ohio Environmental Protection Agency's 208 Plan. The Village was neither included nor informed when the County updated its sewer master plan in 2008. The Village's AWQMP was signed by the City of Columbus and the Village of Sunbury, but not by Delaware County officials. The Village is well positioned and willing to serve as a regional sanitary sewer provider with a plant already in place. Since central sewer is better for the health and safety of county residents as well as the environment, there is no reason beyond politics for the county not to sign the plan. Attempts should be made again by the Village to meet with county officials about this plan.

The Village has current sewer capacity to handle the Blackhawk and Walnut Creek subdivisions through total build-out. However, future growth will mean the need to expand not only the collection system but also the wastewater treatment plant. The Village's policy is for developers to build the collection system connecting to and within their developments and to use public money up front with development tap fees later to build or expand the plant. Galena operates and maintains the plant and collection system with quarterly service fees. With expected growth, the plant will need to double in size at an estimated cost of \$2 million to serve Miller Farm by total build-out projected for 2020. Galena will need to again double the plant to serve the rest of the areas currently annexed in the Short-Term Growth area by 2030 at an estimated cost in today's dollars of \$4 million.

The Village should consider offering sewer services without the annexation requirement for the Western Service Area. The Village could consider an active annexation campaign to shore up its municipal boundaries in order to better plan for the future. The Village could also examine requiring developers to commit to purchase a number of taps each year in order to commit the capacity to the specific development and to provide an ongoing flow of funds for sewer improvements.

Storm Water and Flooding

The Village's 2002 Storm Water Study pointed out several deficiencies that need to be corrected within the Village. The Phase II Storm Water Management Plans (SWMP) require communities to retain existing stream functions; to prevent typical urban problems (i.e., flooding, increased pollutants, unusable channels, etc.); to save money by preventing problems; and, to protect community health and aesthetics. The plans should improve retention and detention practices to better address flooding, water quality, habitat, and recharge.

In developing an SWMP, it may be that these plans and their implementation could be funded through some sort of local cost sharing such as storm water utilities or charging property owners based on impervious surfaces (an average of \$3 per equivalent residential unit). It is

recommended that Galena consider giving credits based on wetlands, woodlands, and woody vegetated riparian areas.

In addition, limiting the amount of impervious surfaces to recharge groundwater is an effective way to preserve groundwater supplies, especially during times of drought. Groundwater recharge is the replenishment of groundwater sources by seepage of precipitation, surface water, and runoff. The maintenance of mature vegetation (preferably large, native tree species) on recharge areas also preserves and protects groundwater quality and quantity. Although precipitation is usually abundant in the region (37 inches per year on average), recharge is moderate - only about 6 inches have the potential to annually recharge aquifers. The groundwater recharge potential of an area is a key issue that Galena should consider when making future land-use determinations.

The Village should develop plans to incorporate the SWMP's six minimum control measures:

- Public education and outreach;
- Public involvement and participation;
- Illicit discharge detection and elimination;
- Construction site runoff control;
- Post construction runoff control; and,
- Pollution prevention/Good housekeeping.

Factors influencing flooding include ground permeability/imperviousness, slope, and the presence of flood-mitigating factors. Flooding is increased where storm water runs directly off the land and into streams, as with impermeable soils, development, and un-vegetated steep slopes. Flooding is reduced by the presence of woods, wetlands, and permeable surfaces.

Land use control is an important part of a comprehensive flood management approach, especially for minimizing future flooding problems. By preserving buffers, vegetated riparian areas, flood plains, vegetated steep slopes, and wetlands, land use controls can reduce future exposure of land use to risks in flood plains and preserve the natural flood-control functions in the critical natural resource areas. Traditional land use controls require uniform lot sizes, which encourages encroachment on natural resources. Even in communities seeking conservation design, land use controls may require additional review for environmentally sensitive development, in effect discouraging such practices.

