

2025 Growth Strategy

Adopted on July 28, 2025 by Village Council Resolution No. 2025-35

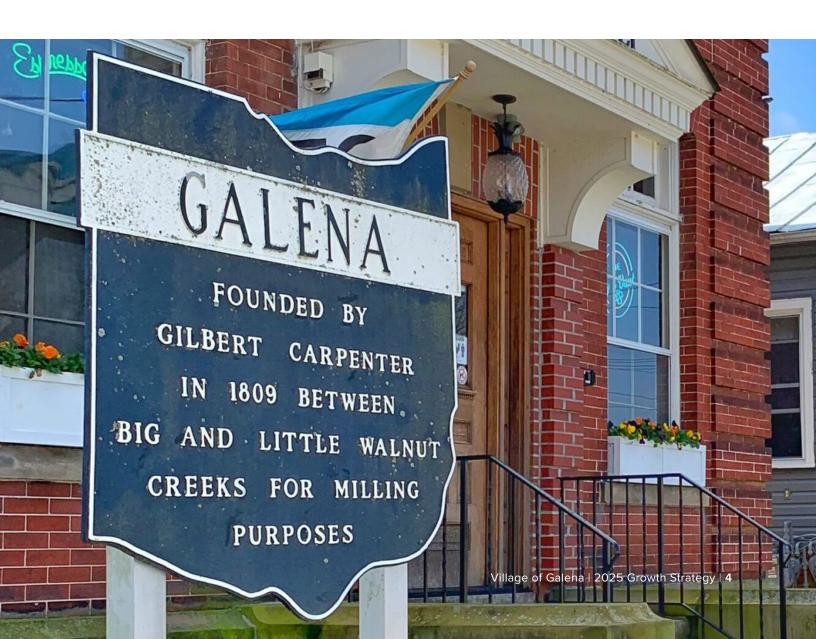
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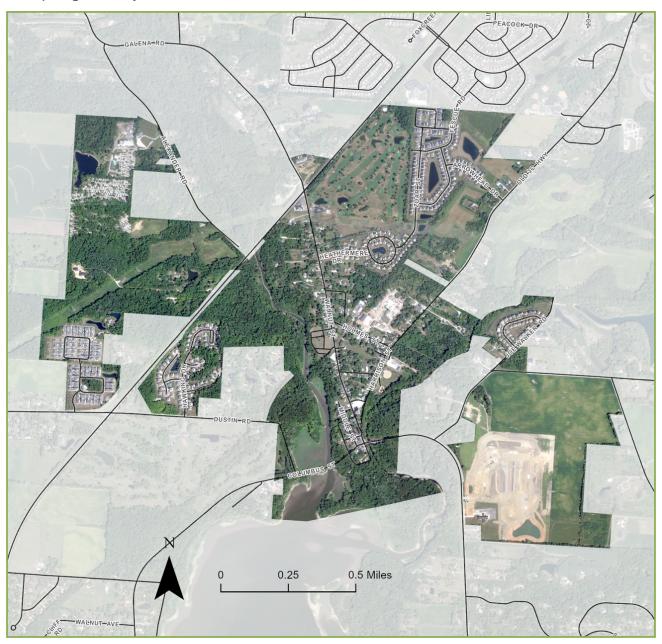
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# INTRODUCTION

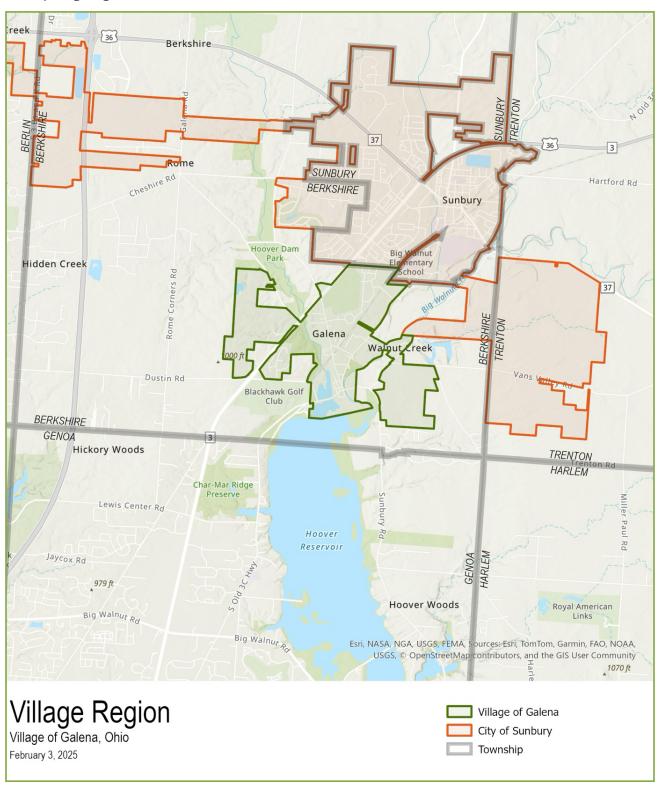
The Village of Galena, Ohio, is located in Delaware County in central Ohio, approximately 25 miles north of downtown Columbus. Nestled at the confluence of the Big Walnut Creek and the Little Walnut Creek, Galena boasts a scenic setting with access to the expansive Hoover Reservoir to the south. The village is positioned near key transportation routes, including State Route 3, providing convenient connectivity to nearby communities such as Sunbury and Westerville. Known for its charming historic downtown, natural beauty, and rapidly growing residential neighborhoods, Galena offers a blend of small-town character and modern development, making it an appealing destination for residents and visitors alike.



MAP1 | Village Boundary



### MAP 2 | Village Region



# **11** 2025 GROWTH STRATEGY PURPOSE

The Galena Growth Strategy outlines a comprehensive approach to sustainable development that preserves the community's character while fostering economic vitality.

The strategy includes a Land Use and Conservation Element to analyze historical development patterns and create a balanced plan for growth, conservation, and sustainable practices. An Annexation and Economic Development Element identifies strategic opportunities for annexation, prioritizing high-value properties and fostering business development that aligns with the village's identity. The strategy also emphasizes Partnership Evaluation, assessing potential collaborations with neighboring municipalities and townships for mutual benefit. Finally, Implementation Guidelines provide a clear framework for executing the strategy, including zoning updates, incentive programs, and coordinated efforts to support Galena's growth objectives.

# 12 2025 GROWTH STRATEGY PLANNING BOUNDARY

The planning boundary (See Map 3) for the Growth Strategy mirrors the current Village's facility planning area (FPA). The FPA allows the Village to serve the area with sanitary sewer. The planning boundary and FPA area were purposefully overlapping to ensure the Village would be able to service new development within the FPA.

If the FPA boundary is amended, it is recommended the Growth Strategy be revisited to ensure continuity in the future growth of the area of the new FPA boundary.

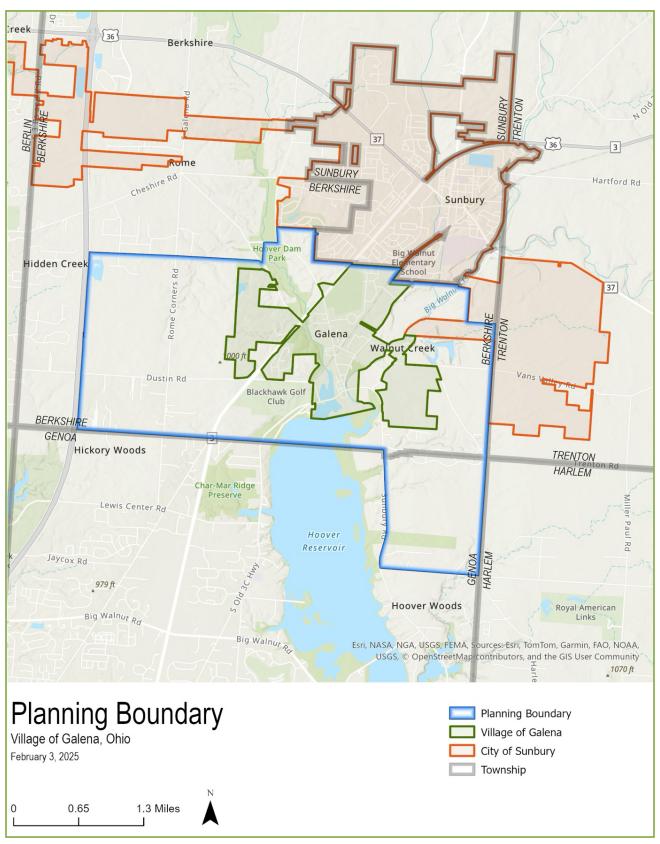
# **1.3** 2021 GALENA MASTER PLAN

Early in 2021, the Village of Galena in conjunction with the Village Engineer, Delaware County Finance Authority, Delaware County Regional Planning Commission and resident volunteers, began a significant effort to prepare an update of its Comprehensive Master Plan (the Master Plan). The original Land Use Plan was prepared in May 1994 by the Village Zoning and Planning Commission and went through subsequent updates in 2004, 2008, and 2010.

This draft Master Plan represented a renewed vision for long-term development of the Village. In recent years, concern had surfaced regarding the loss of open space, changes in the rural character, the impact of currently proposed development, general demand for suburban growth in the area, and revisions to other governing zoning documents that were misaligned to the Master Plan.

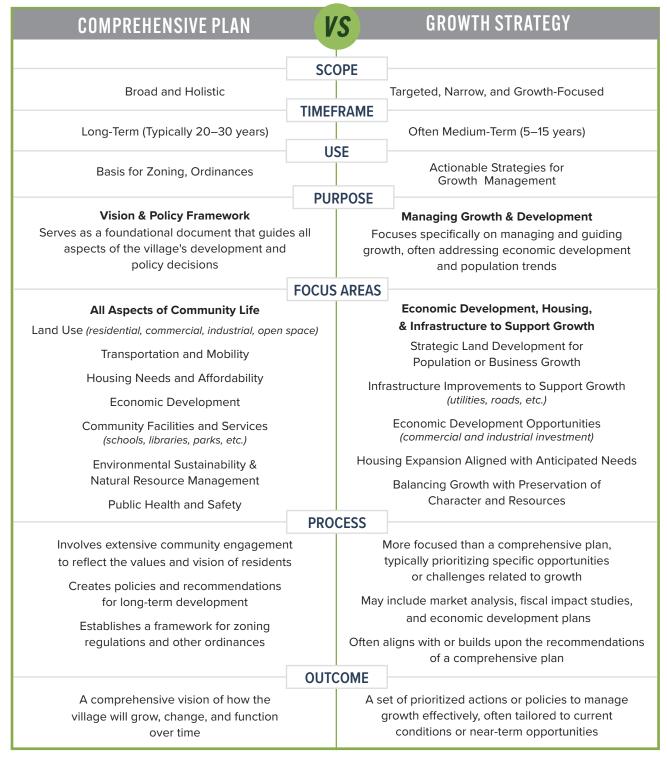
The 2021 Master Plan was never adopted. However, a significant amount of time, energy and resources were utilized to prepare the Master Plan. As such, various pieces of information, data, and other pertinent information from the 2021 Master Plan has been used in the 2025 Growth Strategy to ensure effective use of resources.

### MAP 3 | Planning Boundary



# 14 COMPREHENSIVE PLAN VS GROWTH STRATEGY

The key differences between a comprehensive plan and a growth strategy for a village lie in their scope, purpose, and focus areas and are further examined below:



# 1.5 REGIONAL PLANNING EFFORTS

### Delaware County Regional Planning Commission (DCRPC) Comprehensive Plan

The recently approved 2021 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.

### Delaware County Regional Planning Commission (DCRPC) Comprehensive Plan

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

### County Sewer Master Plan

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.

### Mid-Ohio Regional Planning Commission (MORPC)

The Mid-Ohio Regional Planning Commission (MORPC) is Central Ohio's regional council for more than 75 members comprised of counties, cities, villages, townships, and regional organizations. We take pride in bringing communities of all sizes and interests together to collaborate on best practices and plan for the future of our growing region. We do this through a variety of programs, services, projects and initiatives – all with the goal of improving the lives of our residents and making Central Ohio stand out on the world stage.

### Bipartisan Infrastructure Investment and Jobs Act

The Bipartisan Infrastructure Investment and Jobs Act was signed into law on November 15, 2021. This legislation is a once-in-a-generation opportunity for Central Ohio and MORPC stands ready to bring this investment back to its members.

Based on formula funding alone, Ohio would expect to receive \$9.2 billion for federal-aid highway apportioned programs and \$483 million for bridge replacement over the next five years. There are numerous other funding opportunities, from earmarks to broadband grants to RAISE grants and more, that could have a transformative impact on your community and MORPC is here to help. As a Metropolitan Planning Organization (MPO) and a Regional Council, MORPC is uniquely positioned to assist you in finding and competing for these needed dollars. Therefore, we are creating an intergovernmental investment team and hiring a grants officer that will be dedicated to bringing this investment back to our region.

ULI Columbus and the Mid-Ohio Regional Planning Commission have embarked on a project to develop a vision for an integrated open space network in Central Ohio that will prescribe how to best use our natural assets to benefit our economy, manage growth, provide access for recreation, education, and health, as well as preserve natural resources and environmental health.

### > RAPID 5 Project

In 2021, five design and planning firms shared their visions to connect our communities and waterways through the RAPID 5 Project at a Columbus Metropolitan Club forum.

As central Ohio is on track to become a region of 3 million people by 2050, there is a unique and urgent opportunity to ensure that growth includes plans to preserve and expand people's access to nature. Connecting people with nature and one another benefits their wellbeing, promotes social equity, spurs environmental stewardship, increases mobility and enhances economic vitality.

Those waterways include Big Walnut, Alum, Olentangy, Scioto, and Big Darby. If RAPID 5 were to be implemented, more residents would have access to both transportation and recreational opportunities, such as long-distance kayaking, mountain biking, or running trails.

# 1.6 GALENA TODAY



**Total Population** 

924

2020 Decennial Census



64 4%

2022 American Community Survey 5-Year Estimates



### RACE & ETHNICITY

Hispanic or Latino (or any race)



2020 Decennial Census



### INCOME & POVERTY

Median Household Income

\$119,091

2022 American Community Survey 5-Year Estimates



### HOUSING

Total Housing Units

315

2020 Decennial Census



Bachelor's Degree or Higher

45.2%

2022 American Community Survey 5-Year Estimates



Total Households

356

2022 American Community Survey 5-Year Estimates



### **HEALTH**

Without Health Care Coverage

7.5%

2022 American Community Survey 5-Year Estimates

# 1.7 COMMUNITY INPUT

As part of the 2021 Master Plan process, paper and on-line surveys were shared with village residents and neighbors, along with the invitation to provide public input during the many meetings of the Village Planning and Zoning Commission throughout 2021. The resident surveys and discussions focused on five main categories of equal importance: Growth, Community Character, Services, Recreation and Open Space, Traffic, Parking, and Pedestrian Circulation.



### **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.



- · 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.
- · A standard light pole for new subdivisions has been selected by the Village to reflect the historic community character.



- 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.
- Generational farmland and recreational open areas (such as golf courses) are being sought after for residential and commercial development throughout Delaware County, including the Village of Galena.



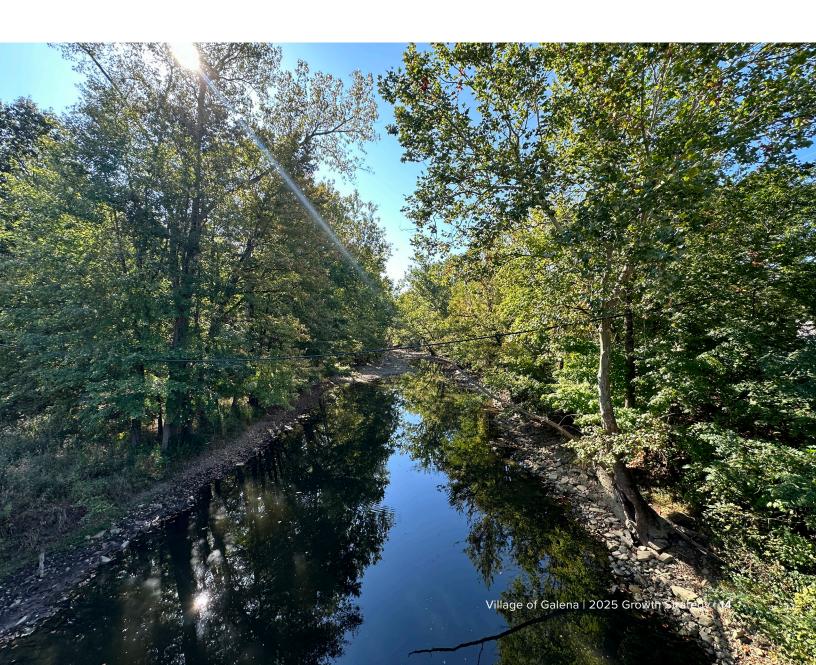
- There is concern that parking downtown may be inadequate to meet demand.
- Sidewalks are lacking, and many of the existing sidewalks need to be replaced.
- · Residents want conservation design with pedestrian paths in all new developments.
- The Village suggested a long-term goal of establishing connectivity 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.



