

Delaware County Plans for the Future

APA Ohio Conference
September 28, 2023



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Scott Sanders

AICP
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Regional Sewer District



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Economic Development

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Introduction to the County

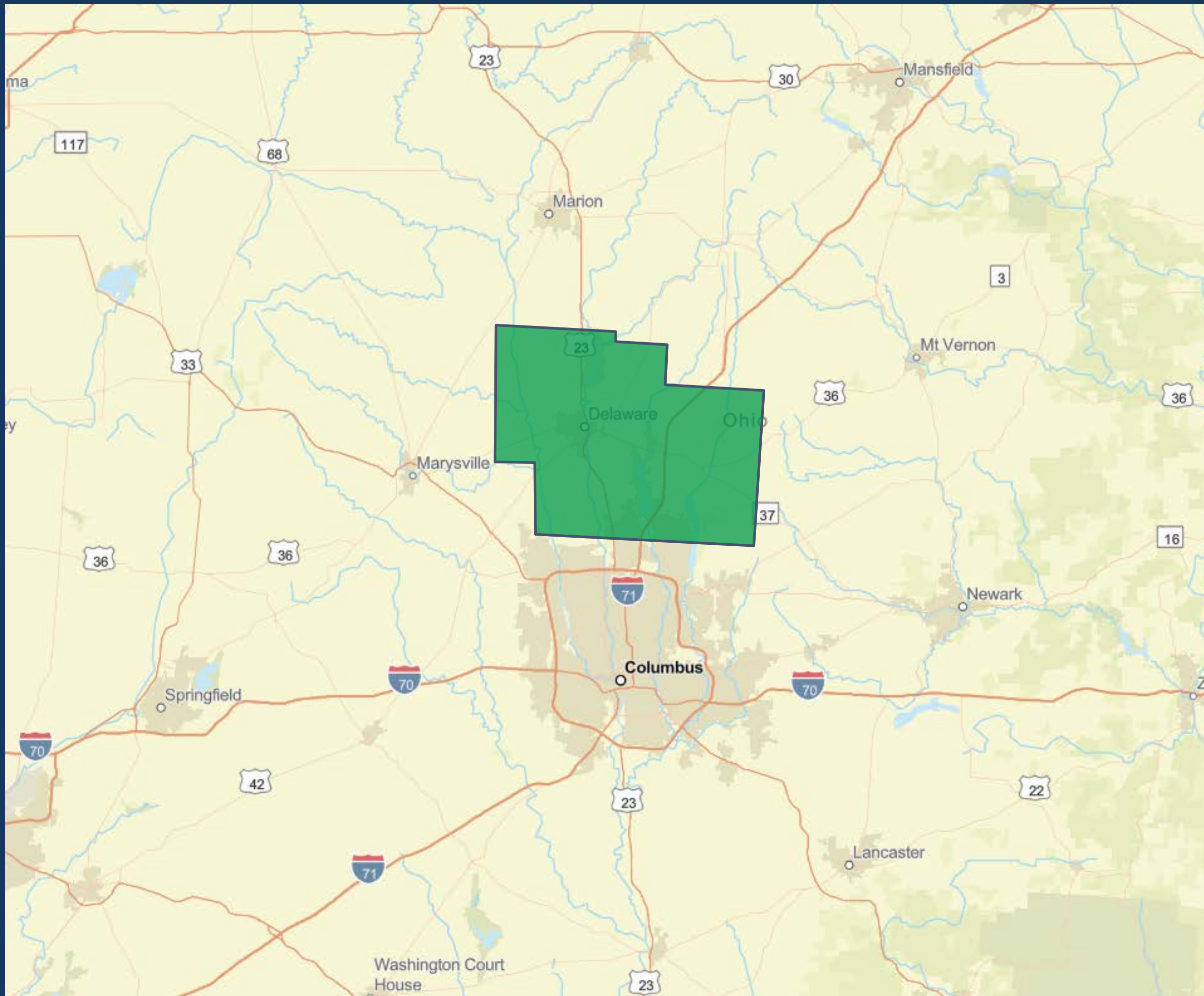
Sanitary Sewer System Review
and Future Growth

Economic Development

Current Major Development
Projects

Delaware County

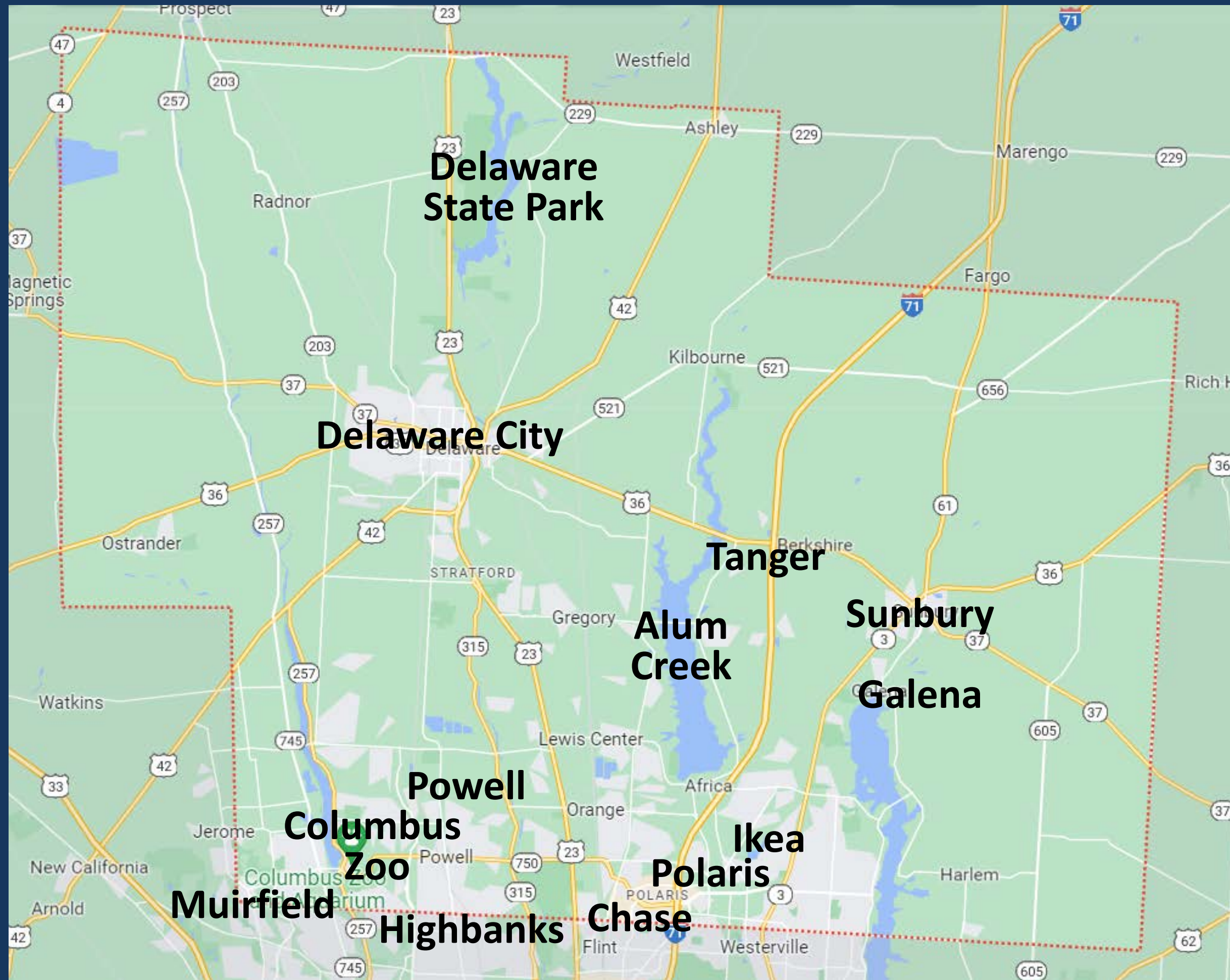
Where are we?



DELAWARE
COUNTY *Ohio*

Delaware County

What is here?



DELAWARE
COUNTY *Ohio*



#1

Best County to Live in Ohio
by Niche.com

Delaware County

By the Numbers



\$126,348

Mean household income
#1 in Ohio, #9 in the U.S.



81.2%

Home ownership rate
#1 in Ohio



57.4%

Percentage of residents with a
bachelors degree
#1 in Ohio



#1

Healthiest county in Ohio,
#9 in the U.S.



3.5%

Unemployment rate
#2 lowest in Ohio



89.6%

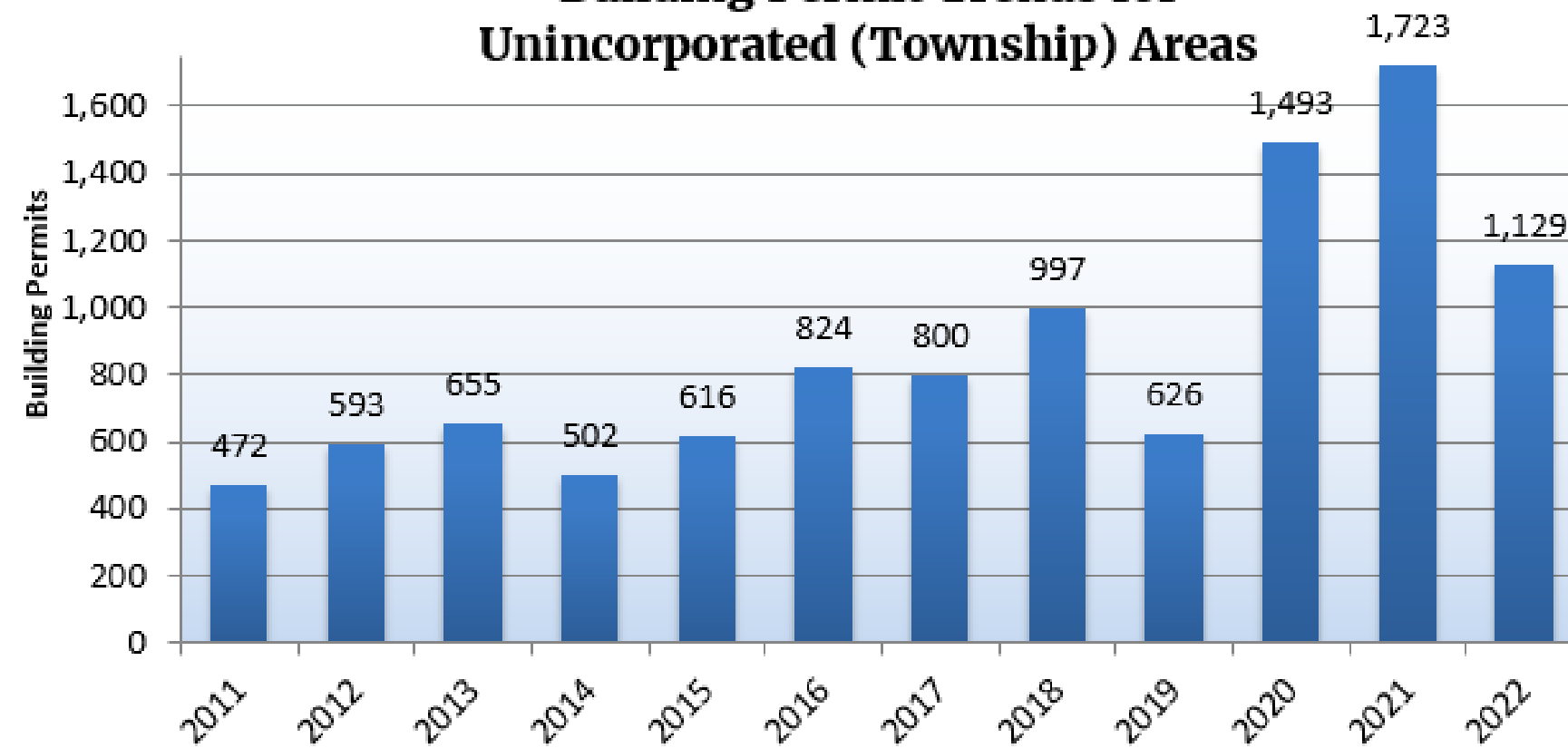
Percentage of residents who donate to
charities, #1 in Ohio