Zoning, subdivision regulations, and site plan review requirements can be used to mitigate for flooding problems, reduce flood risk, and protect water quality. As an incorporated village, Galena has adopted flood plain regulations within the village limits. Similarly, Delaware County has regulations applicable to the surrounding unincorporated areas. These regulations basically require that new construction be elevated (or otherwise flood-proofed) when located within the 100-year flood plain.

The Village needs to place greater priority on revising its Storm Water Management plan with the intent of establishing a storm water utility to fund needed improvements. The following issues and concepts should be evaluated and plans developed or revised to implement changes:

- Explore innovative storm water technology, available grants, and collaborative opportunities with the City of Columbus and other entities.
- New development regulations should be created to limit the amount of impervious surfaces and to encourage use of best management practices and innovative storm water management

techniques such as permeable paving and tree lawn techniques and using rain gardens and barrels instead of direct discharge systems.

- Seemingly unrelated services such as leaf pick up or composting should be explored to keep organic matter out of the storm sewers and therefore the rivers and lake. Options mentioned earlier to prevent erosion are essential as well.
- Revise all plans and codes to include reviews and rules for the following:
 - evaluate flooding risks;
 - encourage preservation of woods, wetlands, and permeable soils;
 - protect and improve water quality;
 - protect riparian corridors and steep slopes via setbacks or buffers; and,
 - ensure new construction is restricted or elevated in the 100-year floodplains.

Other Utilities

Other utilities serving the Village are controlled by other entities and Galena has very little say in the provision of services. These currently include:

- Water delivered by Del-Co Water;
- Natural gas provided by Columbia Gas;
- Telephone and internet services provided by Century Link;
- Television and internet services provided by Time-Warner; and,
- Electric provided by American Electric Power.

While these entities tend to plan for services on their own with very little interaction with or input from the Village, Galena officials should include them in planning and communications efforts.

Parks and Recreation

Parks & Trails

The presence of Hoover Reservoir and the natural areas that surround this body of water help define Galena as a more natural place. People who live in Galena desire more parks and are supportive of establishing greenways and parkland connections to make open spaces more functional. For this reason, there is support for connecting new and existing residential areas with adjacent parks via trails. This has been a major emphasis in the Village and this forward thinking has allowed the acquisition of land and progress on the trail system far ahead of many comparably-sized or larger communities.

The National Recreation and Park Association (NRPA) has standards for locally developed open space. The NRPA recommends:

- 6.25-10.5 acres /1000 population;
- Mini-parks of one acre or less within neighborhoods, serving the population within a ¼ mile radius;
- Neighborhood parks of 15 acres, with field games and playground apparatus, serving the population within a ¼ to ½ mile radius; and,
- A community park of 25-50 acres (when built out) with an athletic complex, large swimming pool, and recreational fields.

With a potential build-out of almost 18,000 residents on nearly 3,500 acres, the Village would need 113-189 acres of parkland and would need to plan during development for neighborhood parks, mini-parks, trails, and greenways and connectivity of it all.

The Village has taken a proactive approach and already requires conservation design featuring a relatively low urban density of two units per acre with open space set asides in its Planned Residence District. Beyond random open space, Galena should look at connectivity of areas through trails and greenways in every new residential and commercial development. Planning for new parks should occur with new development approval and should be incorporated into the subdivision and zoning codes. Parkland should be designed to be usable, accessible, and maintainable public open spaces as well as greenways and nature preserves. With limited resources for land acquisition, the Village will continue to rely on developer donated park land and open space.

Recreation

The Village currently has an active special events program funded by the Village and through donations and organized by volunteers. The number of volunteers has dropped recently. Efforts should be made to encourage resident involvement from all neighborhoods. As the Village grows, these tasks would be internalized into staff positions. To maintain the feeling of a close knit community, these activities may evolve to include village-wide and neighborhood-centered events.