The following are currently offered Village services:

SERVICE	PROVIDER
Wastewater Treatment Plant	Owned and operated by the Village
Storm Water Collection System	Provided and maintained by the Village
Planning & Zoning, Subdivision, and Property Maintenance Regulation	Provided and enforced by the Village
Residential Building Permits and Inspection Services	Provided by the Village through contract by Delaware County
Commercial Building Inspection Services	State of Ohio Dept. of Commerce
Engineering Services	Contracted with external companies
Public roads within the municipal boundaries (except State Route 3)	Maintained by the Village
Village-owned Parks and Trails	Maintained by the Village
Ruffner Park Baseball Diamond	Natural areas and Village-owned property maintained by the City of Columbus
Little Walnut Creek, Big Walnut Creeks, Hoover Reservoir, and the Front St. Boardwalk	Natural areas and Village-owned property maintained by the City of Columbus
Information Services	Provided by the Village by way of news releases to local media, Village Newsletter, Village website: www.galenaohio.gov, a new residents' package, a developers' package, and community postings
Local Chamber of Commerce	Big Walnut Chamber of Commerce
Fire, EMS & Police	BST&G Fire District, Delaware County Emergency Medical Services, and Delaware County Sheriff's Office
Residential Trash Removal	Contracted by the Village with one provider
Commercial Trash Removal	Handled individually by owner
Water	Provided by Del-Co Water (www.delcowater.org)
Electricity	American Electric Power (www.aepohio.com)
Natural Gas	Columbia Gas (www.columbiagasohio.com)
Galena Cemetery	Owned and operated by the Village
Public Education	Big Walnut Local School District
Library	Community Library in Sunbury

# 2 LAND USE & CONSERVATION ELEMENT



# **2.1 CURRENT LAND USE**

**Land Use** 

**Exempt Real Property** 

The Village of Galena's current land use is dominated by residential properties, which account for 51% of the total acreage and the majority of parcels, reflecting typical grid-style and suburban development patterns. Commercial and industrial properties occupy 26% and 9% of the land, respectively. Agricultural land, though limited to 9%, comprises larger tracts, while exempt properties, at 6%, include public or institutional uses.

Acres

67

Percent

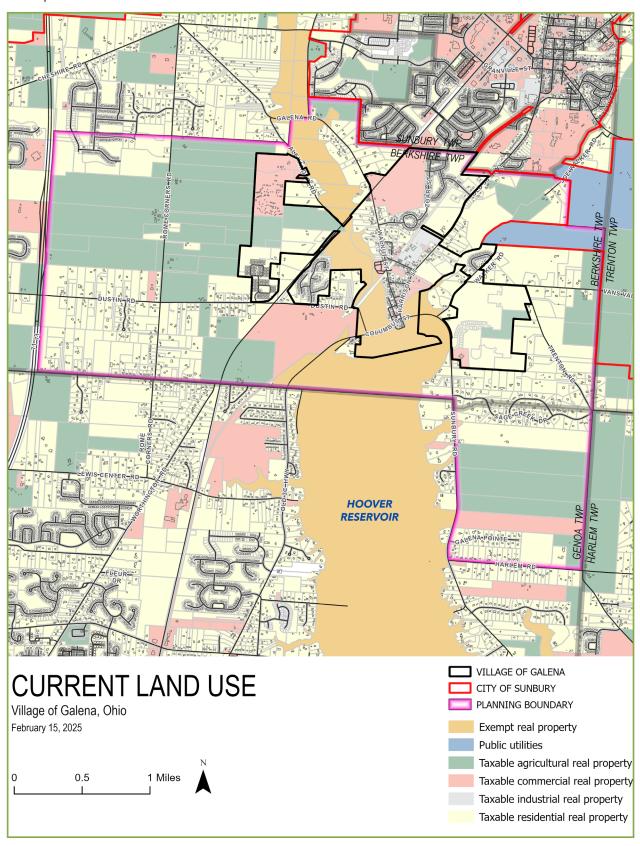
6%

**Properties** 

2

	Taxable Agricultural Real Property	5	98	9%	
	Taxable Commercial Real Property	47	297	25%	
	Taxable Industrial Real Property	4	97	9%	
	Taxable Residential Real Property	656	576	51%	
	TOTALS	714	1,135	100%	
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### MAP 4 | Current Land Use



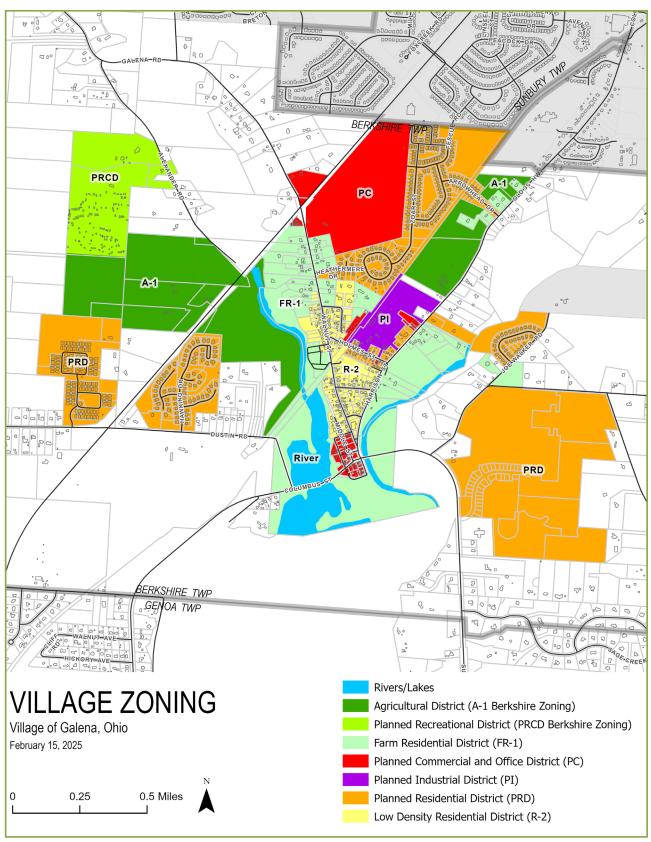
# **EXISTING ZONING DISTRICT SUMMARY**

The Galena Zoning Ordinance is designed to promote public health, safety, and general welfare by regulating land use and the type, size, and use of structures. It encourages appropriate land use to stabilize property values, ensure safe traffic conditions, protect against hazards such as fire, flooding, and contamination, and guarantee adequate light, air, and open space for residents. The ordinance facilitates comprehensive development by ensuring the provision of sufficient infrastructure, including traffic capacity, utilities, schools, and public parklands, while supporting economical public improvements in alignment with existing and future plans. Additionally, it emphasizes the conservation and protection of natural resources, scenic areas, and historic structures to preserve the Village's character and heritage.

DISTRICT	ACRES	Percent
Planned Residential District (PRD)	434	40%
Agricultural District (A-1 Berkshire Twp)	206	20%
Farm Residential District (FR-1 Berkshire Twp)	180	18%
Planned Commercial and Office District (PC)	99	9%
Planned Recreational District (PRCD Berkshire Twp)	80	7%
Low-Density Residential District (R-2)	42	4%
Planned Industrial District (PI)	27	2%
Old Towne Historic Overlay District (OTHO)	0	0%
Planned Mixed-Use District (PMUD)	0	0%
Planned Recreational District (PREC)	0	0%
TOTALS	1,068	100%



### MAP 5 | Current Zoning





### PLANNED RESIDENCE DISTRICT

With increased urbanization and population growth comes increased demands for well-organized residential areas which take into account unique natural features, contemporary land use concepts, and a balanced residential environment. Recognizing that, Galena hereby provides for the Planned Residence District. This district is intended to promote the variety and flexibility of residential land development that is necessary to meet these demands while still preserving and enhancing the health, safety, and general welfare of the Village residents.



Galena recognizes that with increased urbanization and population growth comes increased demands for well-organized non-residential commercial areas to provide employment, goods, and services to area residents as well as to provide a balanced economy within the Village. The Planned Commercial and Office District is intended to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health, safety, and general welfare of the inhabitants of Galena, Ohio.



There is created in Galena a Low-Density Residence District intended to provide areas for single family suburban type residential development at low density on land which is generally vacant at the time of development. These areas are intended to provide space for new residential development of a suburban character on lands that are served with central water and sewer. In the event that central sewer is not available, then the Lot Standards of the Farm Residence District (FR-I) shall be in effect until such utilities become available to the site.



In the creation of the Planned Industrial District (PID), it is the intention and desire of Galena to provide those reasonable conditions under which well-planned industrial areas can develop for the greatest benefit of Galena while preserving the health, safety, and general welfare of all inhabitants of Galena.



The Village of Galena was founded in 1809 and many 19th-century and early-20th century buildings still exist. The Old Towne district of Galena is the very heart of what draws people to Galena for its historic New England character. The residents value its ties to the past so much so that they envision new developments will reflect and complement Old Towne in an effort to embrace its character throughout their community. In that interest, the Old Towne Historic Overlay District is established with the boundaries shown on the Zoning District Map. The district may be expanded by amendment to this article.

### THE PURPOSE OF THE DISTRICT IS TO:

- 1. Promote appreciation for the history and traditions of Galena.
- 2. Foster civic pride in the beauty and contributions of the past.
- 3. Preserve and protect Galena's unique identity, heritage, and historic structures.
- 4. Encourage adherence to architectural standards that reflect and complement the historic styles present.
- 5. Promote the use, reuse, and preservation of historic sites and structures for the economic, cultural, and aesthetic benefit of its residents.
- 6. Strive to achieve compatibility of any and all new construction or any and all modifications of existing structures with the historic architectural character of the village.
- 7. Encourage the continued success of Old Towne by averting demolition by neglect and purposeful demolition without just cause by seeking alternatives to demolition.
- 8. Encourage the development of vacant properties located in Old Towne in accordance with the historic character of the area.



Galena recognizes that with increased urbanization and population growth comes increased demand for well-organized commercial areas to provide employment, goods, and services to area residents as well as to provide a balanced economy within the Village. The Planned Mixed-Use District (PMUD) promotes variety and flexibility of land development for commercial purposes that are necessary to meet these demands within a mixed-use environment allowing for residential areas convenient to commercial areas while still preserving and enhancing the health, safety, and general welfare of the residents of Galena, Ohio.

# THESE REGULATIONS ARE ESTABLISHED IN ORDER TO ACHIEVE THE FOLLOWING PURPOSES:

- 1. To provide a flexible zoning management tool that meets the needs of integrated developments that may mix residential, retail, office, institutional, civic, recreational, and open space uses in creative projects.
- To allow a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of normal drainage patterns.
- 3. To provide a more useful pattern of open space and recreation areas and more convenience in the location of commercial uses and services.
- 4. To provide commercial areas that reflect the pedestrian scale and historical architectural styles of downtown Galena; increase commercial tax revenue to the Village and the local schools; and preserve or enhance rather than harm the local quality of life.
- To provide a development pattern in harmony with land use density, transportation, and community facility objectives.
- To provide a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets that also minimizes Village costs for infrastructure acquisition and maintenance.



# Planned Recreational District

The purpose of the Planned Recreational District is to permit the construction and use of private, semi-public, and public recreation facilities, provided the proposed location of such facility recognizes and protects unique natural scenic areas for conservation of open space and for recreational uses. Proposed recreational facilities are encouraged in low density areas with a fostering of essentially non-urban activities or activities which are not likely to create a nuisance in terms of noise, odor, smoke, and the like to adjoining property owners. It is further a purpose of this district to encourage development of recreational activities upon such lands which are participatory in nature.



### **Agricultural District**

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 and 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.<sup>1</sup>



# Farm Residential District

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.<sup>2</sup>



# Farm Residential District

The Planned Recreational district is a Planned Unit Development District adopted pursuant to Ohio Revised Code 519.021 (A) and is intended to provide for the development of large-scale recreational parks, public and private. Active recreational uses such as baseball fields, soccer fields, football fields, ice skating and hockey arenas, golf courses, swim clubs, tennis clubs and similar recreation-oriented uses and their attendant parking and customer refreshments are to be planned in an orderly and unified manner, with control over signage, noise, lighting, and traffic to minimize the impact on adjoining properties. Open-air or outdoor auditoriums, arenas and stadiums that hold more than 300 seats for spectator viewing of sporting events or entertainment are not within the purview of this district.<sup>3</sup>



## 2.3 ZONING COMMISSION GUIDANCE

On November 20, 2024, the Village Zoning Commission participated in an exercise to determine their views and opinions of future land use locations in and around the Village. This meeting was the Commission's regularly scheduled monthly meeting. Approximately 15 members of the public were in attendance.

Each Commission member was given a map and different color circle stickers; red for mixed use, blue for commercial/retail, green for parks and yellow for residential. Each land use was left general in nature. For example, residential could be single family, apartments or townhomes. The Commission members were asked to place a sticker on the map denoting their desired land use for that area. After the exercise, the Commissioners gave their maps to the planning consultant who digitized the maps to better understand the aggregate outcome of the Commission members. (See Map 6)

In addition to the mapping exercise, an anonymous interactive, real-time three question survey was conducted during the public meeting. Commission members and the public were invited to participate. It should be noted the survey did not differentiate between Commission members and the public in their answers. Residents and non-residents were in attendance.

### QUESTION ONE

# WHAT IS THE MOST DESIRED LAND USE IN THE VILLAGE?

VOTES

**PERCENTAGE** 

75%

alena | 2025 Growth Strategy | 22

ANSWERS:

LAND USE

Single Family Residential

·			1	
Multi-Family Residential	0	0%		
Manufacturing	0	0%		
Retail	0	0%		
Mixed Use	4	25%	24- 68	
TOTALS	12	100%		
		THE		

### QUESTION TWO

# WHAT ARE YOUR CONCERNS ABOUT FUTURE GROWTH IN/AROUND THE VILLAGE?

### **ANSWERS:**

- · Roundabouts?
- · Walnut Street heavy traffic.
- · Traffic. Services. High density. Too much sewer capacity.
- I know growth is coming. I would rather have Galena control development instead of Dunbury, Berkshire, etc. Annexation is key.
- · Traffic issues. Need I71 exit.
- Roads need addressed before webring people in.
- · High density and high traffic.
- Keeping the village feel.
- · Traffic, crime, light and noise pollution.
- Support growth that fits with the feel of the Village. Don't ruin the things that people like about the village...they live here for a reason.
- · Not being able to control the growth.
- · High density and apartments.
- High density.
- · Traffic issues.
- · High density and traffic

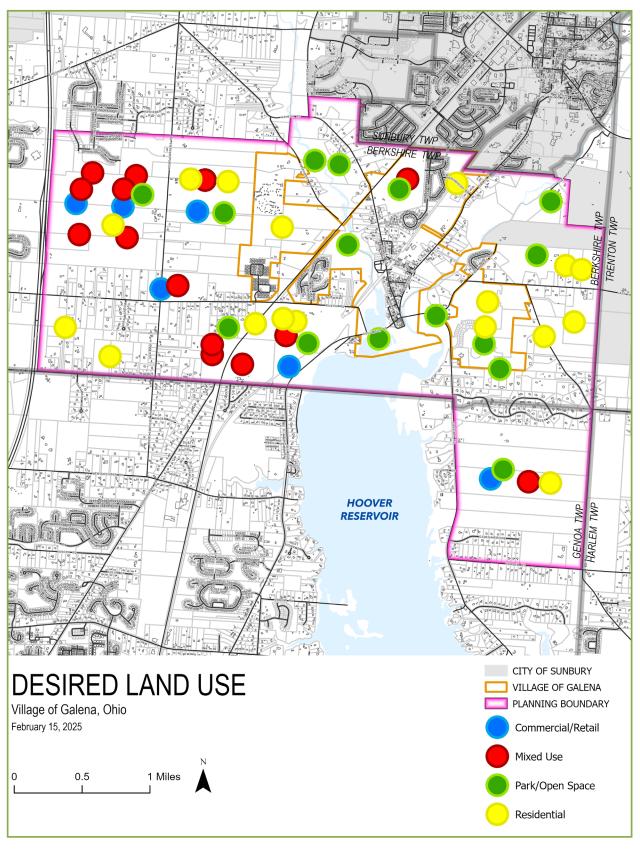
### QUESTION THREE

# ARE THERE ANY AREAS OF THE VILLAGE THAT SHOULD BE PROTECTED FROM DEVELOPMENT? I.E. NATURAL BEAUTY, CULTURAL SITES, WETLANDS, ETC.

### **ANSWERS:**

- · Preserve trees in public spaces.
- Miller Park green space (unless recreational), cemetery adjacent area, wetlands at Miller Farm and Vans Valley, village Square.
- Protect the bike path beauty.
- · Preserve green space.
- Trails and playgrounds. Columbus St business.
- · Parks, Trestle, River Banks, Woods
- The Square.
- · Floodplains, Wetlands.
- Town square.
- Harrison Street lot purchased last year by the Village. Old Village Proper.
- · Protect and enhance the square.
- Village center/ green spaces/nature walks.
- · Hoover Reservoir needs to be protected.
- No sacred cows but developers must bring open space for parks, trails etc.

MAP 6 | Zoning Commission Desired Land Use



# 2.4 ENVIRONMENTAL CONSTRAINTS

### 2.4.1 WETLANDS

### Lacustrine

Wetlands associated with lakes and reservoirs. They are primarily non-tidal and dominated by open water, often bordered by vegetative wetlands like marshes.

#### **Palustrine**

Freshwater wetlands, such as marshes, swamps, and bogs, that are not directly associated with large bodies of water like lakes or rivers. These wetlands are often dominated by vegetation and play a crucial role in water filtration and habitat provision.

#### Riverine

Wetlands situated along rivers and streams, including floodplains and riparian zones. These ecosystems are shaped by flowing water and are critical for nutrient cycling, erosion control, and providing habitat for diverse species.

### 2.4.2 FLOOD ZONES

FEMA Flood Zones A and AE are designations used to identify areas at risk of flooding, as defined by the Federal Emergency Management Agency (FEMA). Each zone is explained below:

### 1. Flood Zone A

- Zone A is a high-risk flood area subject to inundation by the 1% annual chance flood (also known as the 100-year flood).
- In these areas, no detailed hydrologic or hydraulic analysis has been conducted, meaning Base Flood Elevations (BFEs) are not provided.
- Development in Zone A often requires a site-specific flood study to establish BFEs for permitting and floodplain management purposes.