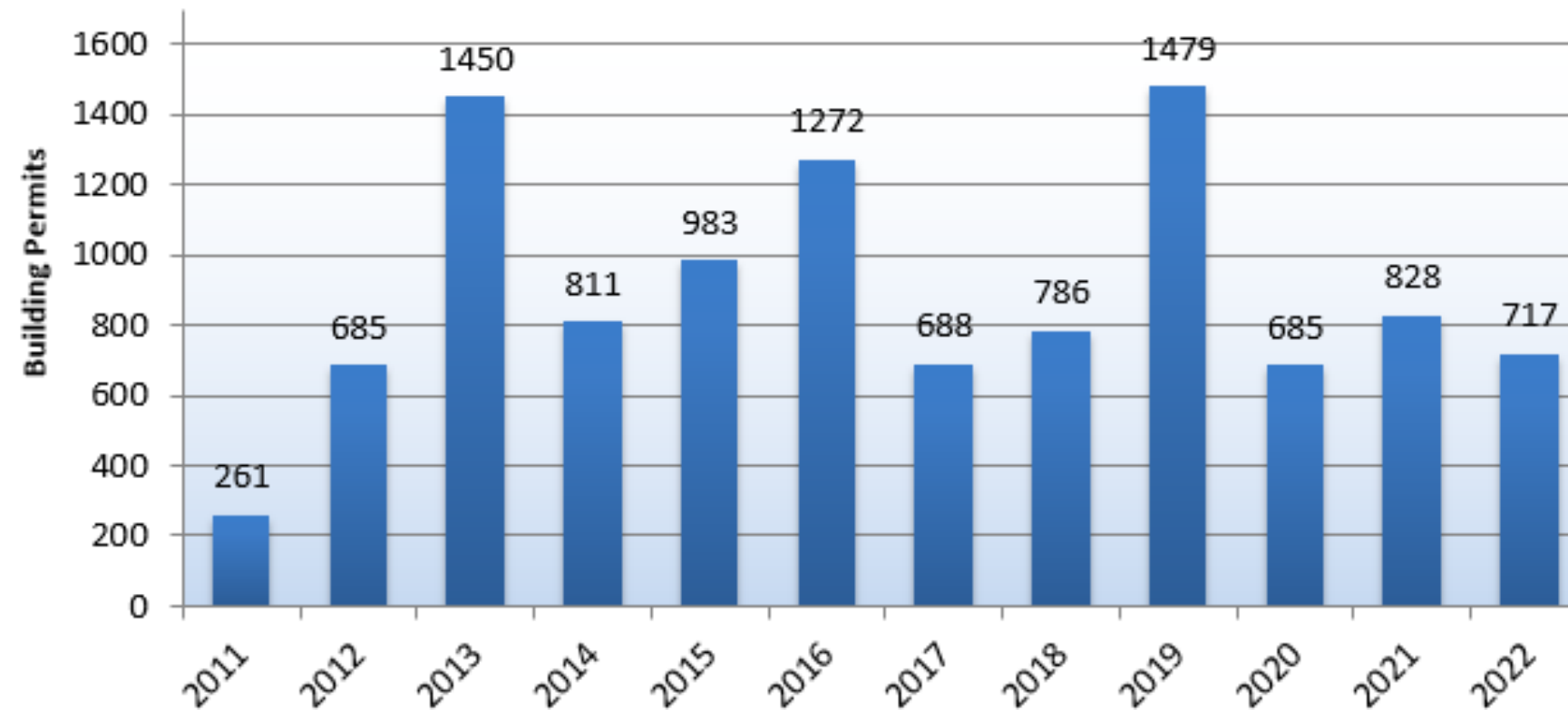
DELAWARE
COUNTY *Ohio*

Delaware County Building Permits

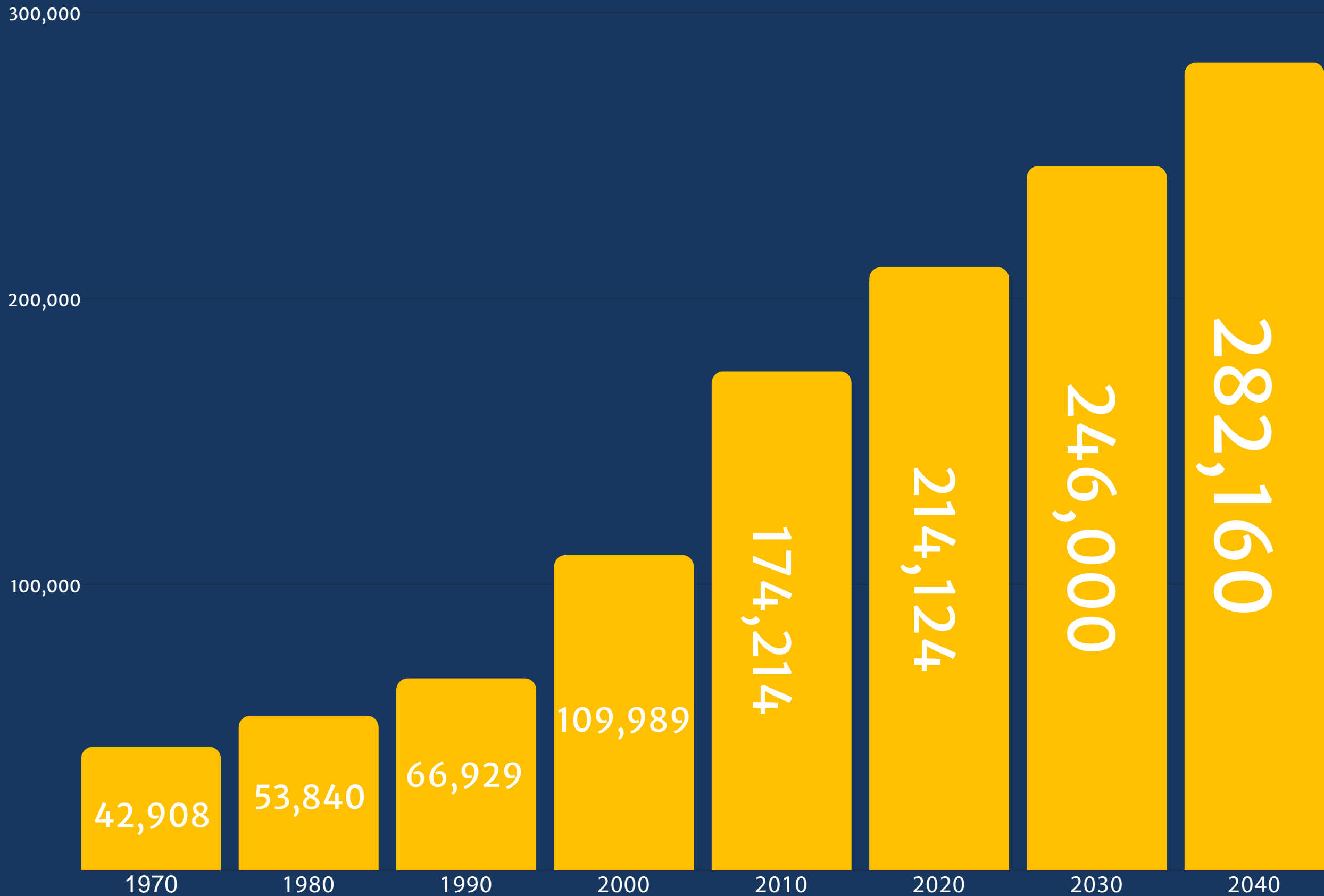
Building Permit Trends for Unincorporated (Township) Areas