Park Facility Needs

As a growing community, the Village needs to plan for recreational facilities in conjunction with new parks and trails. People using the trail system and parks will need rest, shade, water, and restroom facilities. Special event needs should be considered and larger athletic fields and facilities such as an ice rink, tennis courts, and a swimming pool or YMCA should be included in long-range plans. A large shelter house in Miller Park could serve as a special events center as well as a rest area for the trail system. The Ruffner Park restrooms will need replaced as well.

While a large amount of land in and around the Village is protected by City of Columbus nature preserves, thought should be given to protecting special areas from development such as the old shale quarry, with its environmentally sensitive ground water, by creating passive open space parks and nature preserves. To better protect the Big Walnut Creek from runoff, the Village should consider allowing more vegetation to grow in Ruffner Park near the banks.

Safety

Safety services are currently provided by the Berkshire, Sunbury, Trenton and Galena (BST&G) Fire District. Since all potential growth areas mentioned in this plan are within the fire district, there is no current need for a new fire district. However, significant growth could mean the need for an additional station, equipment, and personnel. If all four entities' population grows dramatically, having a separate Village department should be evaluated.



The Village has historically had its own police department, contracted for services with Sunbury, and currently uses the Delaware County Sheriff's Office for police protection. An ongoing issue is speeding and, the limited resources of the Sheriff's Office are not targeted at this issue but rather in a more responsive mode to complaint calls. As the Village grows, it may need to consider another cooperative arrangement or to create its own police department. A tax levy would be needed to support a department with facilities, equipment, and personnel.



Community Impact

As Galena grows, so will its appetite for community services such as education via schools and libraries and social services such as hospitals and churches.

Galena is located in The Big Walnut Local School District which extends throughout the eastern half of Delaware County. The school district enrollment has experienced only minor fluctuations in the past, but is expected to grow in the future as a result of area residential population growth. Specifically, it was projected that the school district would have approximately 224 more students by 2010 and 697 more students by 2016 according to district projections. Student numbers have already outpaced the 2010 projection. Presently, there are four elementary schools, one middle school, and one high school in the district and the administrative offices are in Galena. A new 7th-8th grade middle school is currently under construction. The need for new or expanded school facilities is anticipated with continued growth.

While the Village is not directly involved in school planning, Galena can impact the needs by working with developers of large parcels or several smaller parcels to set aside land for future schools. Avoiding tax increment financing districts as a commercial development tool also allows tax money to go to the schools and keeps the Village eligible for some grant funding.

Creating an Institutional District in the zoning code is necessary to better accommodate schools, libraries, churches, hospitals or other health care facilities, a YMCA, or other entities. Encouraging space set aside or included in the State Route 3 commercial corridor would allow residents convenient access to services provided by such entities.

Summary

Galena is poised to play a pivotal and strategic role in local development. Since development to the east and west of the Village dramatically impacts Galena, the Village should seek to capture and control some of that growth, especially in contiguous areas. Providing central sewer services as well a floodplain and storm water control for the surrounding areas is key to the health and safety of all local residents and to protecting our environment. Galena is uniquely qualified, ready, willing, and able to provide this service.

With careful planning, the Village of Galena can become a highly sought after neo-traditional community much as Celebration, Florida is. The Village should update plans and regulations to create conservation designed subdivisions and commercial areas that reflect an old-fashioned town atmosphere while providing modern amenities. Special attention should be given to historic preservation so the community does not lose the historic attributes that are so important to it.

Parks and open spaces including trail connectivity between all residential and commercial areas are prime planning considerations that will lead to a high quality community. Careful preservation attention should be given to environmentally valuable areas such as wetlands, steep slopes, greenways, and riparian corridors.

Setting aside land for schools and other safety and service organizations is essential for a well balanced community, too. Short- and long-term plans for a new government center should be developed.

Roads and overall maintenance considerations should be well planned as the Village grows to avoid traffic issues and to plan for an ongoing satisfactory level of all streets and bridges.

Many issues will face the Village as it grows but they can be mitigated by leaders with careful, thoughtful vision and a strong plan for a positive future.

Map 8-1