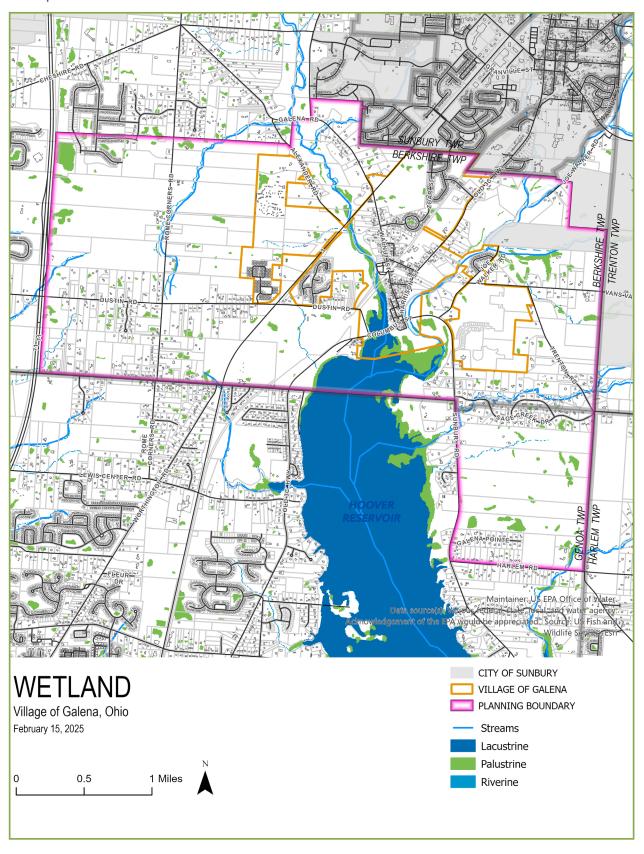
### 2. Flood Zone AE

- Zone AE is also a high-risk flood area subject to inundation by the 1% annual chance flood.
- Unlike Zone A, Zone AE areas have undergone detailed hydrologic and hydraulic studies, and Base Flood Elevations (BFEs) are provided on FEMA Flood Insurance Rate Maps (FIRMs).
- · The availability of BFEs allows for more precise floodplain management, permitting, and insurance rating.

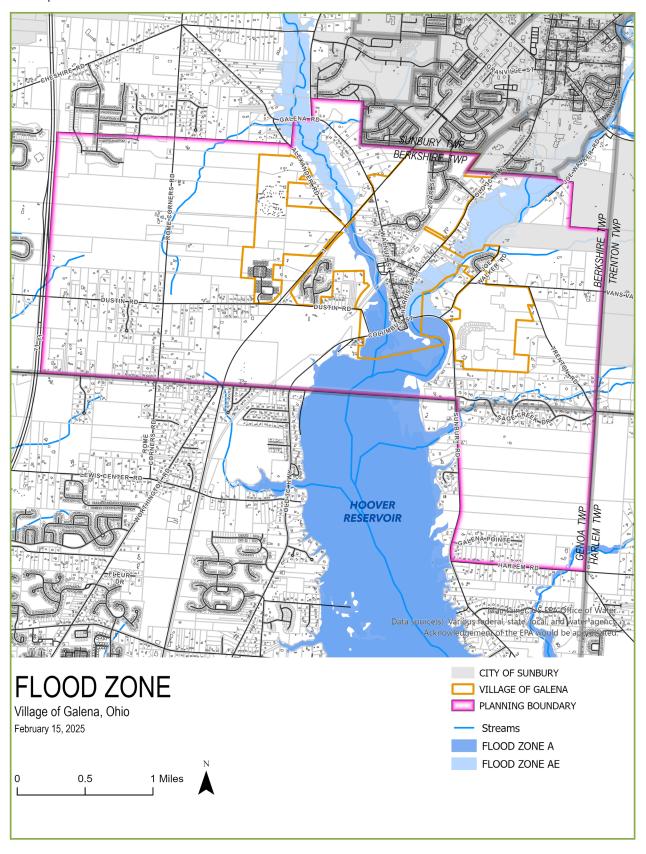
Both flood zones represent high-risk flood areas, but Zone AE provides more detailed flood data, enabling better-informed decisions regarding land use and construction.



### MAP 7 | Wetlands



### MAP 8 | Flood Zone



# 2.5 HOUSING

The Village of Galena features a variety of residential single family dwelling subdivisions, each offering unique lot sizes and house square footage to cater to different preferences. Here is an overview of four such subdivisions based on their lot size and the average square footage of homes:

- Arrowhead Lake Estates (Communities at Galena)
  - Arrowhead Lake Estates offers relatively smaller lot sizes compared to the other subdivisions, averaging at 0.21 acres. Despite the compact lots, the homes within this subdivision are generously sized, with an average house square footage of 2,658 square feet.
- **Estates at Blackhawk**Estates at Blackhawk is characterized by its larger lot sizes, averaging 0.33 acres. This subdivision also boasts the largest average house size among the four, with homes averaging 3,343 square feet.
- Heathermere
  With an average lot size of 0.38 acres, Heathermere provides some of the largest lot sizes available within these subdivisions. The homes in Heathermere are also sizable, averaging 3,086 square feet.
- Walnut Creek
  Walnut Creek features lot sizes that average 0.28 acres, making it a middle-ground option in terms of space. The homes in this subdivision are well-sized, averaging 3,064 square feet.
- Retreat at Dustin
  In addition to single-family neighborhoods, the Village of Galena has one condo-style neighborhood, Retreat at Dustin. It consists of 120 individual condominium homes with private backyards and attached enclosed patios. The homes share driveway access and other public spaces, including a clubhouse and pool.
- Within the site, 353 residential units are planned, divided into two distinct subareas. Subarea "A" consists of 228 lots with 60-foot-wide frontages, while Subarea "B" includes 125 lots with 67-foot-wide frontages. The gross density of the development is approximately 1.99 dwelling units per acre. A key feature of the development is the open space allocation. Per the zoning requirements, 30% of the total site area must be dedicated to open space. This development exceeds that requirement by providing approximately 65.2 acres, or 36.8% of the site, as open space. This space is distributed across multiple reserves: Reserve "A" (15.2 acres), Reserve "B" (0.6 acres), Reserve "C" (0.5 acres), Reserve "D" (0.2 acres), Reserve "E" (30 acres), and Reserve "F" (18.7 acres). An additional 0.9 acres is set aside for public utility use but is not included in the open space calculation. Infrastructure improvements will include approximately 17,884 linear feet of new streets, along with multi-use paths to promote connectivity and walkability. There will be about 2,275 linear feet of 10-foot-wide paths and 9,360 linear feet of 8-foot-wide paths throughout the development.

The average lot size across the development is approximately 0.31 acres (13,504 square feet), providing spacious residential lots that balance density with open space. Additionally, 1.4 acres of the site are reserved for the future relocation of Vans Valley Road, ensuring improved access and traffic flow.

The Old Towne neighborhood in the Village of Galena contains approximately 40 to 45 buildings, serving a mix of residential and commercial uses. This area represents the historic and commercial core of the village, with structures that reflect its 19th-century roots. Many buildings are charming single-family homes, while others house small businesses, shops, and restaurants that cater to both residents and visitors. The neighborhood's walkable layout makes it a convenient and inviting destination, reinforcing its role as Galena's primary commercial center and a hub for community life.

### **Average Lot Size**

Across the single-family subdivisions, the average lot size is 0.30 acres, and the average home size is 3,038 square feet. This indicates that, generally, the Village of Galena's subdivisions offer spacious homes with moderate lot sizes, catering to families or individuals who value larger living spaces with enough land for outdoor use without the demands of maintaining oversized properties.

Neighborhood	Avg. Lot Size (Acres)	<b>Avg. House Size</b> (Sq. Ft.)
Arrowhead Lake Estates	.21	2,658
Estates at Blackhawk	.33	3,343
Heathermere	.38	3,086
Walnut Creek	.28	3,064
Miller Farm	.31	TBD
Average	.30	3,038

Source: Delaware County Auditor

### **Home Ownership Style**

Aspect	Condominium Ownership	Single-Family Ownership
Ownership Type	Owns individual unit, shares common areas	Owns house and land outright
Ownership Scope	Interior unit only; common areas jointly owned	Entire property (house and land) owned exclusively
Governance	Managed by a condominium association	Independent or subject to HOA if applicable
Maintenance Responsibility	Limited to unit's interior; association manages common areas	Responsible for entire property (house and land)
Financial Responsibility	Pays regular fees to association for shared costs	Responsible for all property expenses individually
Flexibility and Autonomy	Restricted by association rules and by-laws	Greater autonomy, limited by zoning regulations



### 2.5.1 MISSING MIDDLE HOUSING

Missing Middle Housing is house-scale buildings with multiple units in walkable neighborhoods.

These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally-serving retail and public transportation options. We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability. In the diagram below, the Missing Middle types are shown in yellow, providing many housing options in between the single-family homes and higher intensity apartment buildings, both shown in white."



Currently, the Village allows up to 25% of units within a planned development to be 'multi-family' units which is defined as "Any housing unit with a shared wall, ceiling or floor." Examples of multi-family residence as defined in the Village's zoning code include, but are not limited to: apartments, townhomes, duplexes, condominiums, or any other housing unit that may share the same features as apartments, townhomes, duplexes, or condominiums.

While not increasing the current limit of 25% of units allowed to be multi-family, the Village should promote the use of varying missing middle housing options because of the immense benefit to the community including:

### Diverse Housing Options

Missing middle housing refers to a range of housing types, such as duplexes, triplexes, townhomes, cottage courts, and small multifamily buildings, that fall between single-family homes and larger apartment complexes. Emphasizing these options provides a variety of housing types to meet the needs of different household sizes, incomes, and life stages.

### Affordability

Missing middle housing is often more affordable than single-family homes because it utilizes land more efficiently and has lower construction costs per unit. This helps address the housing affordability crisis by providing attainable housing for middle-income households.

### Walkable Communities

Missing middle housing integrates well into walkable neighborhoods. These housing types typically have smaller footprints, allowing for higher density without high-rise construction. This supports mixed-use developments where residents can live close to jobs, shops, schools, and amenities, reducing dependence on cars.

<sup>&</sup>quot; https://missingmiddlehousing.com

### Efficient Land Use

By filling the gap between single-family homes and large apartment complexes, missing middle housing makes more efficient use of available land. This is especially important in communities experiencing population growth, where land is at a premium.

### Market Demand

There is growing demand for missing middle housing, particularly from millennials, retirees, and single-person households. These groups often prioritize affordability, convenience, and proximity to amenities over larger homes and lots.

### Neighborhood Character

Missing middle housing can blend seamlessly into existing neighborhoods, maintaining a community's character while increasing density. It avoids the stark contrasts in scale and style often associated with large apartment complexes.

### **T** Economic Benefits

A diverse housing stock attracts a broader range of residents, including young professionals, families, and older adults. This diversity supports local businesses and services, contributes to economic vitality, and helps communities grow sustainability.

### Equity and Inclusion

Providing a mix of housing types ensures that people of different income levels and backgrounds can live in the same community. This fosters inclusivity and prevents the segregation of lower-income households into specific areas.

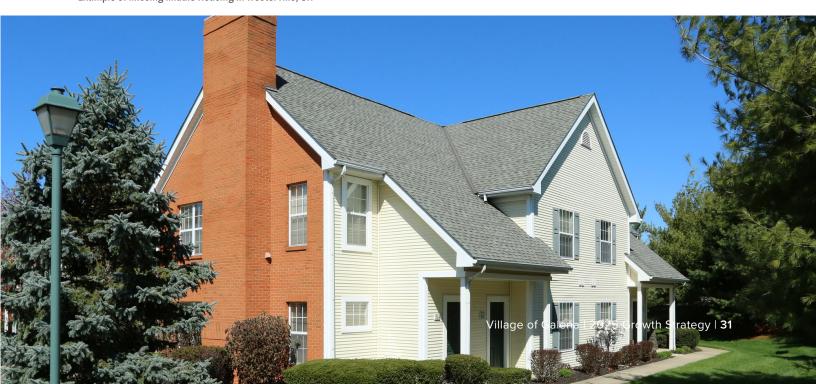
### Supports Aging in Place

Missing middle housing offers smaller, more manageable homes that are ideal for older adults looking to downsize. Having these options within walkable neighborhoods allows seniors to age in place while staying connected to their community.

### 1 Sustainability

Compact housing types typically consume less energy and water per household than larger single-family homes. Additionally, walkable, dense neighborhoods reduce greenhouse gas emissions by minimizing car use.

Example of Missing Middle Housing in Westerville, OH

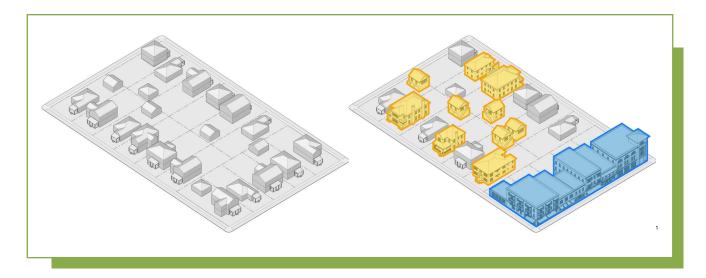


# It's important to understand that Missing Middle Housing is designed to fit in **SEAMLESSLY**.

These homes typically have a small footprint and are often blended with other building types on the same block, which means they don't appear dense or out of scale.

In fact, they often resemble single-family homes in form and character. What they do offer, however, is the opportunity to welcome more households in a way that supports neighborhood stability. With more residents, small local businesses—like coffee shops, bakeries, and corner stores—have a better chance of thriving, helping to preserve the charm and convenience that make a neighborhood feel complete. Thoughtfully integrating a few of these homes into a block can help ensure the long-term success of these everyday amenities without changing the feel of the community.

As shown below, a block with only single-family homes (left) generates low densities that do not support nearby amenities. When Missing Middle Housing is thoughtfully integrated (right), it increases the population density to the threshold required to support neighborhood commercial amenities.



Missing Middle Housing comes in a variety of forms, each designed to blend into existing neighborhoods while offering more housing options. Townhouses provide a familiar street-facing presence, often with small private yards or porches, and are well-suited to both owners and renters. Cottage courts arrange smaller homes around a shared green space, creating a close-knit feel while maintaining privacy and charm. Live-work units combine residential and small-scale commercial space—such as a home office, studio, or boutique—making them ideal for entrepreneurs who want to live and work in the same place. Each of these housing types helps provide more choices without altering the character of a neighborhood.

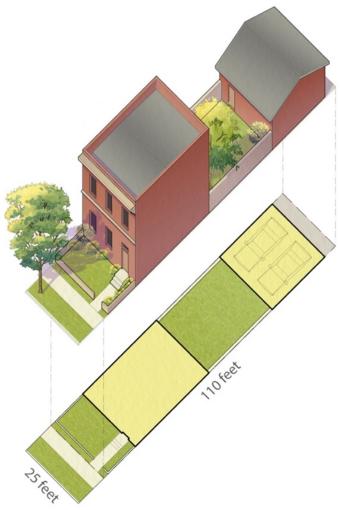
<sup>&</sup>lt;sup>1</sup> Source: https://missingmiddlehousing.com/



### TOWNHOUSE<sup>2</sup>

A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.

### **Typical Specifications**



Lot	Front-loaded	Alley-Loaded
Width*	N/A	18-25 feet
Depth*		85-120 feet
Area*		1,530-3,000 sq. ft
		0.04-0.09 acres
Units		
Number of Units	N/A	1
Typical Unit Size		1,000-3,000 sq. ft
Density		
Net Density	N/A	11-25 du/acre
Gross Density		10-22 du/acre

<sup>&</sup>lt;sup>2</sup> Source: https://missingmiddlehousing.com/



### **COTTAGE COURT**<sup>3</sup>

A group of small (1 to 1.5 - story), detached structures arranged around a shared court visible from the street. The shared court visible from the street of the shared court visible from theis an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. Often rear-most building can be up to 2 stories.

### **Typical Specifications**



<sup>3</sup> Source: https://missingmiddlehousing.com/
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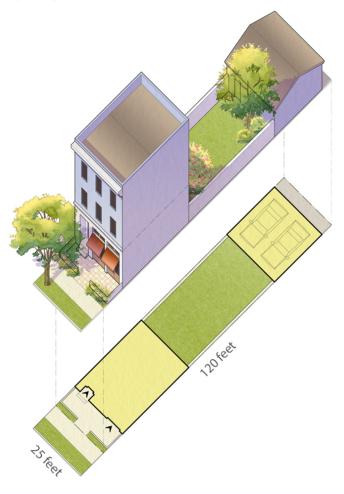
Lot	Front-loaded	Alley-Loaded		
Width*	115-160 feet	100-150 feet		
Depth*	100-150 feet	100-150 feet		
Area*	11,500-24,000 sq. ft.	10,000-22,500 sq. ft.		
	0.26-0.55 acres	0.23-0.52 acres		
Units				
Number of Units	5-10	5–10		
Typical Unit Size	500-800 sq. ft.	500-800 sq. ft.		
Density				
Net Density	13-38 du/acre	19-44 du/acre		
Gross Density	10-20 du/acre	15-31 du/acre		
Parking				
Parking Ratio*	1-2 per unit	1-2 per unit		
On-street Spaces	5-7	5-7		
Off-street Spaces	1 per unit max.	1 per unit max.		
Setbacks				
Front*	10-25 feet			
Side*	5-15 feet			
Rear (main building)*	5-15 feet			
Between Main and Accessory Buildings	5-10 feet			
Building				
<b>Building Size</b>				
Width	18-24 feet max.			
Depth	24-36 feet max.			
Height (to eave)*	12-18 feet max.			
Floors	1-1.5 stories (Rear-most building sometimes 2 stories)			
* Varies based on context				



### LIVE-WORK<sup>4</sup>

A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. The flex space typically has a taller height (min. 10') and a shopfront frontage. This type does not include a rear yard.