Building Permit Trends for Municipalities



DELAWARE
COUNTY *Ohio*



Delaware County Population Growth

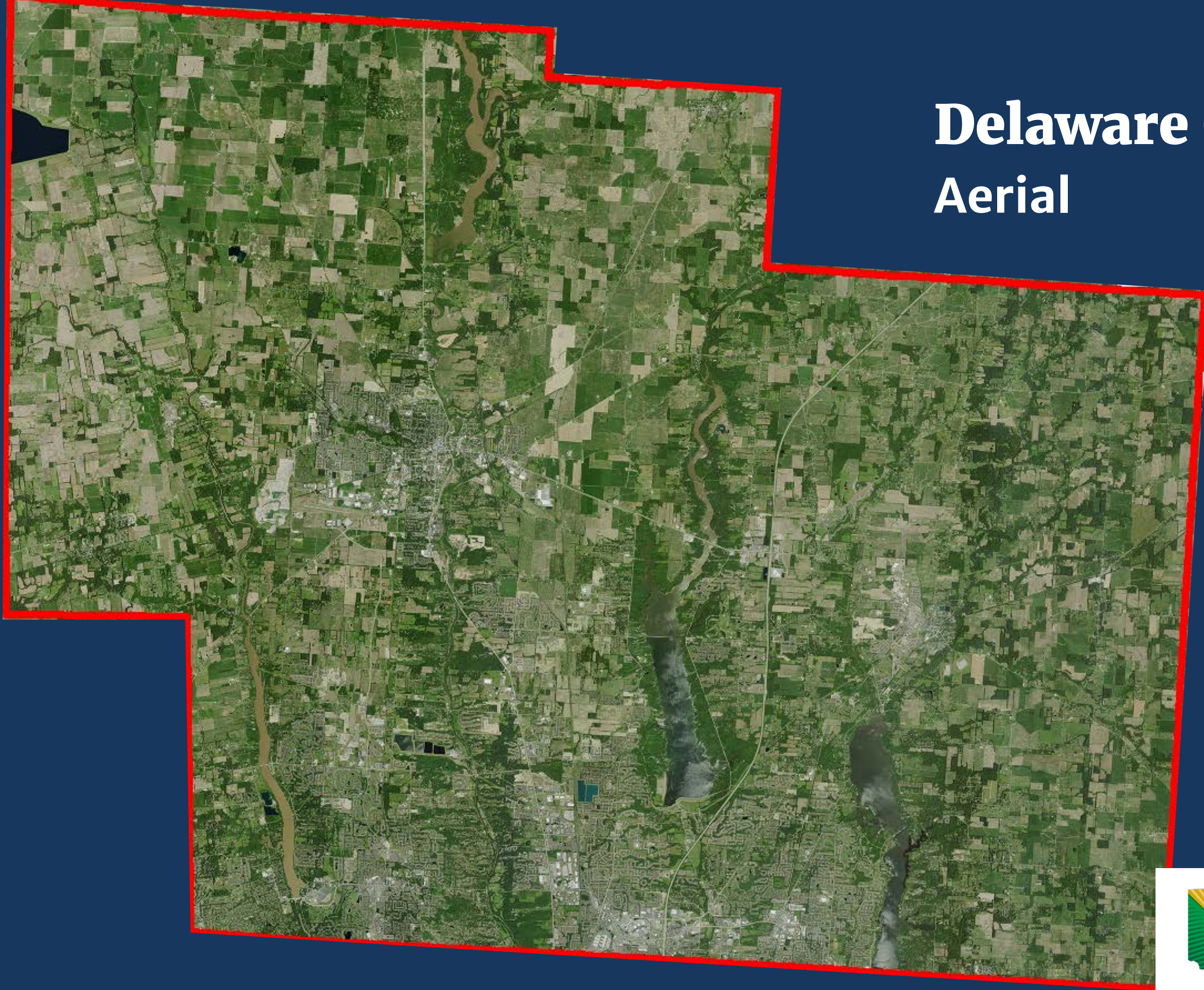
23% increase
from 2010–'20

14% projected 2020–'30

23% of population is
Generation Z, born
between 1999–2016

Median Age 39.6

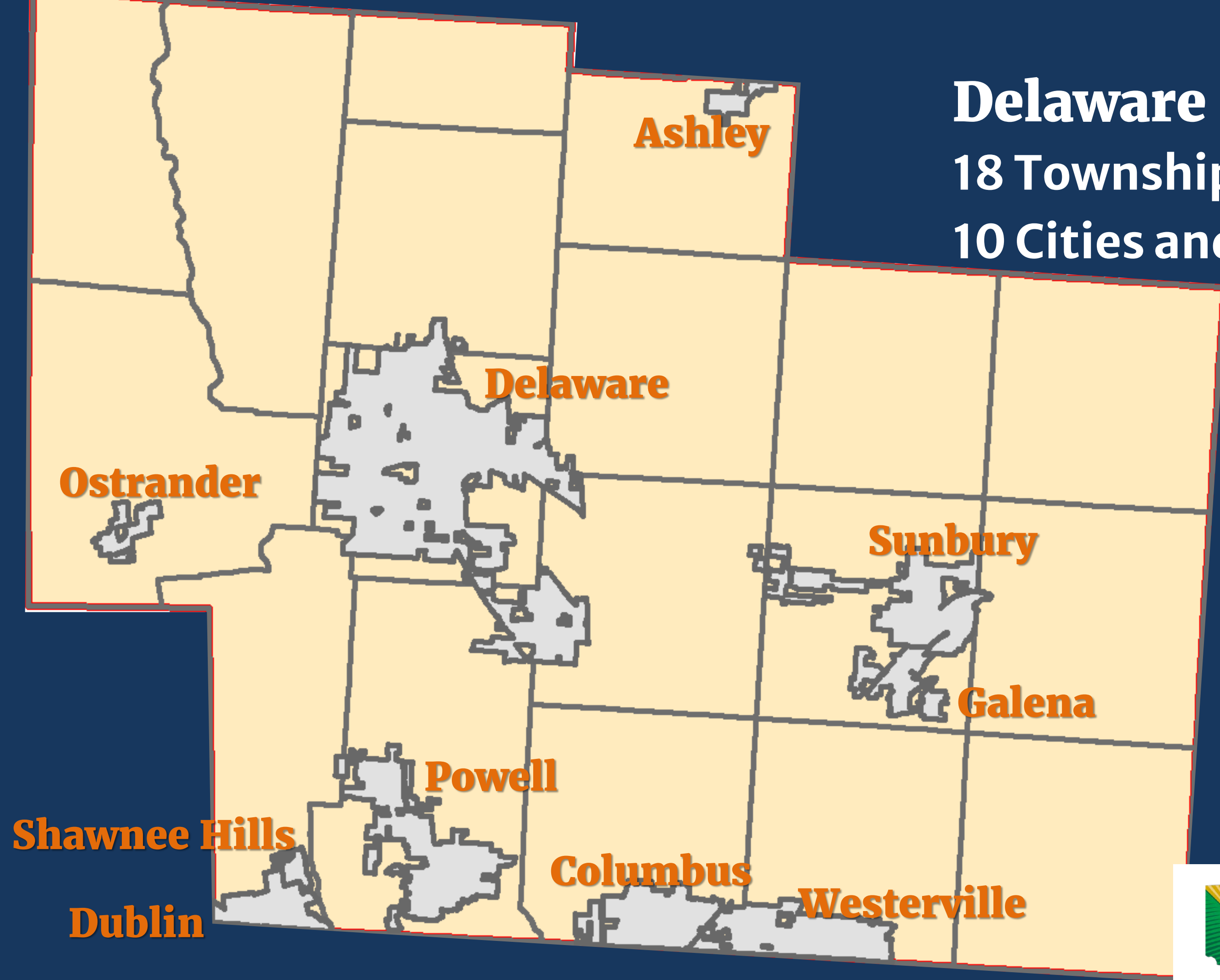
Delaware County Aerial



DELAWARE
COUNTY *Ohio*

Delaware County

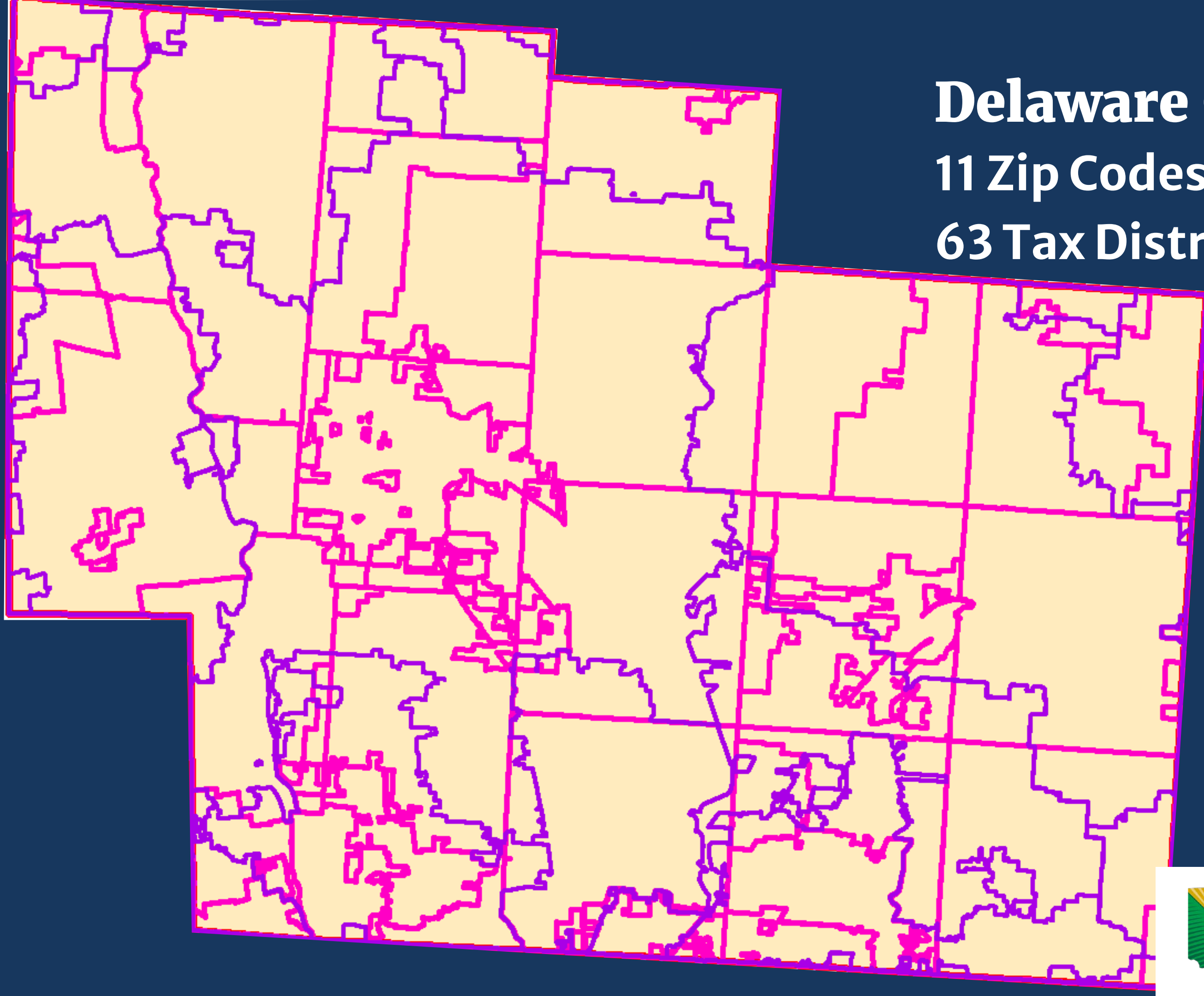
18 Townships
10 Cities and Villages



DELAWARE
COUNTY *Ohio*

Delaware County

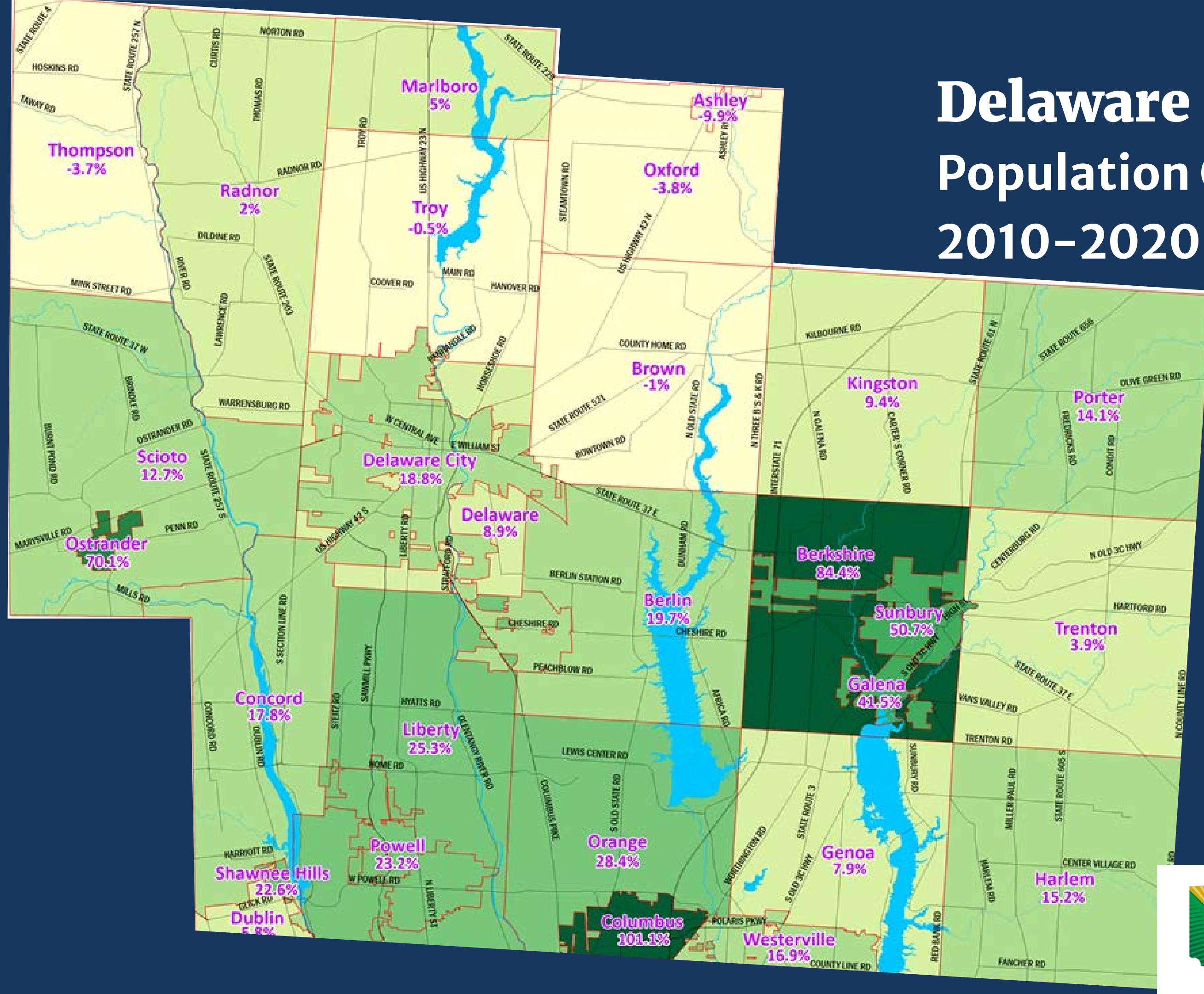
11 Zip Codes
63 Tax Districts



DELAWARE