### **Typical Specifications**

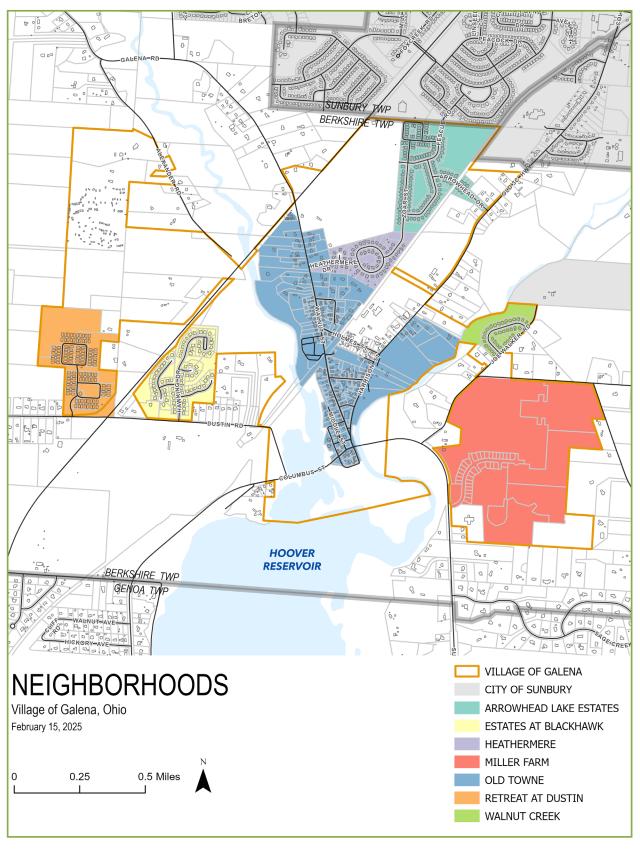


Lot	Front-loaded	Alley-Loaded
Width*	N/A	18-25 feet
Depth*		85-120 feet
Area*		1,530-3,000 sq. ft.
		0.04-0.07 acres
Units		
Number of Units	N/A	1
Typical Unit Size		1,000-3,000 sq. ft.
Density		
Net Density	N/A	14-29 du/acre
<b>Gross Density</b>		11-20 du/acre
Parking		
Parking Ratio*	N/A	1-3 per unit
On-street Spaces		1-2
Off-street Spaces		2 per unit max.
Setbacks		
Front*		10-25 feet
Side*		0-12 feet
Rear (main building)*		30-60 feet
Between Main and Accessory Buildings		10-20 feet
Building		
<b>Building Size</b>		
Width		18-25 feet
Depth		35-55 feet
Height (to eave)*		25-40 feet
Floors		2-3.5 stories
* Varies based on conte	ext	

<sup>&</sup>lt;sup>4</sup> Source: https://missingmiddlehousing.com/

### 2

### MAP 9 | Existing Neighborhoods



# **2.6** EPA FACILITIES PLANNING AREA

Section 208 of the federal Clean Water Act sets forth requirements for water quality management plans (WQMPs) developed by areawide planning agencies (Area-wides). In Ohio, the responsibilities for water quality management planning in urbanized areas are shared by Area-wides and the Ohio Environmental Protection Agency (Ohio EPA).

Areawide WQMPs are one of several tools provided in the federal Clean Water Act utilized by States to address water pollution and restore water quality in lakes, rivers and streams. Other tools include water quality standards setting, water quality assessments, the issuance of National Pollutant Discharge Elimination System (NDPES) permits to control discharges, assistance in financing wastewater management facilities, enforcement, and water quality monitoring activities. In water quality assessment, the State is charged with the responsibility for evaluating and establishing the capacity of a water body to receive pollutant loads without harm to the water body's intended use. This is done through the Total Maximum Daily Loads (TMDLs) program which is utilized to set water quality-based effluent limits for NPDES discharge permits into a waterbody.

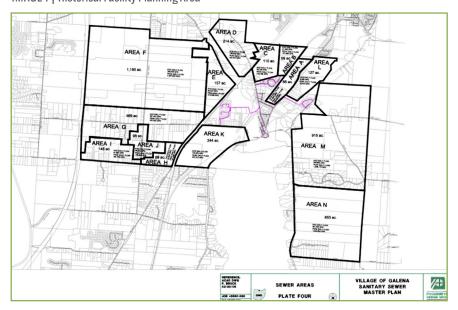
Under the federal Clean Water Act and Ohio Revised Code, Ohio EPA cannot issue a Permit-to-Install (PTI), National Pollutant Discharge Elimination System (NPDES) permit, or Water Pollution Control Loan Fund (WPCLF) monies for wastewater projects in conflict with a Water Quality Management Plan (208 Plan)<sup>iii</sup>

MORPC is providing planning services to the Ohio EPA to develop updated and comprehensive water quality management plans for the Central Ohio region which was completed in the first quarter of 2025.<sup>iv</sup>

# **2.7** SANITARY SEWER

Galena's historic facilities planning area (FPA) was the basis for the NPDES permit modification, granted by the OEPA in December of 2005, and subsequent plant expansion permit-to-install for 0.5 MGD in 2018. The historic FPA is depicted in Image 1.

IMAGE 1 | Historical Facility Planning Area



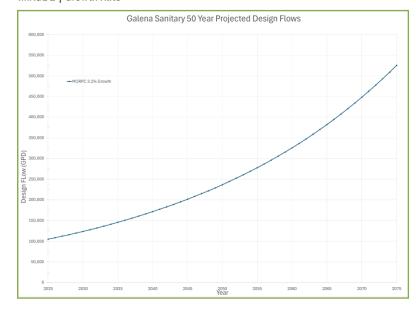
<sup>##</sup> https://epa.ohio.gov/monitor-pollution/maps-and-advisories/201-208-facility-planning-application

 $<sup>^{\</sup>textit{iv}}\ \textit{https://www.morpc.org/programs-services/central-ohio-water-resources-planning}$ 

While the flow associated with the ultimate buildout of Galena's planning area is approximately 2.5 MGD, average daily influent flow rates are not expected to exceed the current capacity of 0.5 MGD until well into the future according to MORPC growth rate projections for the area. The graph below indicates that the average daily flow capacity of 0.5 MGD will be realized in year 2073 based on a MOR PC grow rate of 3.2%. Even doubling the MORPC projected growth rates for the Village Facilities Planning Area from 3.2% to 6.4% would not yield an average daily flow rate of 0.5 MGD until 2050.

Currently the Village is experiencing an average daily flow rate of approximately 0.1 MGD and the current WWTP has ample excess capacity to accommodate future growth within the Galena Facilities Planning Area. However, the timing and specific location of

## IMAGE 2 | Growth Rate



future growth is determined by market forces and property owner decisions and is therefore not able to be predicted.

## **Existing System**

#### WWTP

The existing WWTP is an award-winning, state-of-the-art membrane treatment plant with a capacity of 0.5 MGD. A picture of the facility is provided in Image 3.

The fully automated facility features two 0.25 MGD biological treatment trains complete with anoxic zones and D.O. controlled aerobic zones. Currently one train is in use and the other train is being used for sludge storage until such time as the second train is needed for average daily influent flow rates exceeding 0.25 MGD. Downstream of the biological treatment trains are three membrane treatment chambers with a capacity of 0.17 MGD each. Currently, two of the three chambers are in use with a process capacity of 0.33 MGD. The third chamber is not in use but ready to be equipped when average daily influent flow rates reach 0.33 MGD. As required by the antidegradation parameters,

IMAGE 3 | Wastewater Treatment Facility



influent fine screens and UV disinfection treatment processes both have a capacity of 0.5 MGD. The WWTP is exceeding the NPDES Permit requirements with respect to biochemical oxygen demand (BOD), ammonia nitrogen, total suspended solids, and phosphorus removal.

## **Collection System**

The existing collections system consists of 6.1 miles of sanitary sewer lines and eight lift stations. The lift station capacity and condition assessment are provided in the chart below.

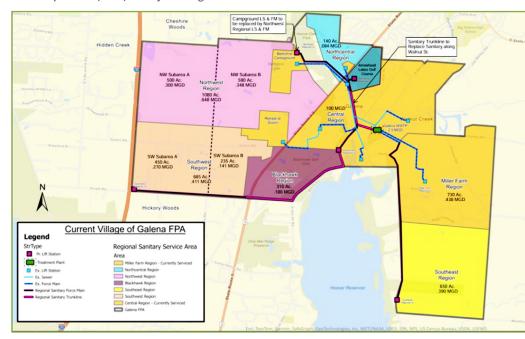
Lift Station	Year Built	Condition	Pumps	Wet Well Size	Design Capacity	FM Size	Comments
Downtown	1994	60% Life  Grease Issues  Needs Generator	(1) ~ 2 HP 50' TDH 3600 RPM	4' dia x 22' 660 Gallons	45 GPM	2"	
Walnut St	1994	20% Life  Needs New Control Panel  Needs Generator	(1) ~ 2 HP 30' TDH 3600 RPM	4' dia x 13' 390 Gallons	22 GPM	2"	This will be taken offline when Arrowhead Golf Course LS is built
Campground	1996	20% life	(2) ~ 2 HP			2"	Pumps were replaced in 2024  Force main may be leaking
Estates at Blackhawk	2004	85% Life Needs Generator	(2) ~ 6 HP 49' TDH 3500 RPM	8'x8'x19' 9060 Gallons	225 GPM each pump	6"	
Retreat at Dustin	2019	95% Life Needs Generator	(2) ~ 7.5 HP 50.3 TDH 1735 RPM	10' dia. x 22' 4100 Gallons	143 GPM each pump	4"	Designed to include additional 23 acres west of Retreat at Dustin
Walnut Creek	2004	85% Life No issues	(2) ~ 4 HP 45 TDH 3500 RPM	8' dia x 17' 2025 Gallons	152 GPM each pump	4"	
Miller Farm	2025	100% Life	(2) ~ 7.5 HP 32.3 TDH 1750 RPM	10' dia x 30.9' 5750 Gallons	480 GPM each pump	10"	Designed to include additional 730 Acres (1172 gpm). Current pumps are sized for 214 Acres (480 gpm)
Galena Crossing	N/A	95% Life	(2) ~ 2 HP 21 TDH 3450 RPM	6' Dia x 14.5' N/A Gallons	49 GPM each pump	3"	Privately Owned

## **Facilities Planning Area Analysis**

Image 4 indicates the Village FPA in terms of service areas. The orange shaded area represents currently served areas and the blue lines represent existing left stations and force mains. Future proposed lift stations and force mains are shaded magenta.

The southeast service area, shaded yellow, is serviceable via an existing 10' force main stubbed from the WWTP to Vans Valley Rd. Preliminary planning for the Blackhawk Region includes a lift station that discharges to a gravity trunk sewer on Holmes Street. The existing Campground Lift Station is planned to be replaced with the Little Walnut Regional Lift Station which will serve the entire Northwest Region. The Northwest Regional Lift Station, in addition to the Arrowhead (Northcentral Regional) Lift Station, will discharge into the New Brick Trail Gravity Trunk Sewer. The regional service areas and flow rates associated with ultimate buildout are provided in the chart below.

IMAGE 4 | Current (2024) Facility Planning Area



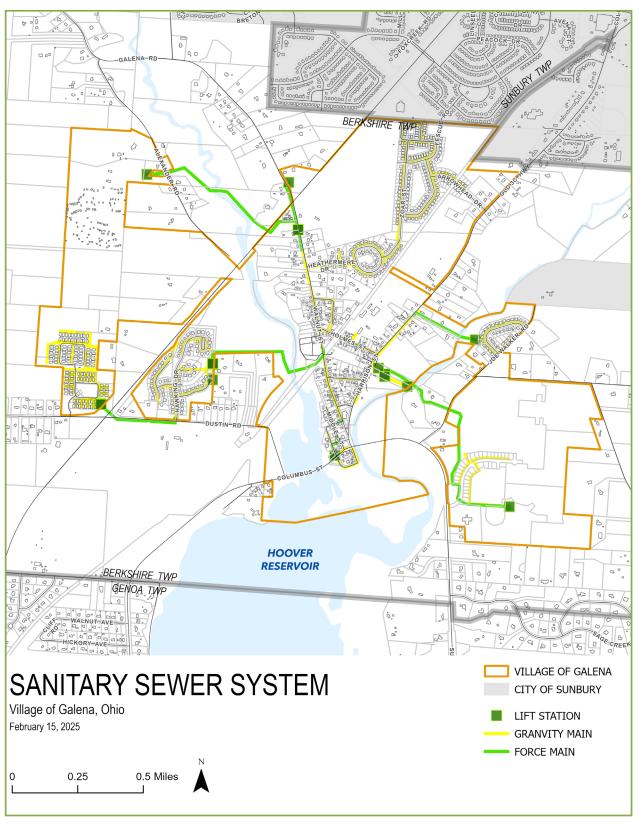
## **Galena FPA Design Concepts**

Friday, Sept. 6, 2024

Master Plan Area	Acres	ADF	PDF	Comments	Sub Areas
Northwest Region	1,080	648,000	2,157,840	2006 Master Plan	F, E
Southwest Region	685	411,000	1,566,436	2006 Master Plan	G, H, I, J
Blackhawk Region	310	186,000	487,512	2006 Master Plan	K
Northcentral Region	140	84,000	279,720	2006 Master Plan	C,D
Central Region		100,000	333,300	Current Serviced Area	A,L
Miller Farm Region	730	438,000	1,688,147	Master Plan Updated in 2018	М
Southeast Region	650	390,000	1,298,700	Master Plan Updated in 2018	N
Total	3,595	2,257,000	7,811,655		

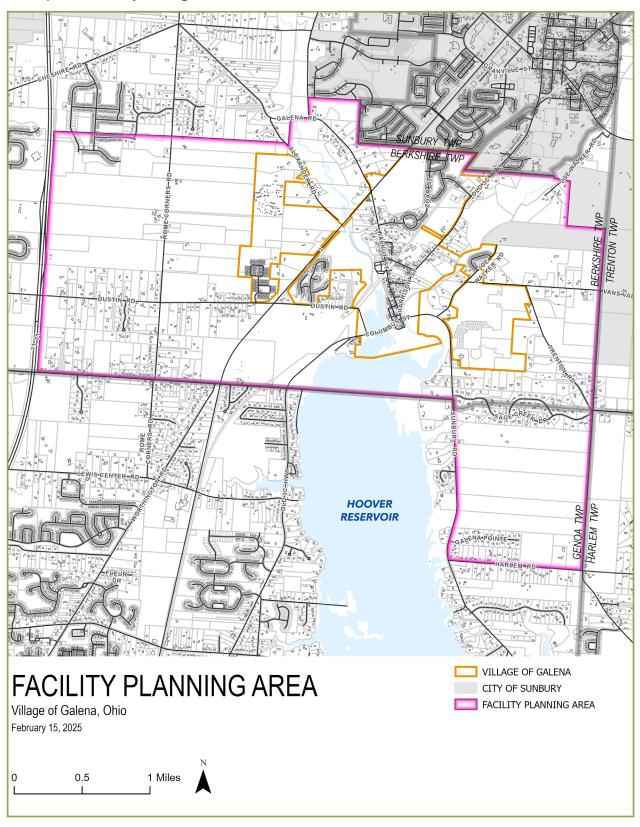
Based on the above ultimate build-out scenario, the ultimate WWTP capacity is 2.3 MGD. The existing WWTP site was configured to accommodate the footprint of such an ultimate build-out capacity. However, the capacity enhancements would be phased in increments of 0.5 MGD as needed and mirror the existing membrane process with enhanced phosphorus removal processes to meet TMDL requirements.

MAP 10 | Sewer Collection System



#### 2

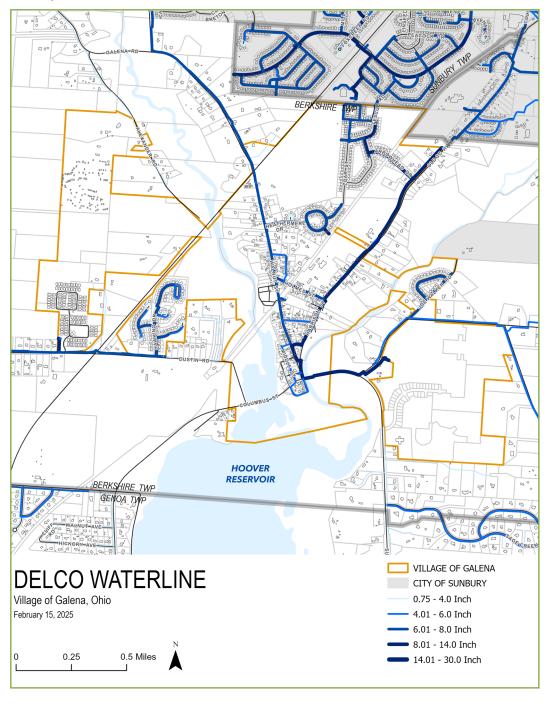
## MAP 11 | EPA 208 Facility Planning Area



# 2.8 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.

## MAP 12 | DelCo Waterlines



# 2.9 VEHICLE CRASH SEVERITY

Between 2019 and 2023, crash trends reveal varying levels of severity, with the majority of incidents consistently categorized as Severity Level 5 (Property Damage Only).

In 2019, 42 crashes occurred, 34 of which were property damage only, while minor injuries (Severity Level 3) accounted for 5 incidents. Serious injuries (Severity Level 2) and possible injuries (Severity Level 4) were minimal, with 1 and 2 crashes respectively, and no fatalities reported.