COUNTY *Ohio*



Delaware County Population Growth 2010–2020



DELAWARE
COUNTY *Ohio*

Delaware County Sanitary Sewer System



Tiffany Maag
Director/Sanitary Engineer
Delaware County
Regional Sewer District



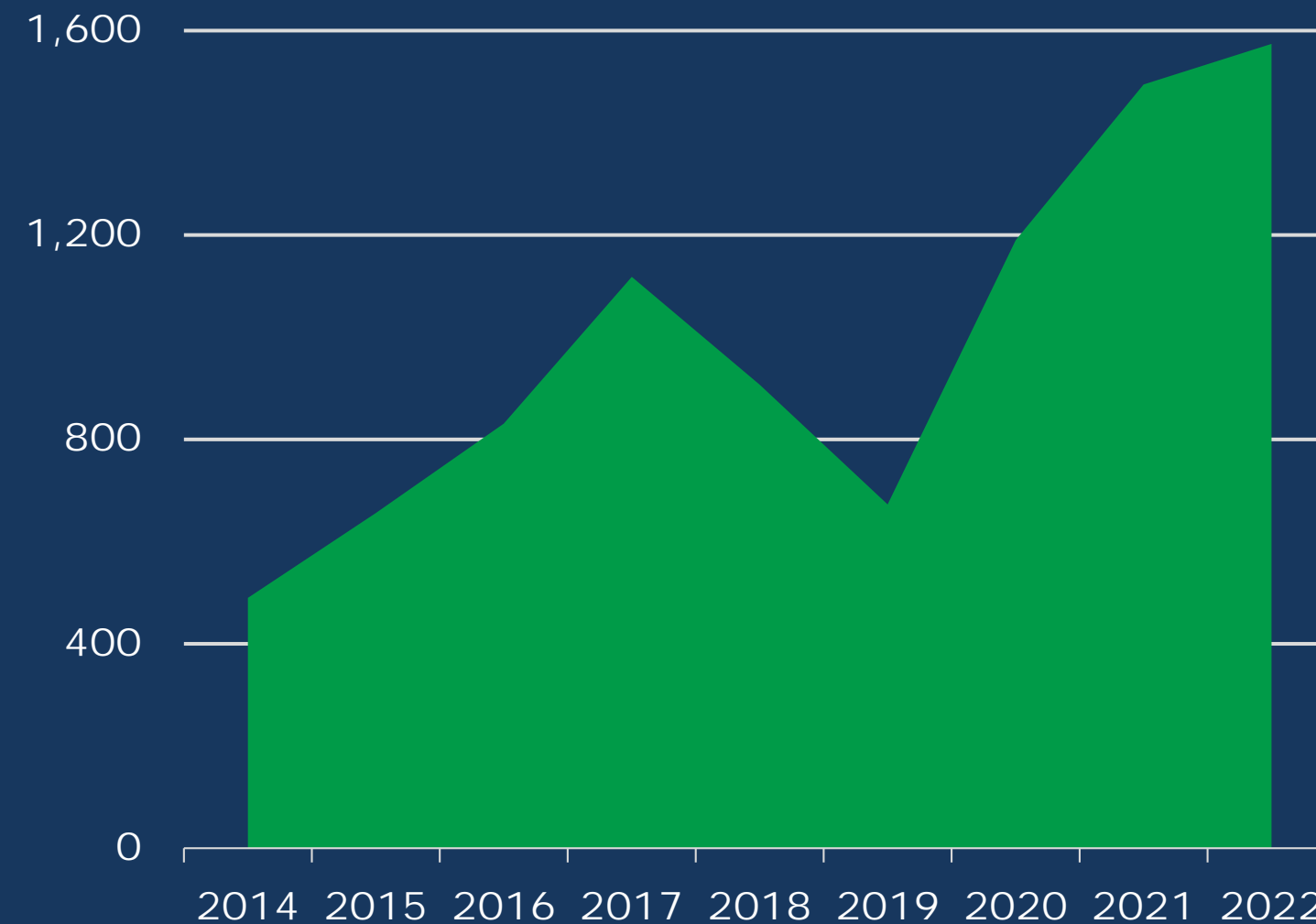
DCRSD Highlights

- 9 Wastewater Treatment Facilities
 - Alum Creek WRF: 10 MGD
 - OECC: 6 MGD
 - Lower Scioto: 1.4 MGD
- 32 Pump Stations
- 550 Miles of Sewer
- 40,000 Users Served = 115,000 Residents



Regional Sewer District Update

Sewer Tap Connections



In 2022, the Regional Sewer District saw the most tap connections since 2005.

25.62%

Increase from 2020 to 2021

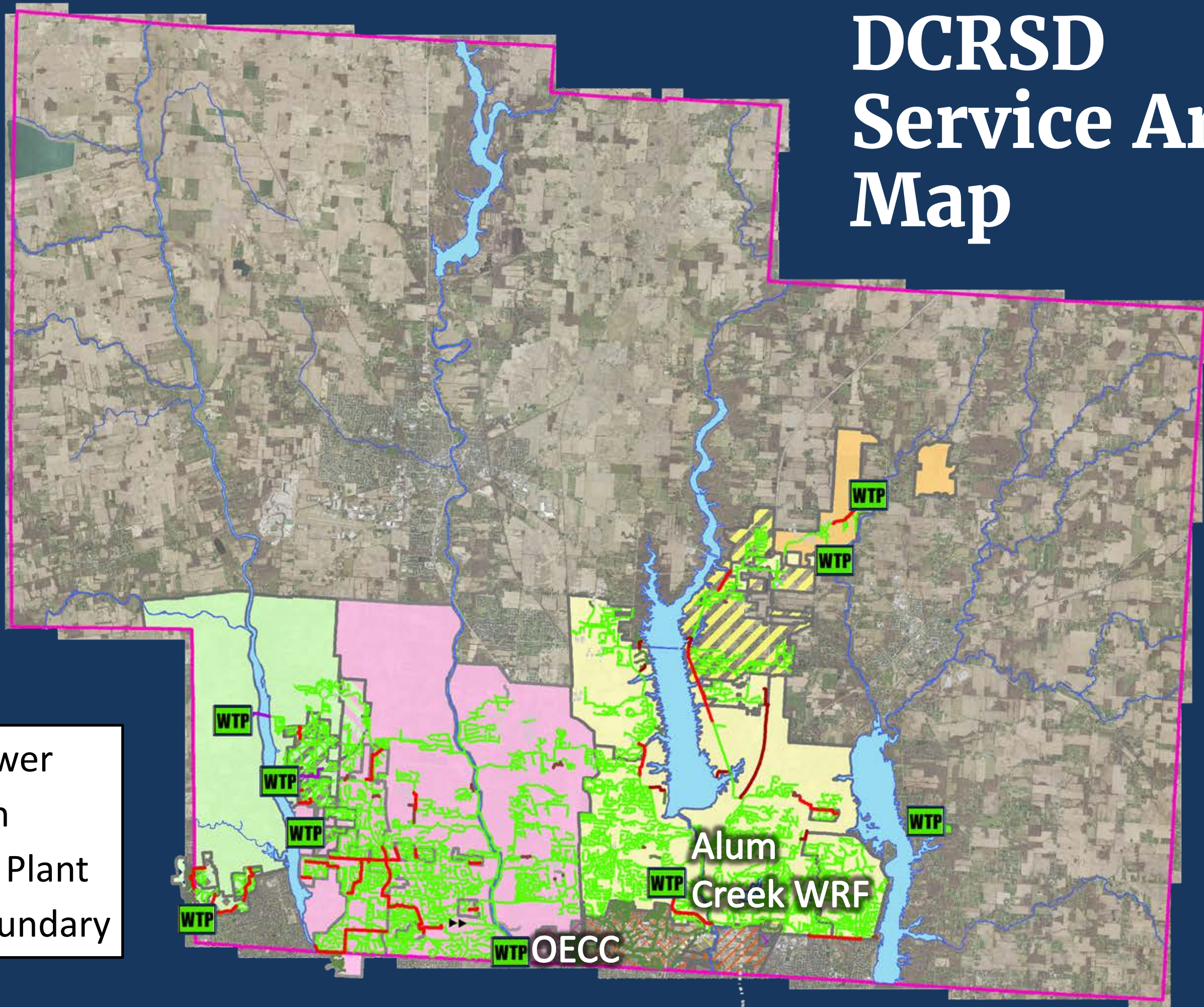
5.35%

Increase from 2021 to 2022

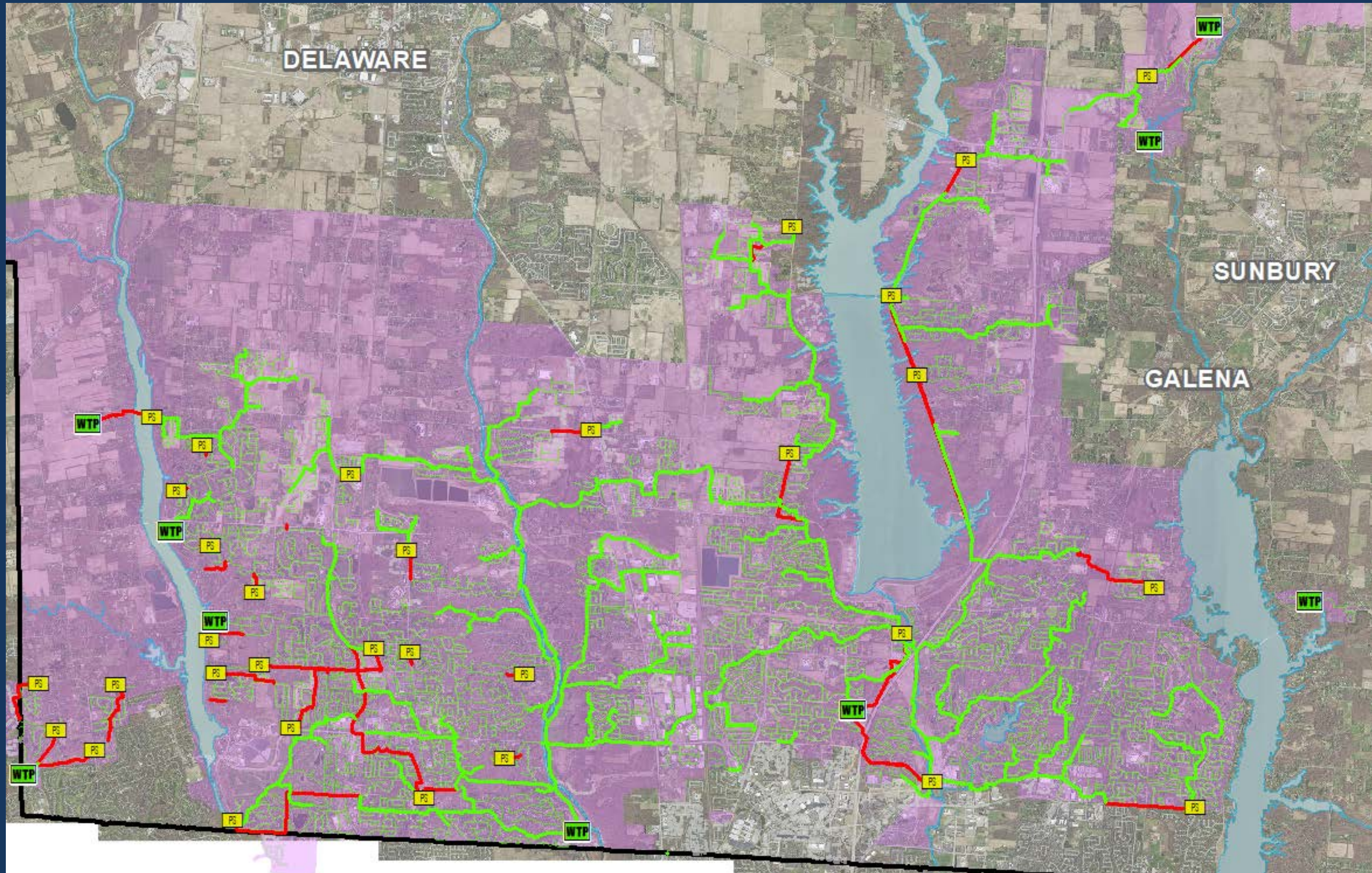


DCRSD Service Area Map

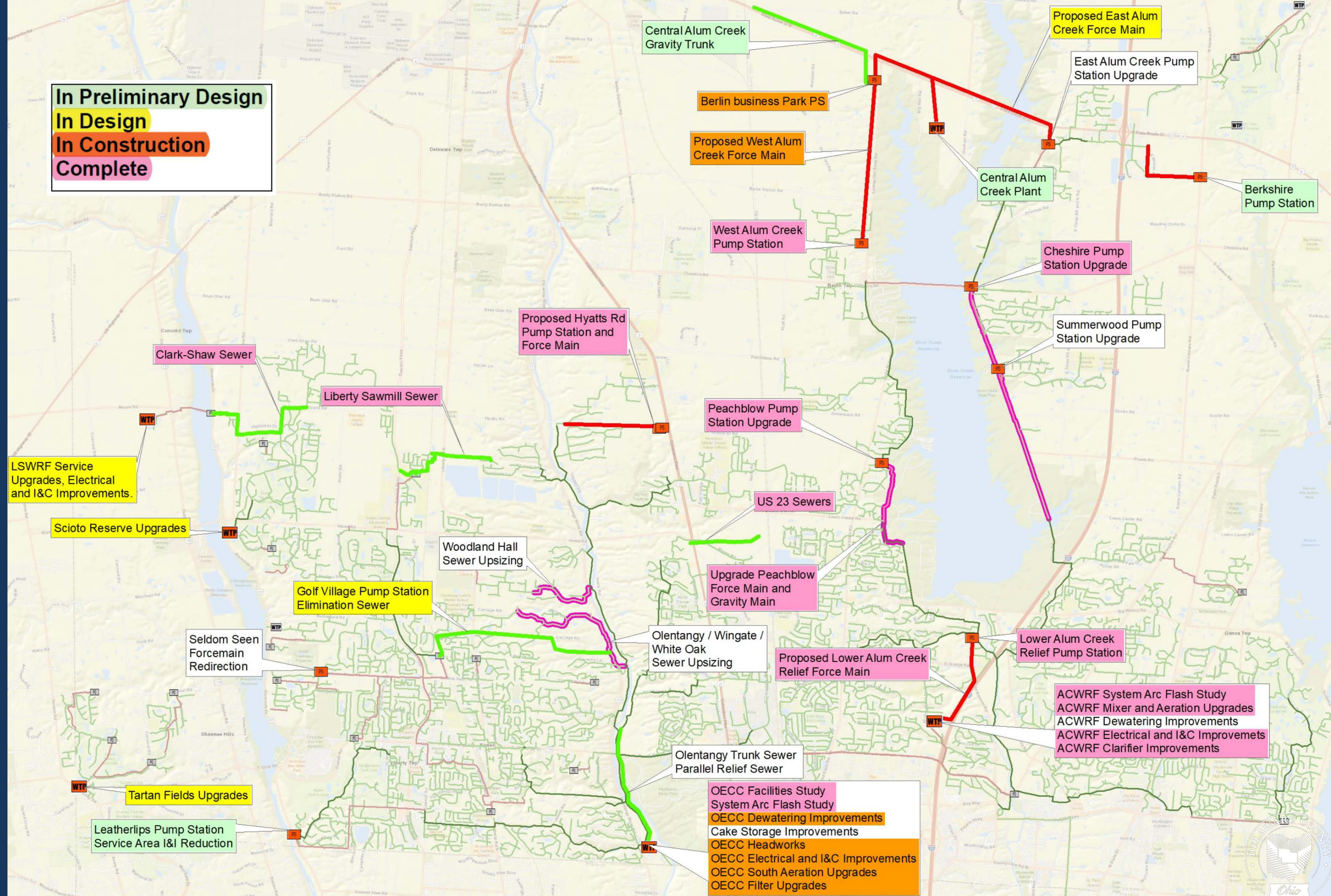
- Gravity Sewer
- Force Main
- WTP Treatment Plant
- County Boundary