In 2020, the total remained consistent at 42 crashes, but property damage incidents dropped slightly to 29, while suspected serious injuries (4 crashes) and possible injuries (4 crashes) increased.

By 2021, the total remained steady at 40 crashes, including 7 minor injury crashes, while property damage incidents remained constant at 29.

From 2022 to 2023, overall crashes decreased slightly to 38 and 35 respectively, with property damage incidents seeing a steady decline and minor injury crashes fluctuating between 2 and 5 annually. Fatal crashes (Severity Level 1) remained extremely rare, with only one occurring in 2021 and 2022.

Overall, the data highlights a consistent predominance of lower-severity crashes and a declining trend in total incidents.

Description: Indicates the five-level severity of the crash (1-Fatal, 2-Serious Injury Suspected, 3-Minor Injury Suspected, 4-Injury Possible, or 5-Property Damage Only)

14 No. 20 18

Year	<u>Level 1</u> Fatal	Level 2 Serious Injury Suspected	Level 3 Minor Injury Suspected	<u>Level 4</u> Injury Possible	Level 5 Property Damage Only	Total Crashes	
2019	0	1	5	2	34	42	
2020	0	4	5	4	29	42	FIGURE 1
2021	1	0	7	3	29	40	
2022	1	1	2	5	29	38	
2023	0	2	5	2	26	35	
2024	0	0	6	2	23	31	
TOTAL	2	8	30	18	170	228	
						1	

## **VEHICLE CRASHES**

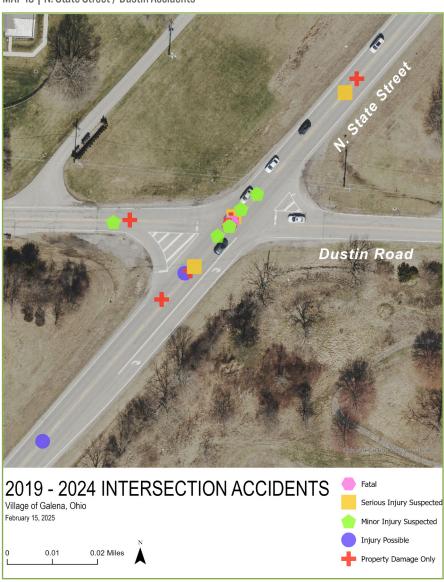
## SR 3, Intersection of Dustin Rd. & Walnut Street

The Village's main transportation route, SR 3, has the most crashes at the intersection of Dustin Road and at Walnut Street.

Year	Total Crashes
2019	2
2020	4
2021	3
2022	10
2023	3
2024	1
TOTAL	23

Severity	Number of Crashes
<b>Level 1</b> Fatal	1
Level 2 Serious Injury Suspected	3
Level 3 Minor Injury Suspected	6
Level 4 Injury Possible	3
Level 5 Property Damage Only	10
TOTAL	23

MAP 13 | N. State Street / Dustin Accidents



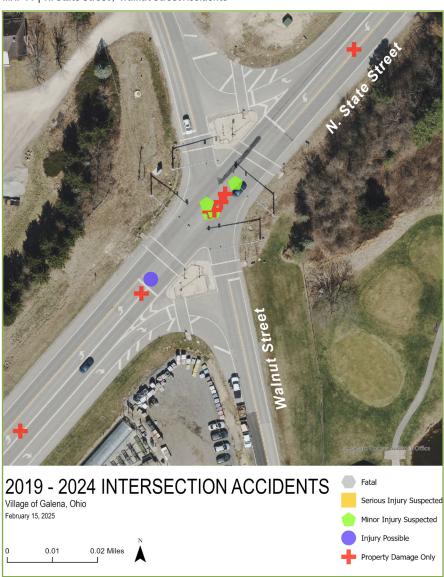
## **VEHICLE CRASHES**

Intersection of N. State St. & Walnut Street

Year	Total Crashes
2019	5
2020	2
2021	5
2022	2
2023	3
2024	4
TOTAL	21

Severity	Number of Crashes
<b>Level 1</b> Fatal	0
Level 2 Serious Injury Suspected	0
<b>Level 3</b> Minor Injury Suspected	4
<b>Level 4</b> Injury Possible	2
Level 5 Property Damage Only	15
TOTAL	21

MAP 14 | N. State Street / Walnut Street Accidents



## RECOMMENDED MONITORING

## Intersection of Sunbury Rd./Vans Valley Rd. and Joe Walker Rd./Vans Valley Rd.

The Village's east side will see increased traffic with the addition of the Miller Farm neighborhood which began construction in 2024. Two intersections that should be monitored for safety improvements include Sunbury Road/Vans Valley Road and Joe Walker Road/Vans Valley Road.

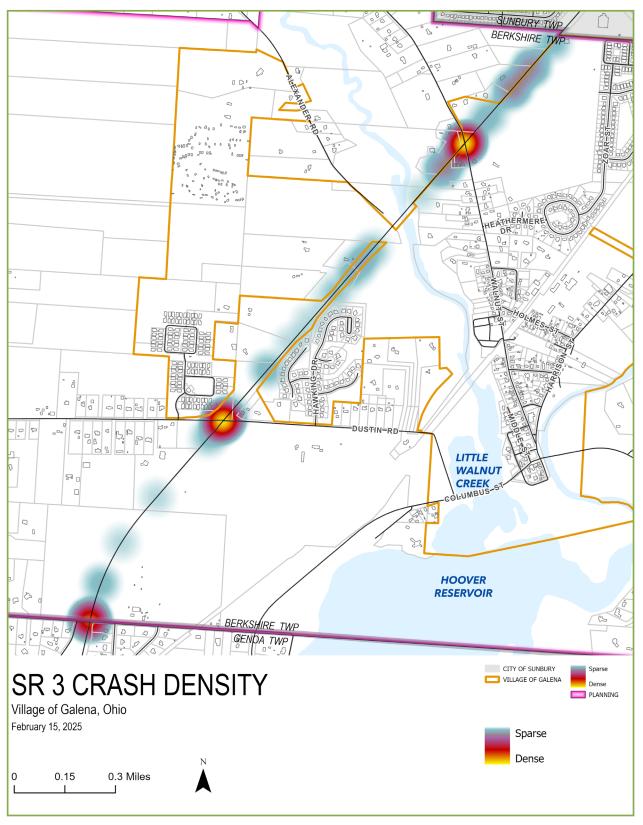
MAP 15 | Sunbury Road & Vans Valley Road



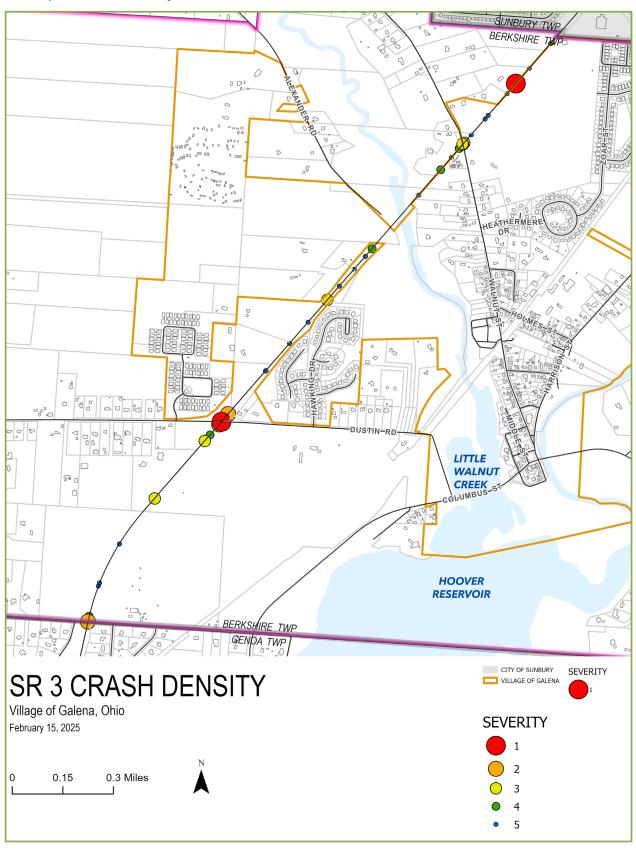
MAP 16 | Joe Walker Road & Vans Valley Road



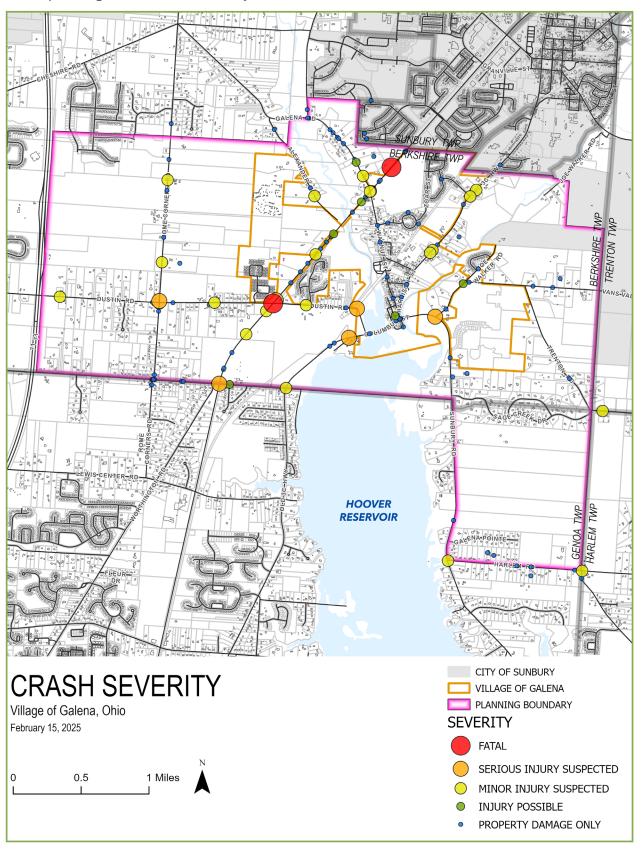
## MAP 17 | Vehicle Crash Density



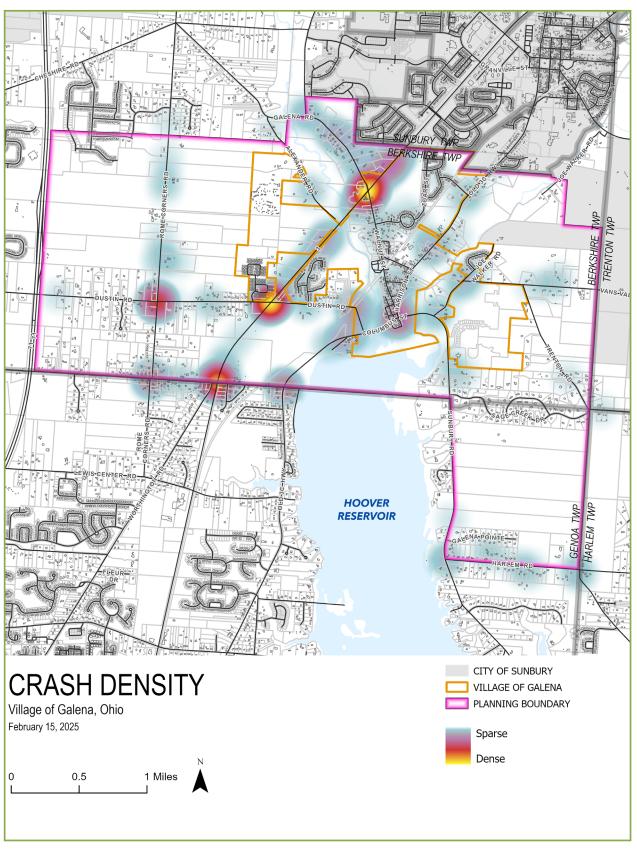
MAP 18 | Vehicle Crash Severity



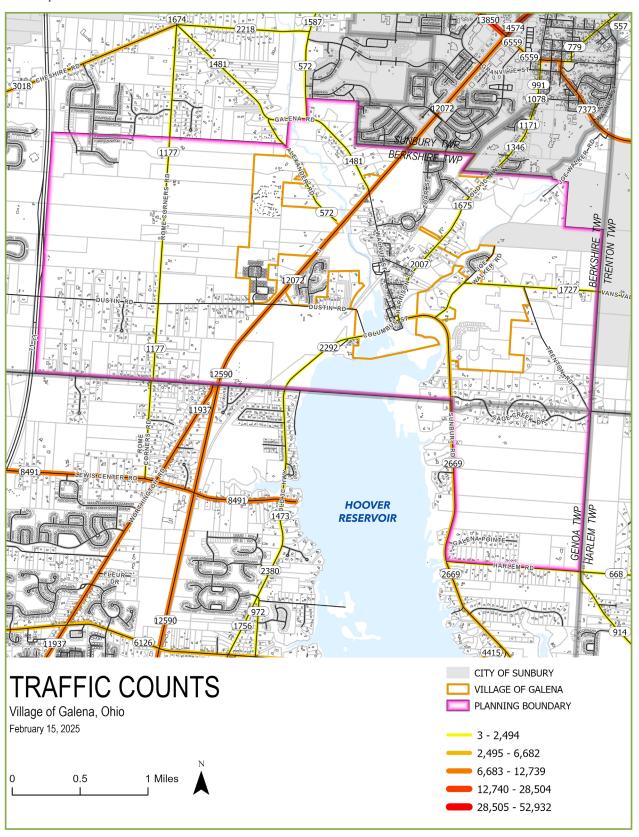
MAP 19 | Planning Area Vehicle Crash Severity



## MAP 20 | Planning Area Vehicle Crash Density



## MAP 21 | Traffic Counts



# **2.10 PARKS & PEDESTRIAN CONNECTIVITY**

The Village should prioritize incorporating park and open space requirements into all new developments to promote a high quality of life, environmental sustainability, and community health. The National Recreation and Park Association (NRPA) recommends that municipalities maintain 6.25 to 10.50 acres of developed open space per 1,000 residents as a baseline for a thriving park system. Ensuring access to parks and open spaces supports physical activity, mental well-being, and social interaction while also preserving natural habitats and enhancing stormwater management. Requiring such spaces in new developments helps meet these standards, ensures equitable access for all residents, and fosters a balanced and cohesive approach to growth that aligns with long-term Village goals. By embedding this requirement, the Village can safeguard green spaces as essential infrastructure, contributing to the overall resilience and livability of the community.

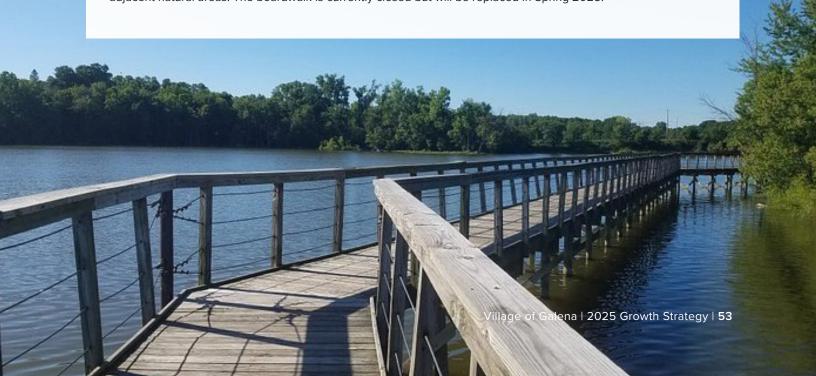
The Village of Galena is home to approximately 45.42 acres of publicly accessible park and open space situated through four main parks including Miller Park, John Bland Park, Ruffner Park, the Town Square, and Bike Path.

MILLER PARK is located on North Walnut Street and features a playground, basketball 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. Playground equipment was upgraded in 2004, 2010 and 2024.

**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.

JOHN BLAND PARK is an open space reserve dedicated in 2024 in honor of John Bland's service to the Village of Galena. The park is located in the Communities at Galena neighborhood on the Village's northern boundary with the City of Sunbury.

In addition to Village parks, the Village is located directly adjacent to Hoover Reservoir which provides ample opportunities for outdoor recreation. 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. The boardwalk is currently closed but will be replaced in Spring 2025.



## 2.10.1 STANDARD PARK CLASSIFICATIONS

The National Recreation and Park Association (NRPA) provides comprehensive standards to guide the development, classification, and management of open spaces and park types. These standards establish best practices for ensuring that parks and recreational facilities meet community needs, promote equitable access, and support environmental sustainability.

## PLAYLOTS -





#### Description

Small areas intended primarily for the use of children up to early elementary grades. Most suited for apartments, townhouse and trailer parks.

#### Contents

Play equipment, swings, slides, sandboxes, benches.

#### **Population Served**

Generally, serves toddlers to children age nine. Should be designed to have areas that accommodate adult gathering.

#### Service Area & Accessibility

The service area is confined to a sub-neighborhood level of 500 to 2,500 residents within a 1/4 mile area.

#### Acres/1,000 People

No ratio established; suggested .1 to .3 acres.

#### Size Range

1,000 square feet to one acre. Can be serviced through mobile recreation programs.

## **NEIGHBORHOOD PLAYGROUND**





#### Description

Designed to provide both active and passive short-term activities. Usually located adjacent to public schools.

#### Contents

Distinct play areas for preschool and school age children, shelter structures, open space, multiple-use paved areas for court games, areas for field games, some off-street parking, lighting.

#### Population Served

General focus is for ages 5 to 14, with informal recreation for all ages. One per 1,000 to 5,000 population: possibly one for every elementary school.

#### Service Area & Accessibility

Neighborhood. Walking distance within 1/2 mile radius.

#### Acres/1,000 People

2.0 for communities of 10,000 to 25,000; 1.5 for communities of 25,000 to 100,000.