DCRSD Existing System



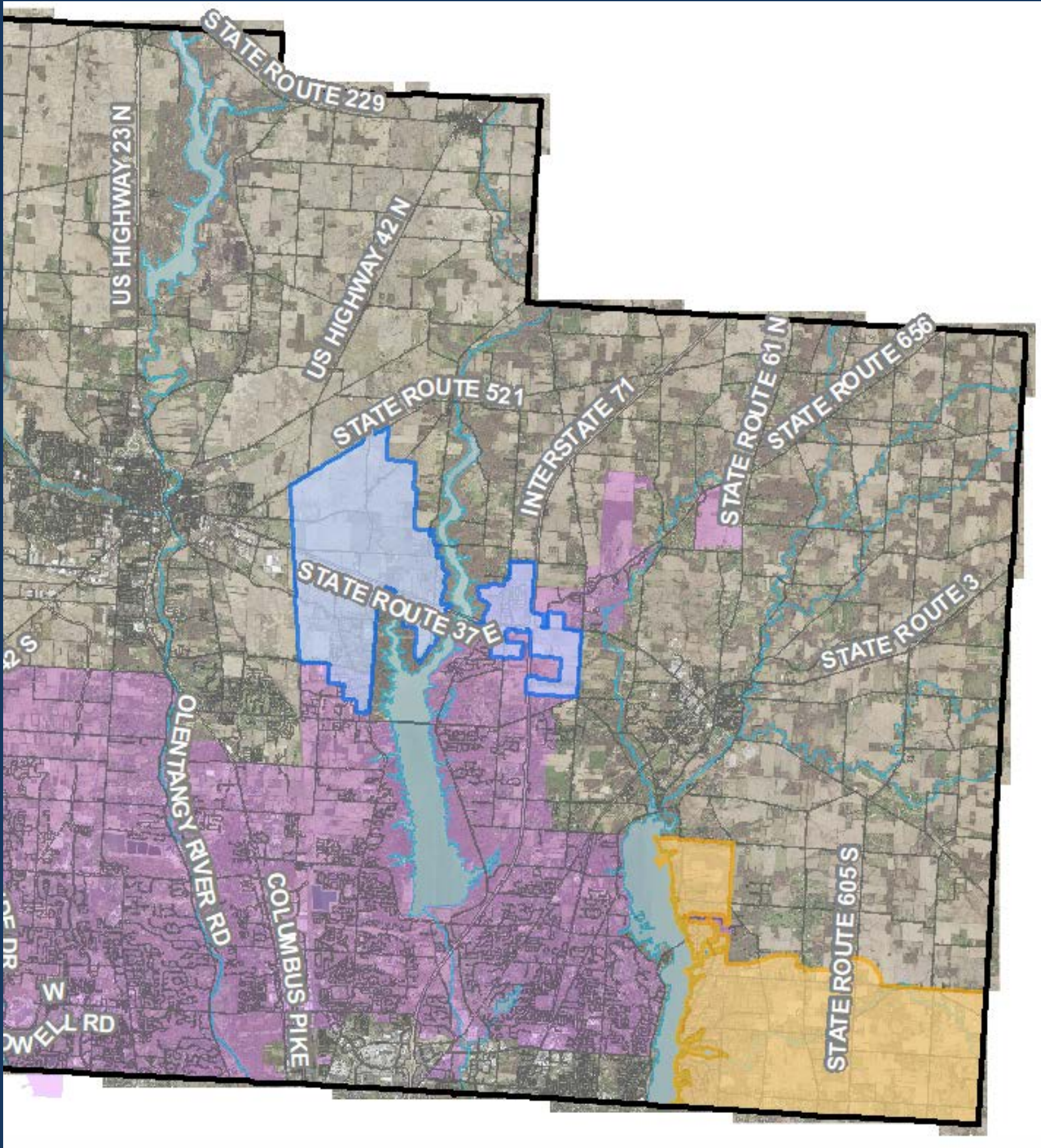
2016 Master Plan Status





OECC Groundbreaking – \$42M Plant Upgrade



Future Service Planning

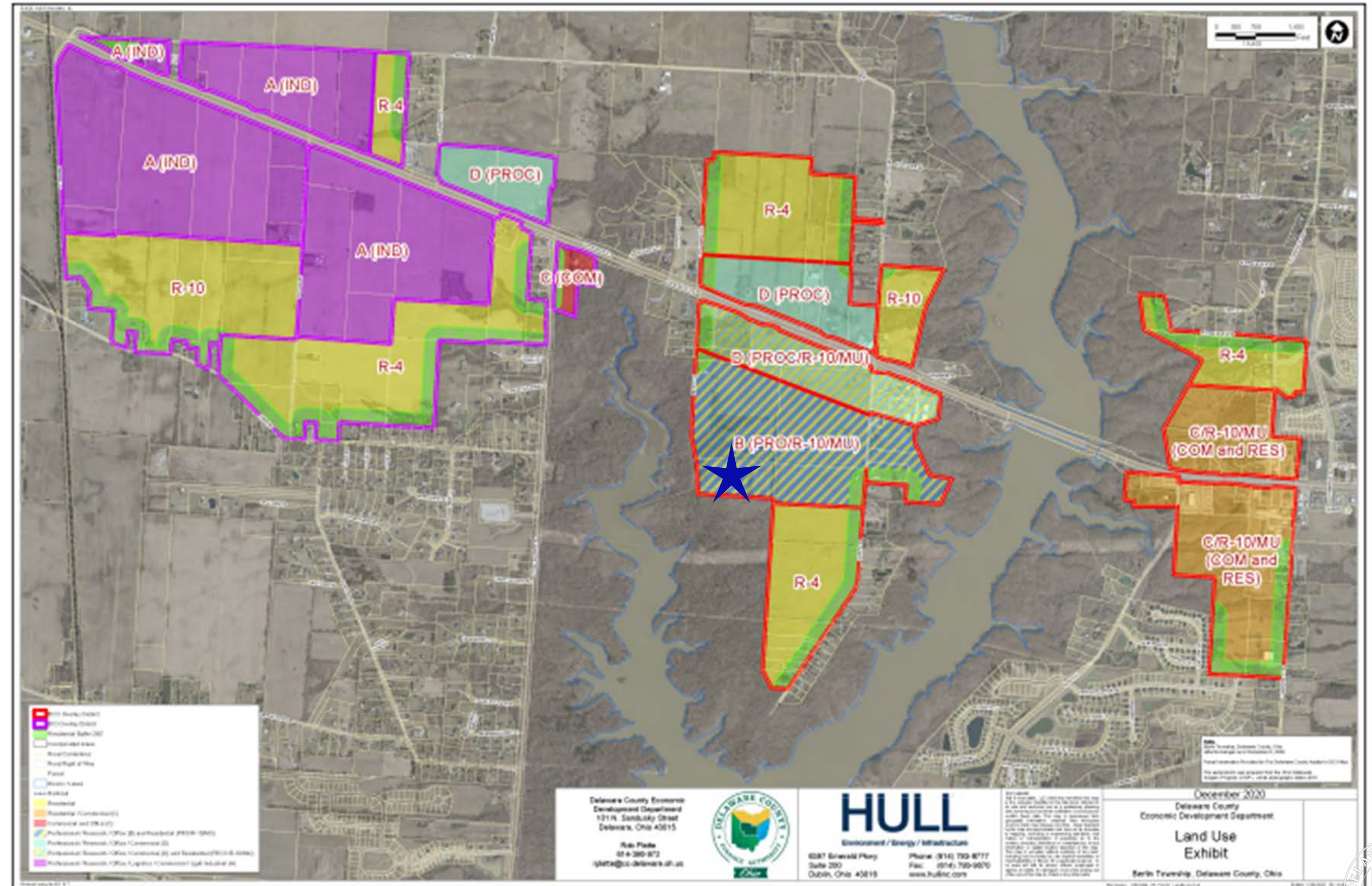


-  Lower Big Walnut
-  Central Alum Creek



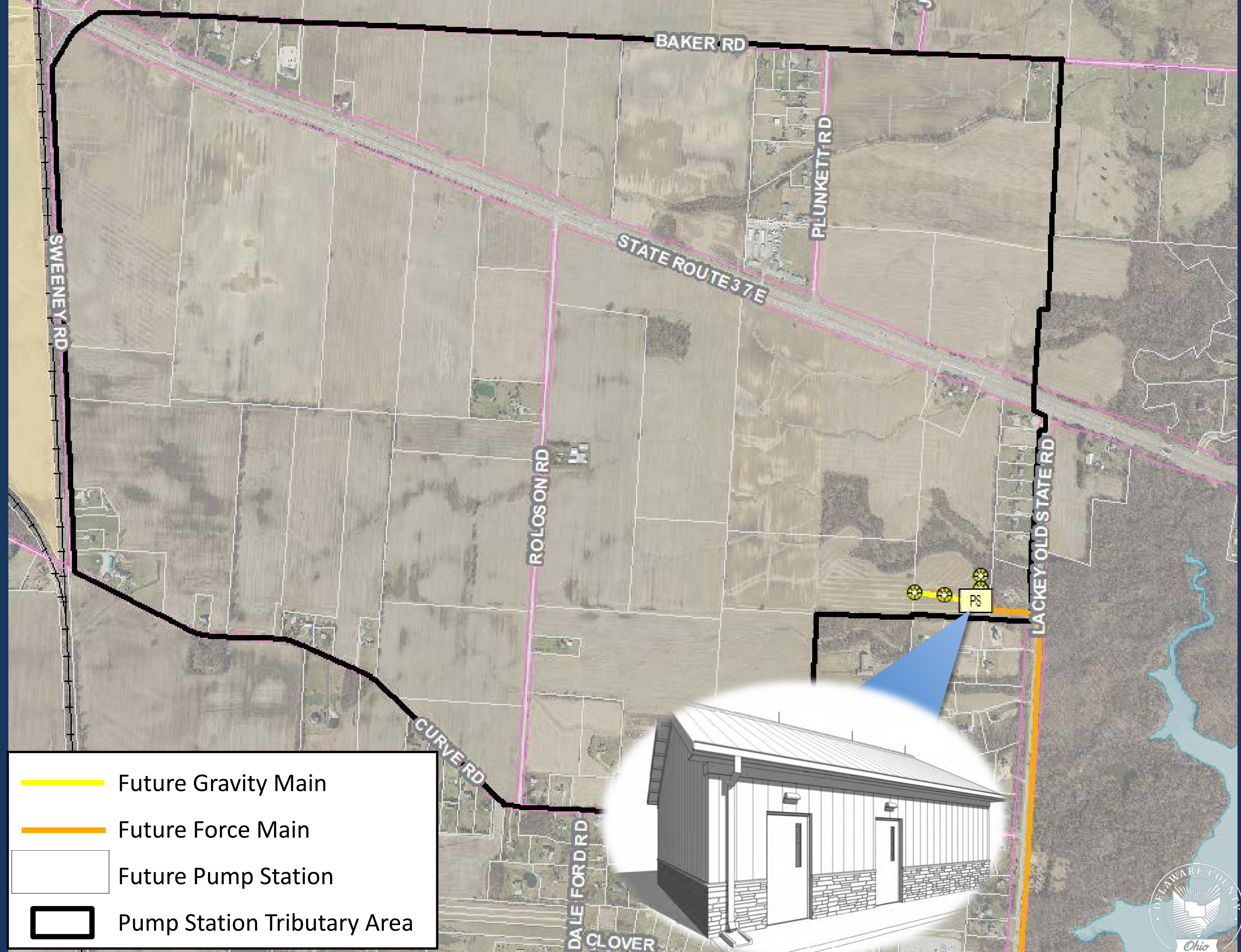
Berlin Business Park

- 1200+/- Acres in Zoning Overlay
- Technology Based Manufacturing Market
- Minimal Site Inventory in Central Ohio
- Opportunity for County to Balance its Already Strong Economic Position
- Economic incentives in place for infrastructure reimbursement (TIF, JEDD)
- CAC WRF – 1.5 MGD expandable to 4.5 MGD



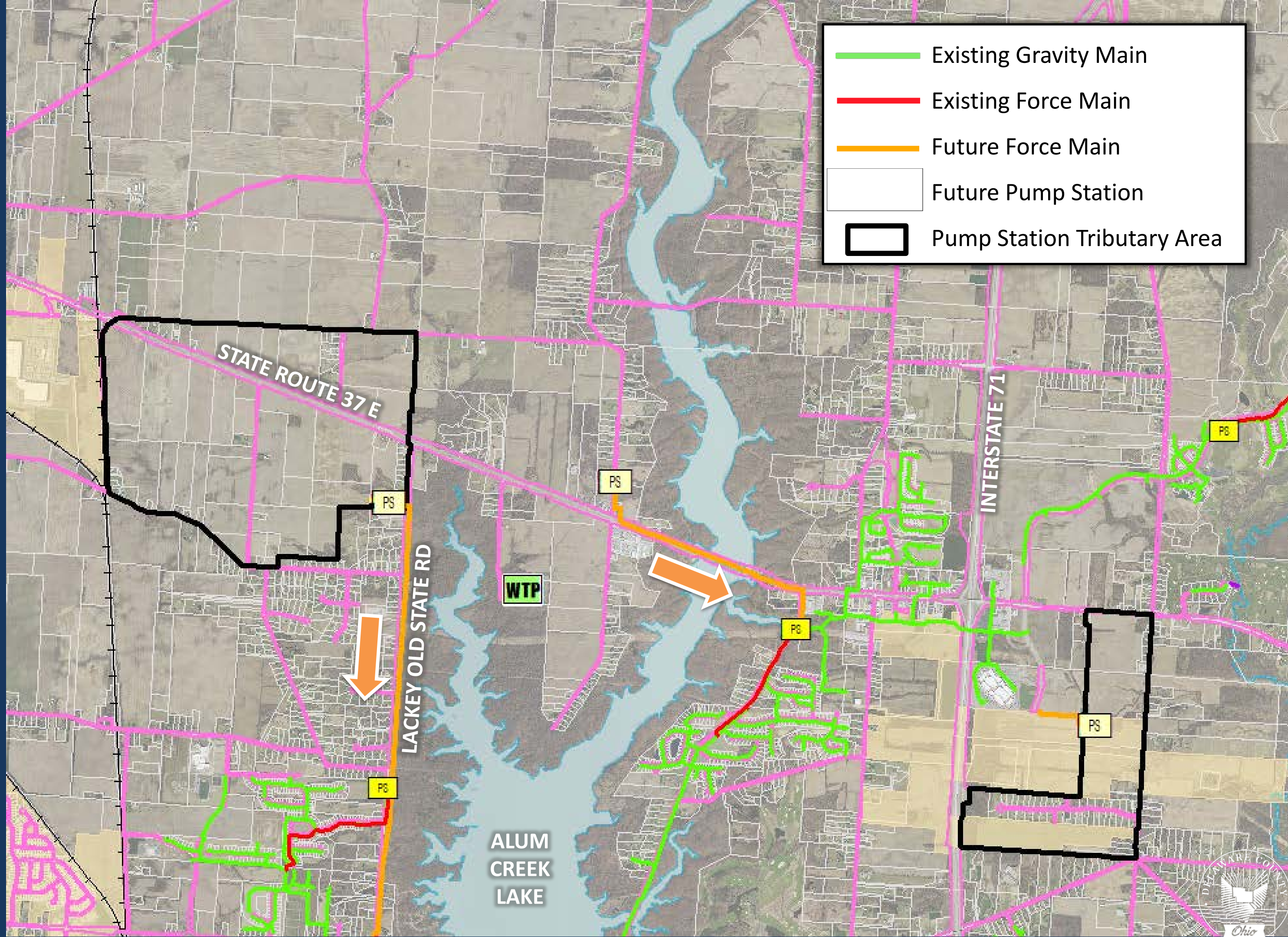
Berlin Business Park Pump Station

- Initial capacity 0.9 MGD
- Future capacity 4.5 MGD when CACWRF is constructed
- Construction Complete 2023