#### Size Range Acres

5 to 10 for communities of 1,000 to 25,000; 4 to 8 for communities of 25,000 to 100,000

## **NEIGHBORHOOD PARK**





#### Description

Landscaped natural park of limited size primarily for passive recreational needs of all ages but with designated active areas. Provides some scenic and aesthetic value. Should be located in the center of a multiple-family dwelling neighborhood or nearby site.

#### Contents

Open lawn space, shrubbery, small picnic areas, drinking fountain, miniature scenic paths or nature walks, area for court games if not provided at a nearby recreation facility, off-street parking, lighting. Has some program potential.

#### **Population Served**

For all ages. From 1,000 to 10,000 maximum.

#### Service Area & Accessibility

Entire neighborhood. If park is unique, it may attract others from another neighborhood.

#### Acres/1,000 People

2.0 for communities of 1,000 to 25,000.

#### Size Range Acres

6 to 8 for communities of 1,000 to 25,000.

## **COMMUNITY PLAYFIELD**





#### Description

Primarily an athletic complex that serves the recreational needs of the community. Usually one per community, however, if the community is cut by barriers or if sufficient acreage cannot be obtained, then two are recommended.

#### Contents

An athletic complex has a lighted court and field games area, community center, swimming pool, lawn areas, adequate parking, may have picnic and play area for children. May be a portion of major community park. Has high potential for recreation programming.

#### **Population Served**

All ages. Entire population of community, 10,000 minimum to 30,000 maximum.

#### Service Area & Accessibility

Within biking distance.

#### Acres/1,000 People

Minimum one acre per 1,000 persons. For communities up to 50,000 it is recommended there be 2 acres per 1,000 persons.

#### Size Range Acres

15 to 25 for communities of 1,000 to 250,000.

## MAJOR COMMUNITY PARK







#### Description

A large natural area and/or landscaped area to provide urban dwellers escape for city congestion without traveling a large distance. Designed to accommodate a large number of people and a wide variety of activities. Provides for both intensive use and passive use.

#### Contents

Provides for combination of intensive and non-intensive development ranging from play apparatus to bicycle trails. Typical facilities include swimming facilities, picnic tables, paths, game courts, gardens, and natural areas, pavilion, ample parking, sanitary facilities. May include multipurpose trails internally or as part of a system.

#### **Population Served**

All ages, toddler to retiree. Serves between 40,000 to 100,000 people.

#### Service Area & Accessibility

Entire population for communities with population up to 25,000. 1 to 4 miles for communities of 1,000 to 25,000 persons. Within 30 minutes for communities of 25,000 to 250,000.

#### Acres/1,000 People

From minimum of one acre to maximum of five acres. Recommended: 5.0 acres for communities of 1,000 to 100,000.

#### Size Range Acres

20 to 35 for communities of 1,000 to 25,000.

## URBAN GREENSPACE OR OPEN SPACE







#### Description

Passive areas in landscaped or natural state in or near urban areas. May be planned for conversion to more intensive recreational use when needed. May provide recreational use when needed. May provide recreational experiences, provide environmental quality, or act as buffers. Main recreational purpose is to act as buffer from congestion and provide aesthetic experience. May also act as a land bank.

#### Contents

Natural lands, watershed and waterfront, forests; landscaped borders, parkways, and boulevards, corner parks, medians, downtown aesthetic parks, plazas, malls, sanitary facilities. May provide bicycle, hiking, and nature trails as a feature or as part of a larger system.

#### **Population Served**

Entire population, but may also be used as privacy buffer against high traffic corridors.

#### Service Area & Accessibility

Not established. Usually part of the park system and viewed as part of urban design and urban beautification program. Primary accessibility is visual, may have hiking paths along traffic corridors.

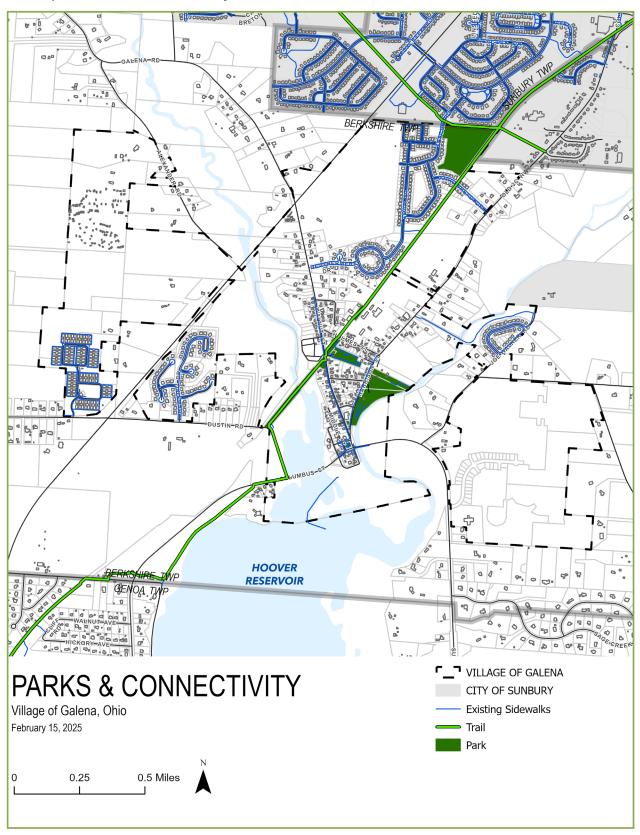
#### Acres/1,000 People

No ratio established. Suggested to be .75 to 1.0 acres per 1,000. Communities of up to 100,000 would be 1.0 per 1,000 persons.

#### Size Range Acres

From a few square feet to inclusion in a residential development.

MAP 22 | Parks & Pedestrian Connectivity



# 2.11 FORM-BASED CODE

While traditional zoning primarily regulates land use by separating different types of buildings like residential and commercial, a form-based code focuses on the physical form of buildings and how they relate to the streetscape, prioritizing the overall look and feel of a community rather than the specific use of each building, allowing for a greater mix of uses within a single area; essentially, traditional zoning is concerned with "what" can be built, while form-based code focuses on "how" it is built.

#### **KEY DIFFERENCES**

**Focus** 

Traditional zoning prioritizes separating land uses (like residential vs. commercial), while form-based code focuses on building design, placement, and how buildings interact with public spaces.

**Flexibility** 

Flexibility: Form-based codes are generally considered more flexible, allowing for a wider range of uses within a single area as long as the building form adheres to the code.

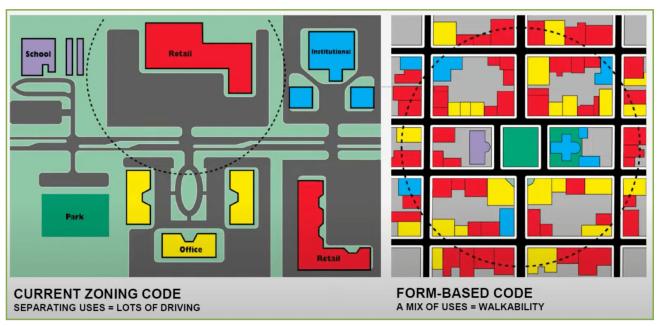
Design Control

Design Control: Form-based codes use detailed design guidelines to achieve a specific aesthetic and pedestrian-friendly environment, whereas traditional zoning often relies on more general dimensional requirements.

Community Vision

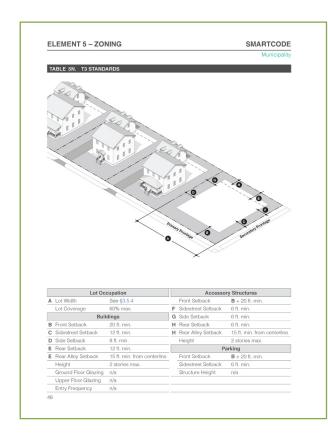
Community Vision: Form-based codes are often developed with extensive community input to create a shared vision for the built environment.

#### IMAGE 5 | Form-Based Code vs Traditional Zoning



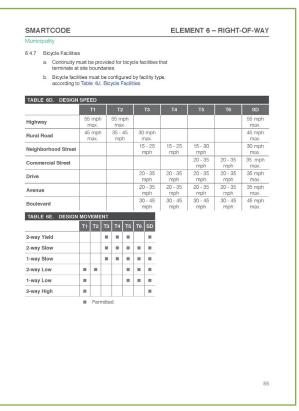
Source: City of Cleveland

## **EXAMPLE PAGES OF FORM-BASED CODE**









# 2.12 ZONING OVERLAY

In Ohio, a zoning overlay is a regulatory tool used to apply additional land-use requirements or incentives on top of the existing base zoning district without changing the underlying zoning designation. It allows communities to achieve specific planning goals by tailoring development standards to meet unique needs in targeted areas, such as protecting environmental resources, enhancing neighborhood character, or promoting economic development.

#### HOW ZONING OVERLAYS WORK

#### **ADDITIONAL STANDARDS**

Overlays typically impose supplementary rules related to building design, land use, or site development, which must be followed in addition to the base zoning regulations.

#### **CUSTOMIZED GOALS**

They are designed to address special conditions or goals that the underlying zoning does not adequately cover, such as floodplain protection, historic preservation, or mixed-use development.

#### **FLEXIBLE APPROACH**

While some overlays may impose stricter regulations, others offer incentives like density bonuses or streamlined approvals to encourage certain types of development.

## COMMON TYPES OF ZONING OVERLAYS IN OHIO

Protects historic districts and structures by regulating alterations, demolitions, and new construction.
Safeguards environmentally sensitive areas like wetlands, steep slopes, or drinking water source protection zones.
Enhances the aesthetics and functionality of key commercial entrances or corridors to a community by regulating signage, landscaping, and building design.
Promotes higher-density, walkable development near transit hubs or in key growth areas.
Allows greater flexibility in design and land use, often permitting a mix of residential, commercial, and recreational uses within a single development.

One overlay zoning district exists in the Village of Galena zoning code. Although Article 23 – Old Towne Historic Overlay District (OTHO) – exists in the zoning code, it is not delineated on the Village's zoning map making it unenforceable. In short, the OTHO's purpose is to:

- · Promote appreciation for the history and traditions of Galena
- · Foster civic pride in the beauty and contributions of the past
- Preserve and protect Galena's unique identity, heritage, and historic structures
- · Encourage adherence to architectural standards that reflect and complement the historic styles present
- Promote the use, reuse, and preservation of historic sites and structures for the economic, cultural, and aesthetic benefit of its residents
- Strive to achieve compatibility of any and all new construction or any and all modifications of existing structures with the historic architectural character of the village
- Encourage the continued success of Old Towne by averting demolition by neglect and purposeful demolition without just cause by seeking alternatives to demolition
- · Encourage development of vacant properties located in Old Towne in accordance with the historic character of the area

# 3 ANNEXATION & ECONOMIC DEVELOPMENT ELEMENT



# 311 HISTORICAL PERIODS OF VILLAGE GROWTH

1809 - 1923

#### **Establishment**

Galena was founded in 1809 and incorporated in 1923, with a land area of 259 acres at initial incorporation.

1984 - 1989

#### **Slow Growth**

Between 1984 and 1989, Galena annexed small parcels of land (1.93 acres in 1984 and 47.34 acres in 1989), bringing the total area to 427.58 acres by the end of the decade.

2002 - 2008

## **Major Expansion**

Galena saw its largest growth period in the 2000s. In 2002 alone, the village annexed a total of 227.47 acres (119.81, 87.68, and 19.98 acres), pushing its total land area to 676.76 acres by the end of 2002.

Significant annexations continued in 2006, with 61.87 acres added that year, followed by 266.36 acres in 2007, including the village's single largest annexation of 196.98 acres that year. By 2007, Galena's area had expanded to 1004.99 acres.

In 2008, Galena annexed an additional 80.48 acres, bringing the total area to 1085.47 acres by the end of the decade. This period marks the peak of Galena's expansion.

2020 - 2021

#### **Plateaued Growth**

Minor annexations in 2020 and 2021 (8.90 and 6.07 acres, respectively) suggest that the Village's land acquisition had largely plateaued, with the total area reaching 1165.32 acres by 2021.

1809 - 1923

#### Slight Expansion

Galena was founded in 1809 and incorporated in 1923, with a land area of 259 acres at initial incorporation.

1994 - 1997

#### **Incremental Growth**

The Village continued to grow incrementally in the 1990s, with annexations of 4.93 acres in 1994 and 16.79 acres in 1997, leading to a total area of 449.30 acres by 1997.

2017 - 2021

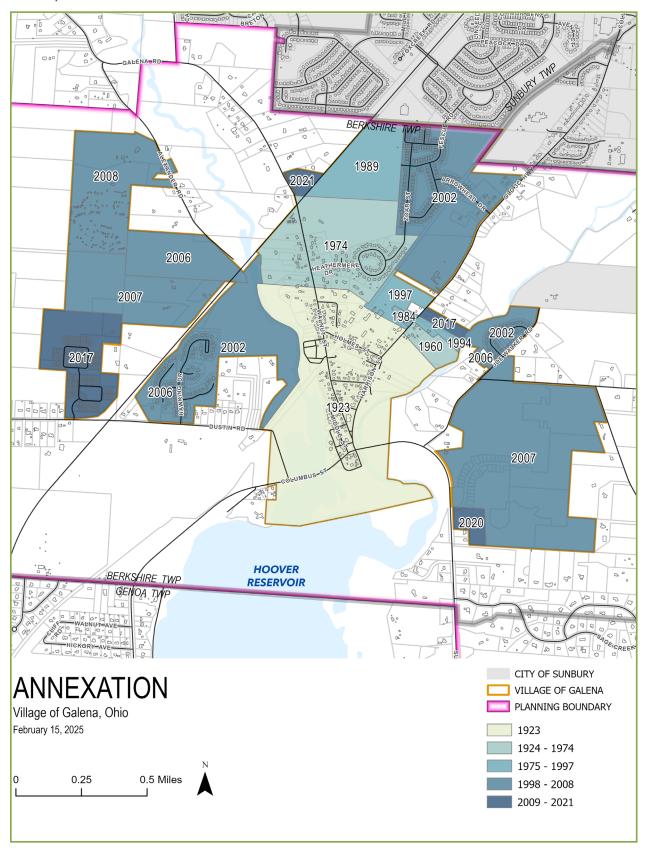
#### **Recent Stabilization**

From 2017 onwards, the village's growth slowed significantly. A small annexation of 5.30 acres was made in 2017, followed by a larger one of 59.58 acres, bringing the total area to 1150.35 acres.

FIGURE 1 | Village Size in Area



## MAP 23 | Historical Annexations



# 3.2 COMMERCIAL TAX BASE

For communities like the Village of Galena, which rely heavily on income tax revenues to fund general government operations and capital improvements, strategically growing the commercial tax base is essential for long-term fiscal health and sustainability. A strong commercial tax base diversifies revenue streams, reducing the village's reliance on residential taxpayers and creating greater financial stability, particularly during economic downturns or population changes. Businesses often provide a more consistent source of income tax revenue compared to individuals, as they are less likely to relocate and contribute through both payroll and property taxes. Additionally, increased commercial revenue helps fund critical capital improvements, such as road repairs, utility upgrades, and public facilities, without placing an undue financial burden on residents.

Expanding the commercial sector also supports local amenities and services, such as parks, trails, public safety, and community events, which enhance Galena's quality of life and attractiveness. A vibrant commercial environment creates local job opportunities, reducing the need for residents to commute elsewhere and keeping more economic activity within the village. This minimizes economic leakage and generates additional sales tax revenue. Strategically planned commercial development is also cost-efficient, as it typically generates more tax revenue per acre while requiring fewer public services than residential areas, improving the cost-to-revenue ratio. Furthermore, a thriving commercial sector can attract new investments, encouraging redevelopment and reuse of underutilized properties and fostering a cycle of economic growth. For Galena, strategically growing the commercial tax base ensures the community can sustain its small-town charm while supporting sustainable development and maintaining a high quality of life for residents.

# IMPORTANCE OF INCOME TAX

As mentioned in Section 3.2, the Village relies heavily on income tax to fund village operations and capital improvements. Income tax may be collected through traditional mechanisms such as annexation of land. However, other taxing mechanisms exist that do not require annexation. Joint Economic Development Districts (JEDD) and New Community Authorities (NCA) offer varying ways of collecting taxes to provide services to a growing community.

In Ohio, income tax, Joint Economic Development Districts (JEDDs), and New Community Authorities (NCAs) serve distinct purposes in financing public services and fostering economic development.

INCOME TAX Income tax is levied by municipalities on individuals' earnings and businesses' net profits within their jurisdiction. This tax directly supports local services like public safety, infrastructure maintenance, and recreation programs.

**JEDDS** 

JEDDs, authorized under Ohio Revised Code Chapter 715, allow townships and municipalities to collaborate to promote economic development in areas where annexation is undesirable. Through JEDDs, participating jurisdictions share income tax revenue generated within the district, often using it to fund infrastructure and services that attract businesses.

NCAS

In contrast, NCAs, established under Ohio Revised Code Chapter 349, are special-purpose authorities created to manage and finance large-scale developments such as planned residential or mixed-use communities. NCAs impose charges or assessments, which can include income and property surcharges, on the residents or businesses within their boundaries. These revenues finance community improvements like roads, utilities, and recreational facilities, reducing the burden on existing local governments. Together, these mechanisms provide Ohio communities with tailored tools for funding and managing growth.

# 3.4 ANNEXATION

In Ohio, annexations are initiated under the processes outlined in Ohio Revised Code Chapter 709, with the goal of transferring land from a township to an adjacent municipality. Property owners or developers typically initiate annexation to gain access to municipal services such as water, sewer, and police protection or to promote economic development.