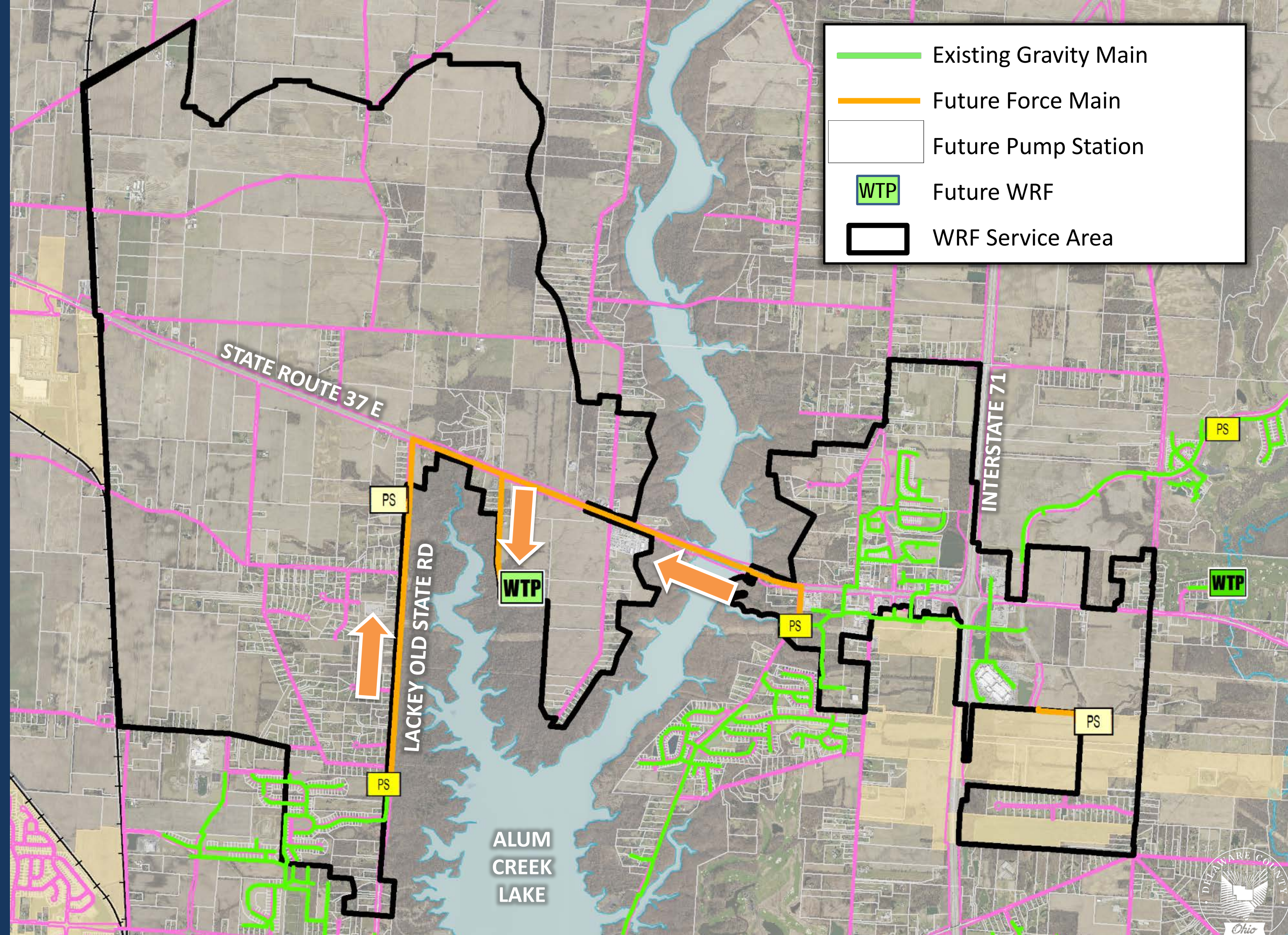
Central Alum Creek WRF

- New pump stations initially directed to Alum Creek WRF



Central Alum Creek WRF

- Recent EPA & ACOE Permit Submittals
- ODOT Permit Approved

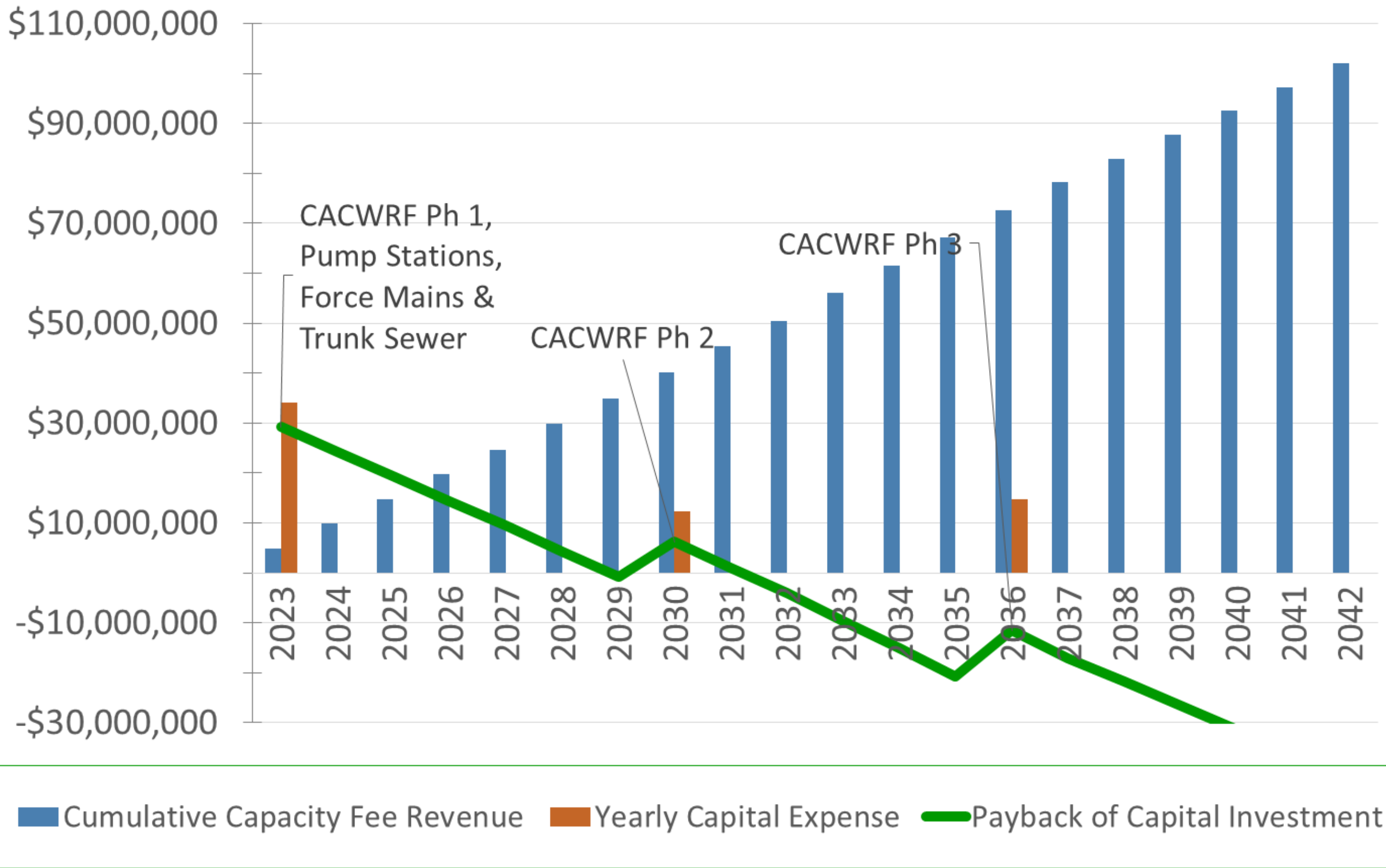


New WRF Project Challenges/Opportunities

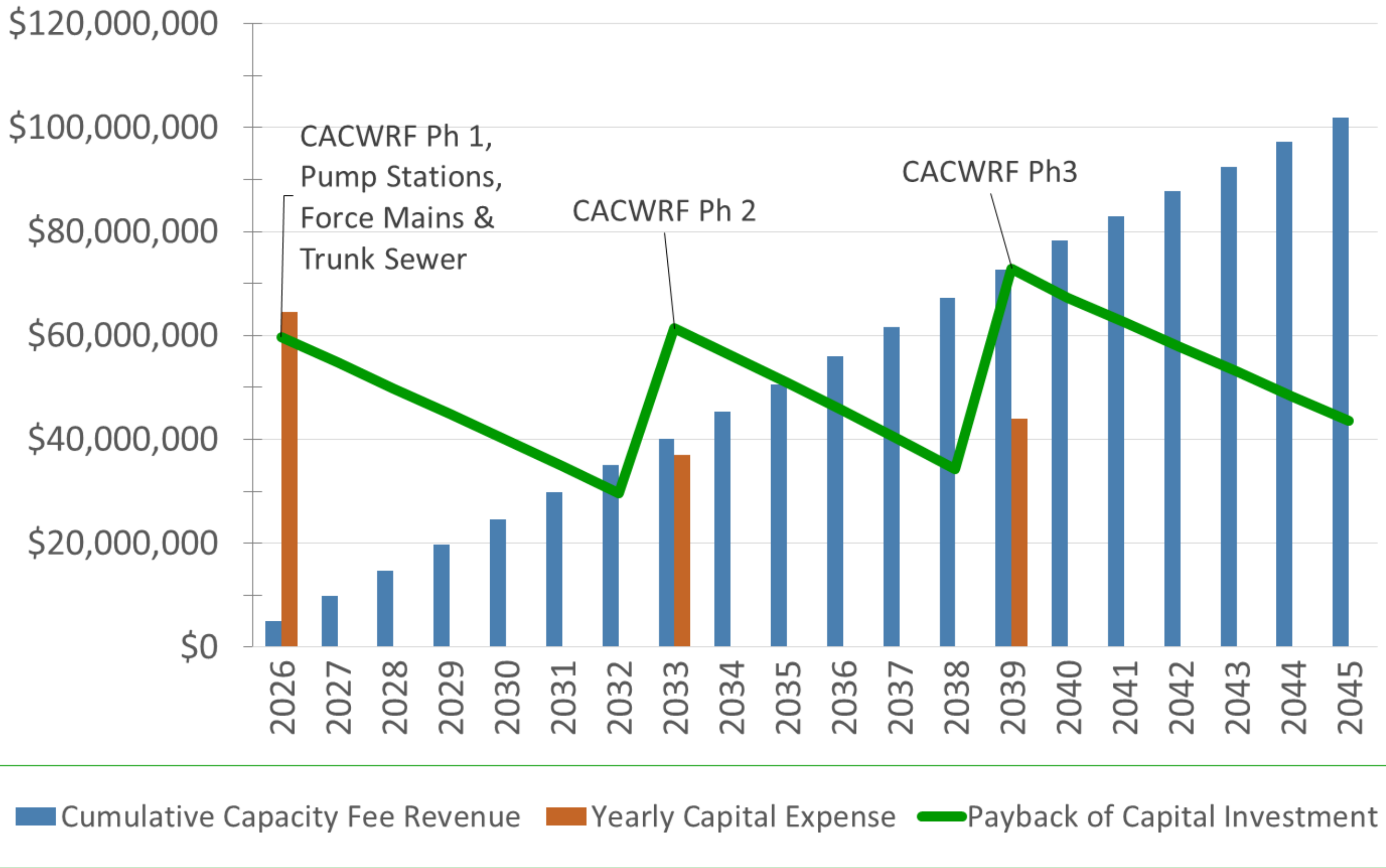
- Cost Implications
 - Supply Chain, Materials, Inflation, and “Intel Effect”
 - Affordability criteria is an obstacle for Delaware County
- Permitting
 - Time = More cost escalation
 - Environmental concerns (stringent plant limits = high cost)
- Economic Development Revenue Opportunities
 - TIF/JEFF Revenues



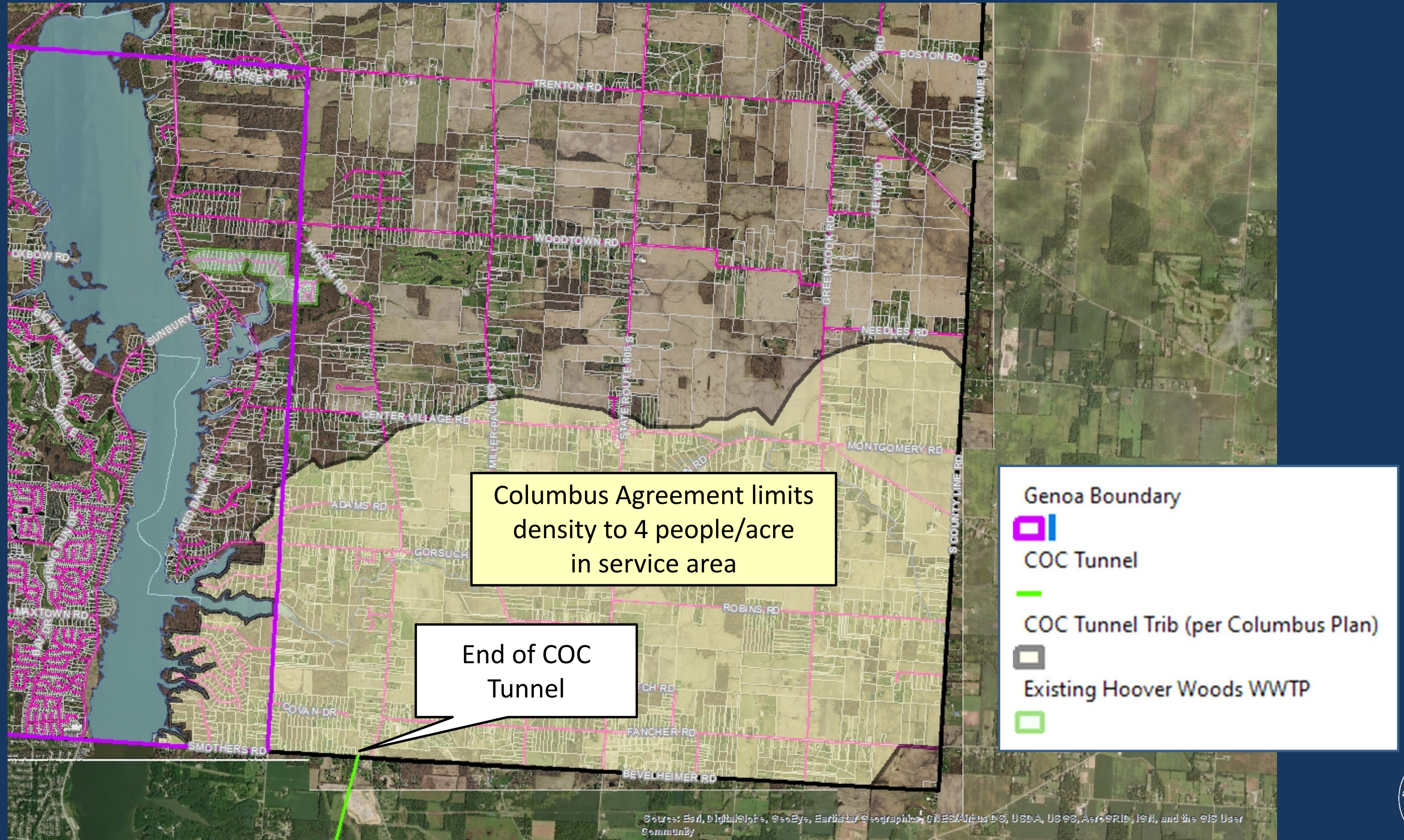
Forecasted Payback of Capital Investment (2018)



Forecasted Payback of Capital Investment (2023)



Lower Big Walnut Service Area



Delaware County Economic Development



Monica Conners
Director
Delaware County
Economic Development





DELAWARE
COUNTY *Ohio*

WHO WE ARE



226,296

Total Population
(U.S. Census Bureau
2022 Estimate)



95.9%

have health
insurance (private
or public)