# 3.5 FLOOR AREA RATIO (FAR)

A "floor area ratio" refers to the ratio of a building's total floor area (gross floor area) divided by the size of the land parcel it sits on, essentially measuring how much building space is present relative to the available land area; it is commonly abbreviated as "FAR" (Floor Area Ratio) and is used in zoning regulations to control development density.

#### KEY POINTS ABOUT RETAIL FLOOR AREA RATIO -

#### Calculation

FAR = Gross Floor Area / Land Parcel Area

#### Interpretation

A higher FAR indicates a larger building footprint on a given land area, meaning more retail space can be built on a smaller plot.

#### **Zoning Implications**

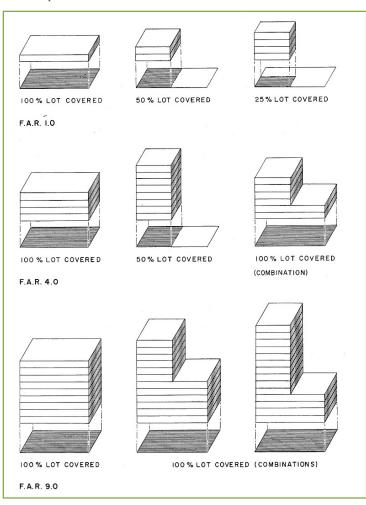
Galena zoning should set a maximum FARs for different retail and commercial zones, limiting the amount of building space allowed on a particular property.

#### Example

If a retail building has a gross floor area of 20,000 square feet and sits on a 5,000 square foot lot, its FAR would be 4(20,000/5,000).

Image 6 is meant as a visual reference to describe FAR and should not be construed to allow higher FAR than allowed in this Ordinance.

## IMAGE 6 | FLOOR AREA RATIO EXAMPLE



# 3.6 GROWTH NODES

A growth node is a specific area within a community or region that is identified as a focal point for future development and concentrated growth. These nodes are often strategically located to maximize infrastructure, encourage economic development, and manage urban expansion in an organized, sustainable manner. Growth nodes typically exhibit key characteristics such as proximity to transportation corridors, available utilities, and opportunities for mixed-use development.

Identifying growth nodes is crucial for preserving a community's rural, small-town character while accommodating necessary growth. By concentrating new development in specific, well-planned areas, growth nodes help prevent sprawl, protect open space, and maintain the unique identity of the surrounding community. This focused approach allows the rest of the town to remain largely unchanged, preserving its rural charm and quality of life.

The Galena Growth Strategy identifies specific locations within and around the Village for focused development to guide future growth in an organized and sustainable way. These growth nodes are selected based on their potential to accommodate growth, improve infrastructure, promote economic development, or protect key community assets such as natural resources or historical landmarks.

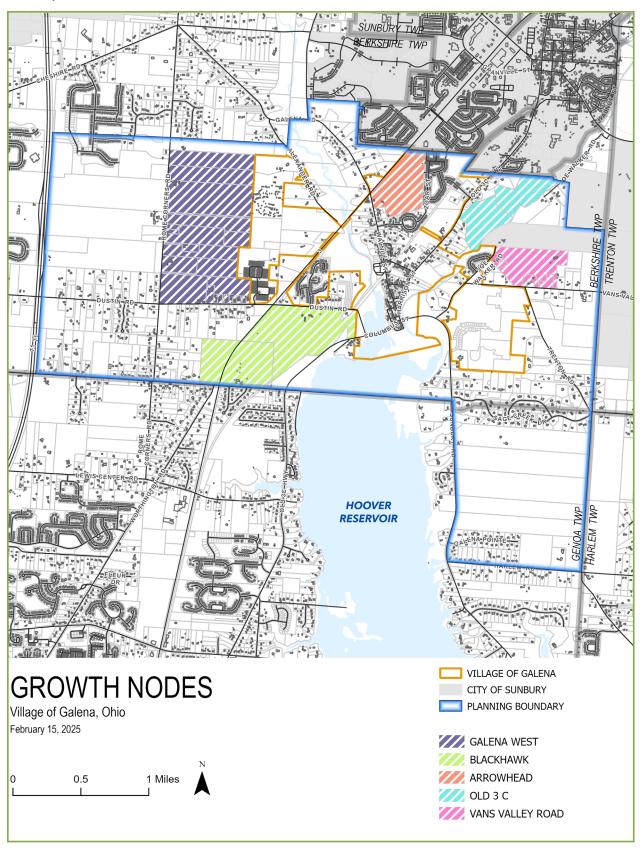
Factors that were used to determine these growth nodes include Zoning Commission input, infrastructure availability such as water, sewer and roads, discussion with Village leadership and generally accepted planning principles.

By identifying growth nodes, Galena can effectively manage land use, direct capital investments, and balance residential, commercial, and recreational development with environmental and cultural preservation. These areas focus on enhancing the local economy, supporting housing demand, improving infrastructure capacity, and maintaining the overall quality of life. Galena's growth nodes help ensure that development aligns with long-term community goals, prevents overburdening existing systems, and fosters sustainable, balanced growth.

Identifying these growth priority areas is crucial for managing development in a way that aligns with Galena's long-term vision, ensures efficient use of land and resources, and balances growth with the preservation of Galena's unique character. It helps guide decision-making for zoning, infrastructure investment, and economic development initiatives.

NODE	ACTION & LAND USE
Galena West	Annexation with Mixed Use
Blackhawk	Annexation with Mixed Use
Arrowhead	Mixed Use
Old 3 C	Annexation and Parkland
Vans Valley Road	Annexation and Parkland

## MAP 24 | Growth Nodes



## **GALENA WEST**

#### **Narrative**

This area lies outside of but immediately adjacent to the Village in Berkshire Township. The area is made of large, undeveloped tracts of land. Using Rome Corners Road, this area has convenient access to the proposed Sunbury Parkway that will connect I-71 to the City of Sunbury through Berkshire Township.

#### Size

447 acres.

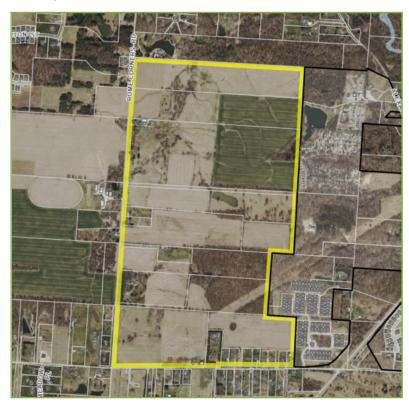
#### **Future Land Use**

Given the large tracts of land this area could be utilized for future development of retail, mixed use or light employment with emphasis on utilizing building design standards and open space requirements to maintain and promote a rural aesthetic of the buildings.

#### **Density**

Retail/commercial/light employment uses should be developed at no more than .75 FAR. Varying residential uses, including missing middle housing, can be incorporated into mixed use developments.

#### IMAGE 7 | Galena West Node



Typical suburban apartments should be utilized on the second floor of mixed-use developments where retail or commercial is utilized on the first floor. Single family residential should be utilized on less than 50 percent of the area with density of no more than 1unit/.3 acre.

#### Infrastructure Needs

Any development must address transportation infrastructure along Rome Corners Road such as dedicated right hand deceleration lanes or left hand turn lanes, widening and access management plan, improvement of Rome Corner Road and Dustin Road intersection, and pedestrian connectivity to the Village's existing trail and sidewalk network.

As development within this node, developers and the Village should work collectively to provide active streets that prioritize non-motorized traffic as well as typical single use car trips. To achieve this goal, improvements to Dustin Road and Rome Corners Road should include sidewalk (one side), multi use path (one side), street trees and planted shoulders to provide space between pedestrians and vehicular traffic. The image below shows Dustin Road with a 60' right of way.

Rome Corners Road should include the same improvements as Dustin Road with the addition of a center turn lane. This will increase right of way to 80'.

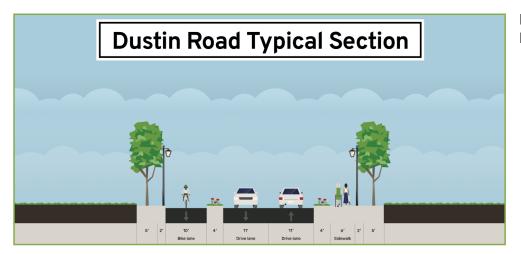


IMAGE 8

Dustin Rd. Concept Design

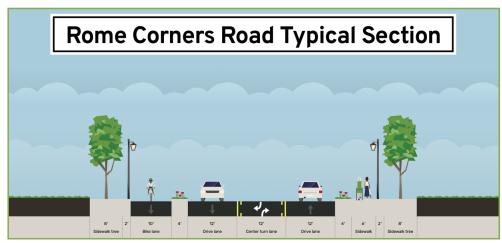


IMAGE 9 Rome Corners Rd. Concept Design

IMAGE 10 | Type Traffic Circle Example



As improvements are considered for the intersection at Rome Corners Road and Dustin Road, the Village should evaluate the benefits of using a traffic circle (roundabout) to handle increased traffic.

At traditional intersections with stop signs or traffic signals, some of the most common types of crashes are right-angle, left-turn, and head-on collisions. These types of collisions can be severe because vehicles may be traveling through the intersection at high speeds. With roundabouts, these types of potentially serious crashes are essentially eliminated because vehicles travel in the same direction and at low speeds.

The vehicle-to-vehicle conflicts that do occur at roundabouts generally involve a vehicle merging into the circular roadway. In the case of multi-lane roundabouts, conflicts may also occur as vehicles exit.

<sup>&</sup>lt;sup>4</sup> Source: Insurance Institute for Highway Safety Source Image 10: lincoln.ne.gov/roundabout

## **BLACKHAWK**

#### **Narrative**

The Blackhawk Golf Club property permanently closed in December 2020. This area includes the Golf Club and open lands (Wilson Farm) immediately surrounding the Club. This node immediately adjacent to the Village allowing for immediate annexation to the Village. The Village should only provide municipal services if the property is annexed into the Village.

#### Size

267 acres.

#### **Future Land Use**

Mixed use with emphasis on utilizing building design standards and open space requirements to maintain and promote a rural aesthetic of the development.

#### **Density**

Retail/commercial uses should be developed at no more than .75 FAR. Varying non single-family residential uses, including missing middle housing, can be incorporated into mixed use developments at 3 DU/AC to 9 DU/AC. Typical suburban apartments should

#### IMAGE 11 | Blackhawk Node



be utilized on the second floor of mixed-use developments where retail or commercial is utilized on the first floor. Single family residential should be utilized on less than 50 percent of the area with density of no more than 2.5 DU/AC.

#### **Infrastructure Needs**

Water and sewer infrastructure is needed to serve the site. Utilizing Columbus Road to connect pedestrian access to the downtown area of the Village should be a priority. Dustin Road and the intersection with SR 3 must be further evaluated to ensure the safe and effective movement of vehicles. Multiple access points to the development must be included to prevent overloading of vehicles upon one road.

#### SR 3 / DUSTIN ROAD INTERSECTION

When development necessitates improvements to the SR 3/Dustin Road intersection, the Village, Ohio Department of Development and developer should evaluate vehicular, pedestrian and bicycle activity. Failure to do so may result in east-west connectivity of the village becoming severed.

#### Clarity -

To improve intersection design and ensure clarity and safety for all users, several guiding principles can be applied. Clarity is essential in creating intersections that are intuitive and safe. Complex intersections should be broken into smaller, more manageable segments by bending streets to meet at right angles whenever possible. This simplifies navigation and enhances visibility. Maintaining clear sight lines and view corridors helps with wayfinding, while aligning stop lines perpendicularly to travel lanes improves clarity and ensures better visibility for both drivers and pedestrians. Turn lanes should also be mirrored with curb extensions and medians to create a more predictable and organized traffic flow.

#### Compactness -

Compactness is another critical element in effective intersection design. Reducing intersection size through curb extensions and medians not only minimizes the space vehicles must cross but also slows vehicle turning speeds, improving safety for pedestrians. Realigning streets and incorporating tight curb radii help calm traffic and create more manageable intersections.

#### Space for Pedestrians & Bicyclists –

To support a multi-modal approach, it is vital to prioritize space for pedestrians and bicyclists. Narrow sidewalks should be widened, and cycle tracks added where possible. Crosswalks should be realigned to match pedestrian desire lines, making it easier and safer for people to cross at natural points of travel.

#### Conflict Resolution Strategies -

Conflict resolution strategies can be applied to reduce potential hazards. Vehicle turns should be restricted at acute-angled intersections with low traffic volumes, and median tips should be added at crosswalks to improve pedestrian safety. Consolidating driveways for properties with multiple access points further reduces conflict points. Closing unnecessary median openings also helps streamline intersection operations and reduce confusion for drivers.

#### Right-Sizing -

Right-sizing is important when traffic data shows excess capacity. In such cases, reducing the number of lanes, consolidating turn lanes, and eliminating slip lanes can significantly improve safety and free up space for medians, bicycle lanes, and wider sidewalks. This redistribution of space supports more balanced, multi-modal transportation.

#### **Public Space Enhancements -**

Finally, public space enhancements can transform intersections into valuable community spaces. Excess asphalt from reconfigurations can be repurposed into public plazas using low-cost, interim materials until full reconstruction is possible. Intersection design should be approached holistically, integrating it with surrounding buildings, public plazas, and the overall pedestrian realm. This creates a seamless, cohesive public space that enhances the area's usability and character, benefiting all users and fostering a stronger sense of place.



#### **CROSSWALKS**

Any time crosswalks are needed, proper design is essential to their effectiveness in helping to protect users. In general, it is recommended that Rectangular Rapid Flashing Beacons (RRFBs) be installed at key pedestrian crossings, particularly at mid-block locations or unsignalized intersections with moderate to high vehicle traffic. These systems significantly enhance pedestrian safety by improving driver awareness and increasing yielding rates. The combination of clear crosswalk markings, pedestrian and bicycle warning signs, and bright, strobe-like flashing beacons ensures maximum visibility. Solar-powered and push-button activated, RRFBs are also cost-effective and energy-efficient, making them an ideal solution for areas without electrical infrastructure. Implementing these systems in strategic locations can help reduce pedestrian-related accidents and promote safer, more walkable communities.

#### IMAGE 12 | Crosswalk Concept



Source: https://tti.tamu.edu/researcher/new-rapid-flashing-beacon-shows-great-promise-in-improving-pedestrian-safety/

#### ARROWHEAD

#### **Narrative**

Lying within the Village, Arrowhead Lakes Golf Club (9 hole course) is located at the intersection of SR 3 and Walnut Street in northwest Galena. The property has been subject to housing development proposals over the past decade. In November 2024, a new proposal was presented to the Village Zoning Commission and the public in attendance.

#### Size

78 acres.

#### **Future Land Use**

Mixed use is appropriate for this node. As shown in the concept plan below (Image 1), retail, office, medical, townhome, patio home and single-family dwellings are proposed in addition to open space and trail network. The property is proposed to be utilized in the following manner:

Subarea A: Office/Commercial - 18.74% Village Green/Gathering Area - 1.91% Subarea D: Townhome - 10.53% Subarea E: Patio Home - 22.84% Subarea F: Single-Family - 49.16%

#### IMAGE 13 | Arrowhead Node



#### Density

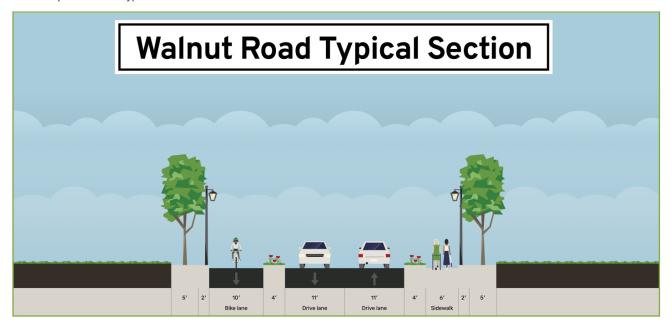
Subarea D: Townhome - 9.7 dwelling units/acre (DU/AC)

Subarea E: Patio Home - 2.68 DU/AC Subarea F: Single-Family - 2.51 DU/AC

#### Infrastructure Needs

The intersection of SR 3 and Walnut Road must be analyzed to ensure safe and effective movement of vehicles. Maintaining secondary access to the adjacent neighborhood is important for emergency access as well as another way for access to the proposed development. It is very important to ensure pedestrian connectivity from the proposed development to adjoining neighborhoods and the Village in general. The connectivity should be accomplished during the redevelopment of Arrowhead. The typical section noted in Image 14 should be considered a concept and must be thoroughly designed by a professional engineer.

#### IMAGE 14 | Walnut Road Typical Section



#### IMAGE 15 | Arrowhead Concept Plan



Source: Romanelli & Hughes

#### **OLD 3 C** -

#### **Narrative**

Located between Old 3 C Road and Big Walnut Creek, this area is adjacent to the Village. The property is located within FEMA flood zone and is traversed east/west by power lines.

#### Size

100 acres.

#### **Future Land Use**

This node should be considered for future permanent passive open space or limited active recreational opportunities.

#### Density

Density thresholds are not appropriate.

#### Infrastructure Needs

Limited construction should take place due to FEMA flood zone. A connection to Walnut Creek open space across the Big Walnut Creek would connect existing open space creating a cohesive open space network. In addition to infrastructure, acquiring the property for recreational purposes must be executed.

#### IMAGE 16 | Old 3 C & Vans Valley Road Node



#### **VANS VALLEY ROAD -**

#### **Narrative**

This node is a unique property that has inland lakes/ponds spread throughout the property. It is located adjacent to Walnut Creek neighborhood and within a short distance to Old 3 C node providing recreational opportunities for the Village and region if acquired.

#### Size

82 acres.

#### **Future Land Use**

This node should be considered for future permanent passive open space or limited active recreational opportunities.

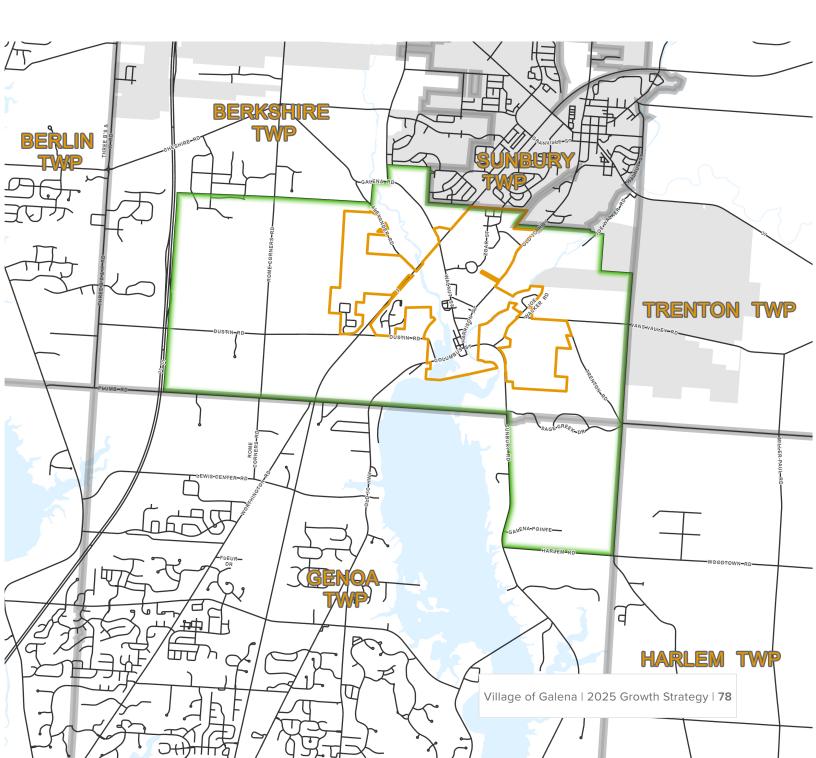
#### Density

Density thresholds are not appropriate.

#### Infrastructure Needs

Limited construction should take place due existing lakes/ponds on site and risk for degradation. A connection to Walnut Creek open space across Joe Walker Road (dead end) would connect existing open space creating a cohesive open space network. In addition to infrastructure, acquiring the property for recreational purposes must be executed.

# PARTNERSHIP EVALUATION



## 4.1 NEIGHBORING OPPORTUNITIES

#### 4.1.1 BERKSHIRE TOWNSHIP





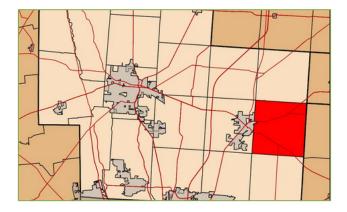
Berkshire Township and the Village of Galena share a close spatial relationship within Delaware County, Ohio, reflecting both historical and contemporary ties. Galena is located centrally within the southern portion of Berkshire Township. This adjacency creates opportunities for coordinated planning, particularly along major corridors such as the I-71 and Rome Corners Road which serves as a gateway to both areas. The township's expansive land area surrounds Galena, enabling collaborative efforts to shape growth and infrastructure development while maintaining their distinct identities.

#### **OPPORTUNITY**

Discuss a Joint Economic Development District with the Township Trustees along Rome Corners Road based on acceptable land uses (non-residential or mixed use) by both entities.

#### 4.1.2 TRENTON TOWNSHIP -





Galena's compact, historic village core lies near the southern edge of Trenton Township, a predominantly rural area characterized by agricultural uses and low-density development. The two communities are connected by shared transportation networks and their proximity to regional attractions, such as the Hoover Reservoir. This spatial relationship offers opportunities for collaboration on growth management, preservation of rural character, and enhancements to regional trails and open spaces that benefit both areas.

#### **OPPORTUNITY**

Since the City of Sunbury has expanded their boundary south along the Berkshire/Trenton Township boundary, the Village's opportunities to partner with Trenton Township are limited. However, the Village should regularly keep in contact with the Township to ensure adequate information sharing between each entity.

#### 4.1.3 HARLEM TOWNSHIP —





Harlem Township and the Village of Galena share a neighboring relationship in the southeastern corner of Delaware County, Ohio. While Galena is a small village with a historic and walkable downtown, Harlem Township is a predominantly rural area with expansive open spaces and a low-density residential character. Their proximity provides opportunities for regional collaboration, particularly in managing growth, preserving natural resources, and maintaining connectivity through shared infrastructure and recreational assets.

#### **OPPORTUNITY**

At this time, the Village's Facility Planning Area (FPA) does not include areas within Harlem Township. At such time the FPA is amended to include Harlem Township, discuss a Joint Economic Development District and/or New Community Authority with the Township Trustees along Trenton Road and Miller Paul Road.

#### 4.1.4 GENOA TOWNSHIP —





Genoa Township and the Village of Galena share a close spatial relationship in southern Delaware County with Genoa Township situated directly to the south and west of Galena. The township, known for its suburban residential neighborhoods and proximity to natural amenities like Alum Creek State Park, contrasts with Galena's historic, small-village character. The Hoover Reservoir serves as a prominent shared feature, linking the two communities through recreational opportunities and environmental stewardship. This adjacency creates opportunities for coordinated planning, particularly in managing growth, enhancing connectivity, and preserving the natural and historic resources that define the area.

#### OPPORTUNITY

The bulk of area within Genoa Township is developed into single-family dwellings making annexation realistically difficult. There is vacant land south of the Sage Creek neighborhood that has development potential if desired by the Township. This area could be considered for JEDD or NCA taxing mechanisms if desired by both entities.

# 5 IMPLEMENTATION

To achieve a vision of well-planned, long-term development for the Village of Galena, it is essential to establish clear goals, policies, and action items. Policies serve as general guidelines to assist decision-makers in evaluating future actions, such as assessing the compatibility of a proposed rezoning with the recommendations of the master plan. Specific action items are then developed to implement these policies and advance the Village's goals.



# 5.1 LAND USE & CONSERVATION

### **POLICY**

To promote fiscal sustainability and enhance community well-being, the Village supports mixed-use development as a strategy to diversify the tax base and lessen the tax burden on residents. By fostering mixed-use development, the Village will achieve a more resilient tax base, lessen financial pressures on residents, and create dynamic, thriving neighborhoods.

By integrating residential, commercial, and recreational uses within designated areas, mixed-use developments will:

#### 1. Generate Balanced Tax Revenue

Encouraging a mix of residential, retail, and office uses enhances property values and increases commercial tax contributions, reducing the reliance on residential property taxes.

#### 2. Promote Efficient Land Use

By combining multiple uses in a single development, mixed-use projects optimize land resources, reduce infrastructure costs, and limit urban sprawl.

#### 3. Enhance Economic Opportunities

Providing spaces for businesses, services, and local entrepreneurs within mixed-use developments fosters economic growth, job creation, and local spending.

#### 4. Support Vibrant and Walkable Communities

Mixed-use areas will prioritize pedestrian-friendly design, connectivity, and public spaces, enhancing quality of life while attracting residents, businesses, and visitors.

#### 5. Maximize Infrastructure Investments

Mixed-use projects leverage existing infrastructure, ensuring that roads, utilities, and public facilities serve a broader range of uses efficiently and cost-effectively.

The Village will prioritize policies, zoning regulations, and incentives that encourage mixed-use development, particularly in areas with access to transportation corridors, utilities, and existing community amenities.



#### UPDATE ZONING REGULATIONS

#### · Amend the Zoning Code

Create or refine zoning districts that explicitly allow for mixed-use development (e.g., form-based codes, overlay districts).

#### Allow Flexibility in Uses

Permit residential, commercial, and recreational uses to coexist within the same development or building.

#### · Adjust Density Standards

Implement appropriate density requirements (e.g., minimum residential densities, FAR limits) to support viable mixed-use projects.

#### • Reduce Parking Minimums

Promote shared parking and reduce parking mandates to support compact, walkable designs.

#### > IDENTIFY AND PRIORITIZE KEY DEVELOPMENT AREAS

#### · Target Areas for Development

Focus mixed-use development in locations with existing infrastructure, such as downtown cores, transportation corridors, and underutilized properties and in concurrence with the 2025 Village Growth Strategy growth nodes.

#### · Develop a Redevelopment Plan

Identify opportunities for redevelopment or revitalization of vacant and underutilized parcels.

#### · Utilize Overlay Districts

Utilized existing PMUD overlay districts to encourage mixed-use projects in targeted growth areas.

#### > ENHANCE PEDESTRIAN INFRASTRUCTURE TO SUPPORT MIXED-USES

#### • Improve Transportation Options

Invest in sidewalks, bike lanes, and trail connections to enhance mobility in mixed-use areas.

#### · Create Public Spaces

Develop parks, plazas, and community gathering spaces to complement mixed-use developments.

#### > ENGAGE THE COMMUNITY AND STAKEHOLDERS

#### · Public Outreach

Conduct workshops, visioning sessions, and focus groups to educate residents and gather input on mixed-use goals.

#### · Developer Collaboration

Partner with developers and property owners to encourage and facilitate mixed-use projects.

#### · Stakeholder Partnerships

Collaborate with local businesses and community organizations to identify needs and opportunities.

#### > IMPLEMENT DESIGN STANDARDS FOR QUALITY DEVELOPMENT

#### · Consider Form-Based Codes

Implement design standards to promote pedestrian-scale buildings, cohesive architecture, and high-quality streetscapes.

#### · Encourage Vertical Mixed Use

Promote vertical mixed-use (e.g., ground-floor retail with upper-floor residential or office) to maximize land efficiency.

#### • Integrate Public Spaces

Require green space, plazas, or gathering areas as part of mixed-use projects.

#### Utilize Historical District Zoning

Create a zoning map classification utilizing the Old Towne Historic Overlay District.



# 5.2 ANNEXATION & ECONOMIC DEVELOPMENT

### **POLICY**

The Village adopts a focused annexation policy to guide future expansion into identified growth nodes that align with community goals, infrastructure capacity, and fiscal sustainability. This policy ensures that annexation supports strategic growth while preserving the character of the Village and enhancing the quality of life for current and future residents.

Key principles of the annexation policy include:

#### 1. Targeted Growth Nodes

The Village will prioritize annexation of properties within identified growth areas, such as those:

- · Adjacent to existing municipal boundaries.
- · With direct access to existing infrastructure, including water, sewer, and transportation networks.
- Zoned or planned for uses that align with the Village's comprehensive plan and economic development goals.

#### 2. Efficient Use of Resources

Annexations will be evaluated based on their ability to optimize infrastructure investments, minimize service delivery costs, and support compact and contiguous development.

#### 3. Economic Development Focus

Priority will be given to annexation areas that:

- · Expand the commercial tax base.
- · Support mixed-use developments.
- Encourage redevelopment of underutilized or blighted properties.

#### 4. Community and Environmental Considerations

Annexation areas will be selected to:

- · Preserve agricultural lands, open spaces, and natural resources.
- · Enhance connectivity between neighborhoods, downtown, and recreational areas.
- · Provide opportunities for diverse housing options and promote sustainable development.

#### 5. Stakeholder Engagement and Collaboration

The Village will actively engage property owners, neighboring jurisdictions, and other stakeholders in the annexation process to ensure transparency, collaboration, and alignment with regional goals.

#### 6. Fiscal Responsibility

The fiscal impacts of proposed annexations will be carefully analyzed to ensure they generate long-term benefits for the Village and its residents, including increased revenue, reduced service costs, and enhanced economic vitality.

## **ACTION ITEMS**

- Update the comprehensive plan and zoning regulations to reflect growth nodes.
- Establish clear criteria and procedures for evaluating annexation proposals.
- Coordinate with county agencies and Delaware Regional Planning Commission to ensure alignment with broader growth strategies.
- Develop infrastructure plans, such as capital improvement plan, to support annexed areas efficiently and equitably.
- · Monitor and evaluate annexation outcomes to ensure alignment with the Village's vision and goals.
- Adopt the use of growth management mechanisms such as Joint Economic Development Districts (JEDD),
   Tax Increment Financing (TIF), Cooperative Economic Development Agreement (CEDA) and New Community Authority (NCA).

# 5.3 PARTNERSHIP



The Village is committed to fostering strong partnerships with adjoining townships, municipalities, and county agencies to promote regional cooperation, shared prosperity, and effective governance. This policy ensures that collaborative efforts support mutual goals, enhance resource efficiency, and improve the quality of life for all communities in the region.

Key principles of the policy include:

#### 1. Regional Planning and Coordination

- Work collaboratively with neighboring jurisdictions to align comprehensive plans, zoning regulations, and infrastructure investments.
- Participate in regional planning initiatives that address shared challenges, such as transportation, housing, and environmental preservation.
- · Develop joint strategies to manage growth, preserve open spaces, and protect natural resources.

#### 2. Shared Infrastructure and Services

- Collaborate on infrastructure improvements, including roads, utilities, and public transportation systems, to ensure seamless connectivity and cost efficiency.
- Explore shared service agreements for fire protection, law enforcement, emergency management, and other essential services to reduce duplication and enhance service quality.
- Coordinate stormwater and watershed management efforts to address regional environmental challenges effectively.

#### 3. Economic Development Partnerships

- Partner with townships, municipalities, and county economic development agencies to attract businesses, create jobs, and expand the regional tax base.
- · Collaborate on grant applications and funding opportunities that benefit multiple jurisdictions.
- · Promote coordinated marketing efforts to highlight regional assets and attract investment.

#### 4. Conflict Resolution and Communication

- Establish regular communication channels, such as intergovernmental meetings and joint task forces, to address shared concerns and resolve potential conflicts.
- Develop agreements to address issues such as annexation, land use disputes, and boundary adjustments in a manner that respects all parties' interests.
- · Ensure transparency and open dialogue to build trust and foster long-term collaboration.

#### 5. Community and Stakeholder Engagement

- Engage residents and stakeholders from all jurisdictions in regional planning efforts to ensure that decisions reflect diverse perspectives and community priorities.
- Promote regional events, cultural programs, and recreational opportunities that strengthen connections between neighboring communities

#### 6. Support for Countywide Initiatives

- Collaborate with county agencies to support initiatives related to public health, broadband expansion, workforce development, and other countywide priorities.
- Align local policies and investments with regional transportation plans, environmental strategies, and economic development goals.

#### 7. Monitoring and Continuous Improvement

- Establish measurable goals for interjurisdictional collaboration and regularly assess progress.
- Update policies and agreements as needed to reflect changing circumstances, emerging opportunities, and shared priorities.



#### ESTABLISH FORMAL COMMUNICATION CHANNELS

#### Form an Intergovernmental Council

Create a regular meeting schedule with representatives from adjoining townships, municipalities, and county agencies to discuss shared goals and challenges.

#### · Appoint a Liaison

Designate a Village staff member to serve as the primary point of contact for interjurisdictional collaboration.

#### ALIGN PLANNING EFFORTS

#### · Coordinate Comprehensive Plans

Schedule joint planning sessions to align land use, zoning, and development policies with neighboring jurisdictions.

#### · Develop a Regional Growth Strategy

Identify key areas for shared growth opportunities, such as transportation corridors or mixed-use developments.

#### Share Data and Studies

Exchange GIS data, traffic studies, and housing market analyses to inform regional decision-making.

#### > DEVELOP SHARED SERVICE AGREEMENTS

#### Explore Joint Infrastructure Projects

Collaborate on projects like roadway extensions, water and sewer upgrades, and broadband expansion.

#### Investigate Cost-Sharing Opportunities

Identify areas where costs can be shared for services like park maintenance, stormwater management, or recycling programs.

#### > RESOLVE BOUNDARY AND ANNEXATION ISSUES

#### Develop Annexation Agreements

Establish clear terms for boundary adjustments to avoid disputes and ensure cooperative growth.

#### · Identify Joint Development Areas

Designate areas where multiple jurisdictions can share tax revenue and infrastructure costs for development projects.

#### > COLLABORATE ON ECONOMIC DEVELOPMENT

#### · Pursue Regional Grants

Apply for federal, state, or foundation funding for projects benefiting multiple jurisdictions.

#### · Establish Regional Business Incentives

Offer coordinated incentives, such as tax abatements or workforce training, to attract companies to the area.

#### > ENHANCE TRANSPORTATION AND CONNECTIVITY

#### Plan Regional Transportation Networks

Work with neighboring jurisdictions to develop coordinated road, bike path, and transit networks.

#### · Address Traffic Issues Together

Identify high-priority traffic improvements and work collaboratively on solutions.

#### · Coordinate Trail Systems

Link parks, trails, and recreational areas across jurisdictions to enhance connectivity and tourism.

#### 5

#### > ENGAGE RESIDENTS AND STAKEHOLDERS

#### · Host Regional Forums

Organize public meetings and workshops to gather input on interjurisdictional initiatives.

#### · Foster Community Partnerships

Encourage schools, businesses, and nonprofits to support collaborative efforts.

#### > SUPPORT ENVIRONMENTAL AND RESOURCE MANAGEMENT

#### · Joint Watershed Planning

Work with neighboring jurisdictions to protect water quality and manage stormwater runoff.

#### · Preserve Open Spaces

Coordinate efforts to maintain greenbelts, parks, and agricultural lands.

#### • Develop Regional Sustainability Goals

Work toward shared goals like renewable energy adoption, energy efficiency, and waste reduction.

#### > MONITOR AND EVALUATE PROGRESS

#### · Set Performance Metrics

Define measurable goals for collaboration, such as shared service cost savings or project completions.

#### · Publish Annual Reports

Provide updates to stakeholders on the progress of interjurisdictional initiatives.

#### Update Policies

Regularly review and refine collaboration policies based on outcomes and feedback.