39.6 yrs

Median age



\$117,224

Median household
income



57.4%

adults with a bachelor's degree
or higher



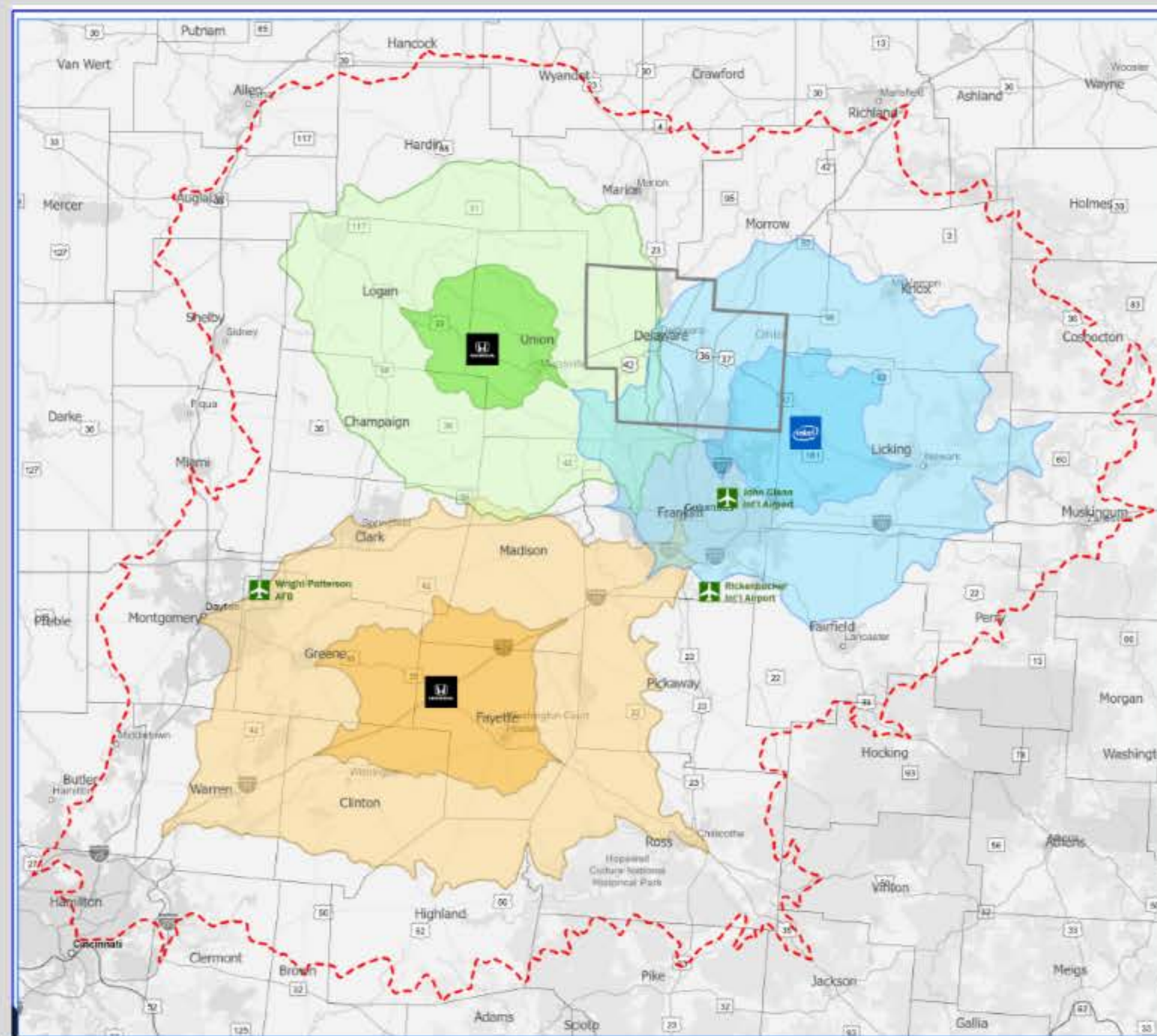
\$379,600

Median home value



DELAWARE
COUNTY *Ohio*

DRIVE TIME to MAJOR ASSETS



Intel



Honda

Intel

20 minutes

40 minutes

Honda (Marysville)

20 minutes

40 minutes

Honda (Jeffersonville)

20 minutes

40 minutes

Within 60 minutes
of a Development

Delaware County

Counties

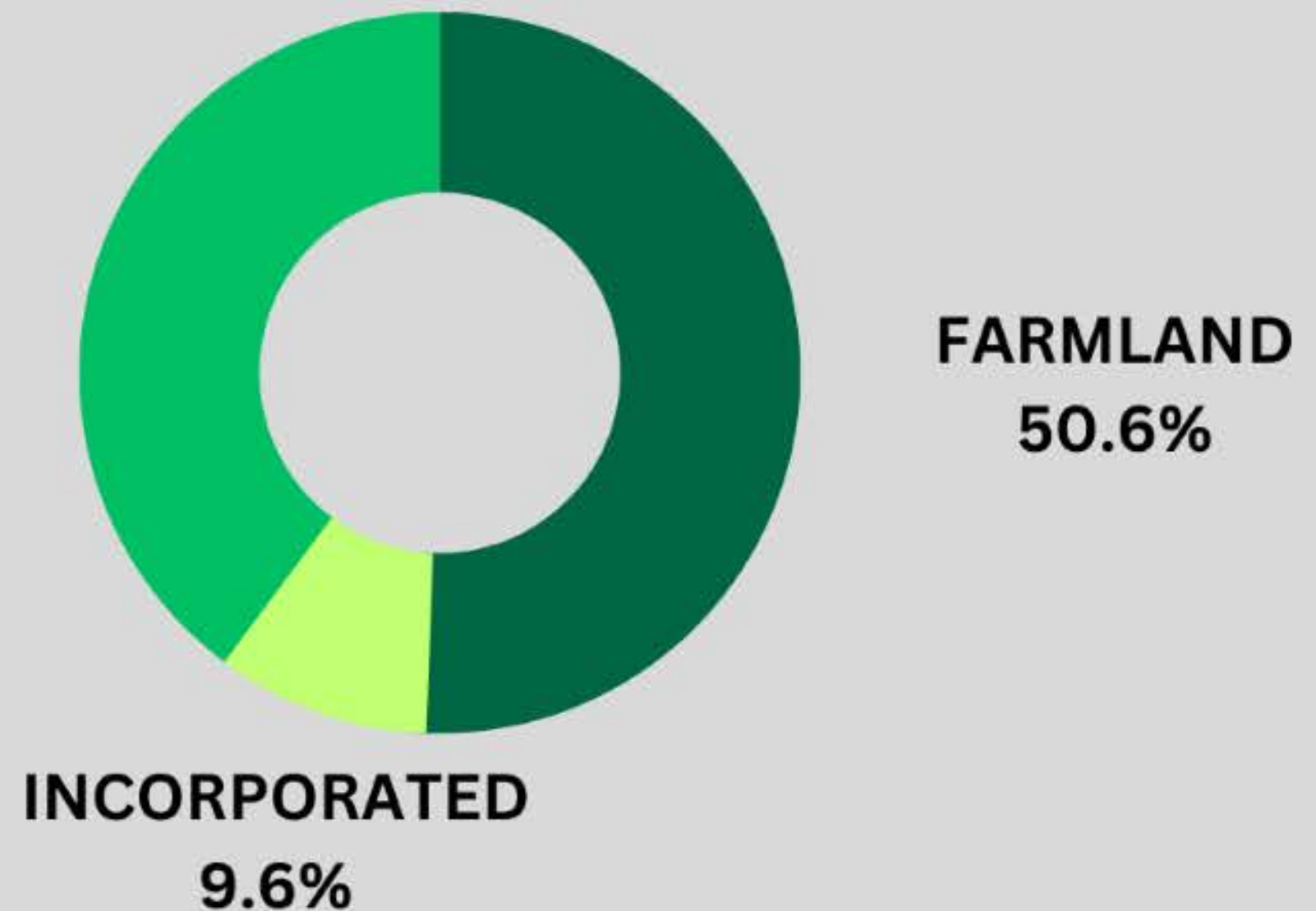


DELAWARE
COUNTY *Ohio*

LAND USE

Countywide Acreage: 292,480

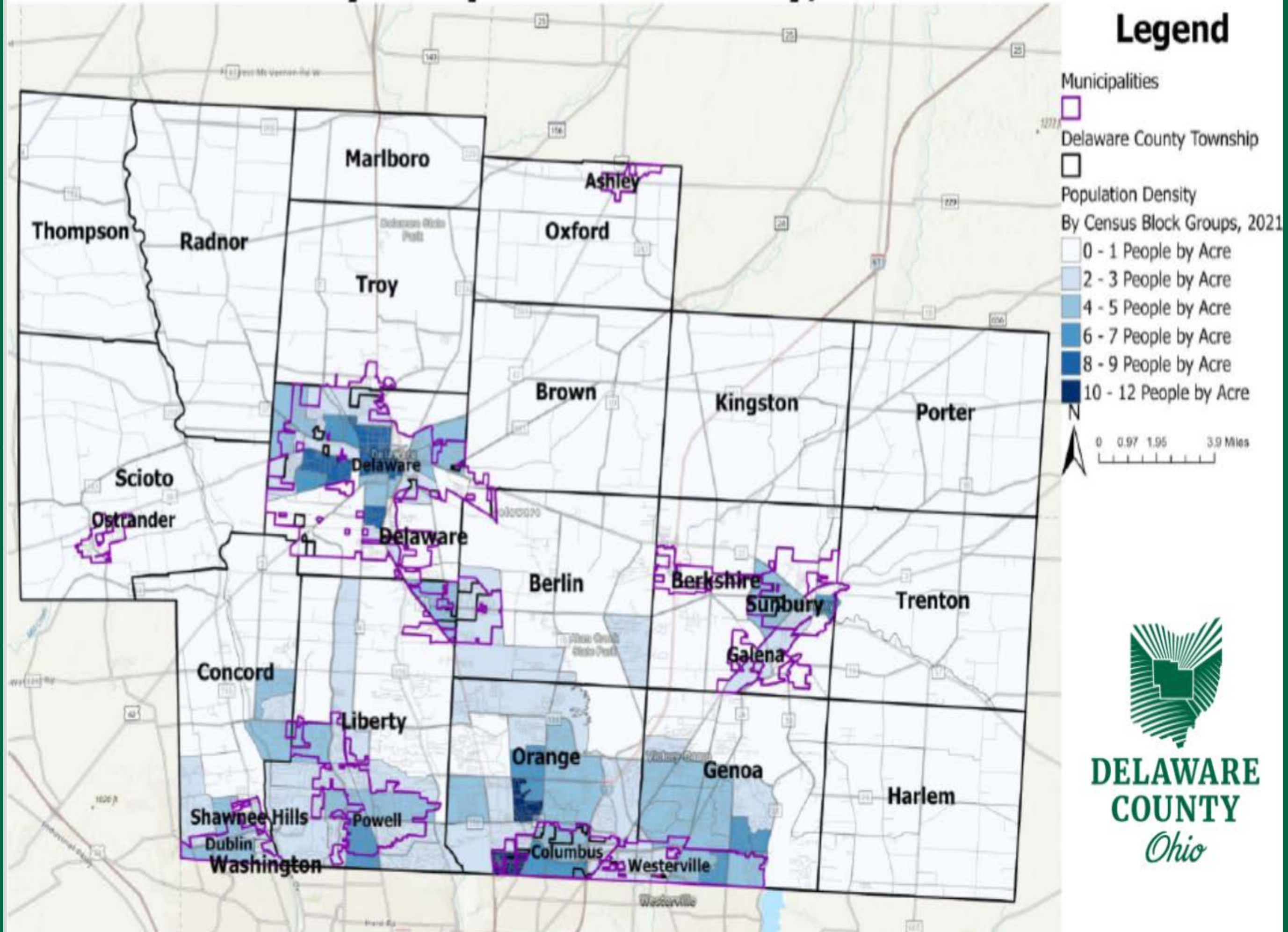
NON-FARMLAND & UNINCORPORATED
39.8%



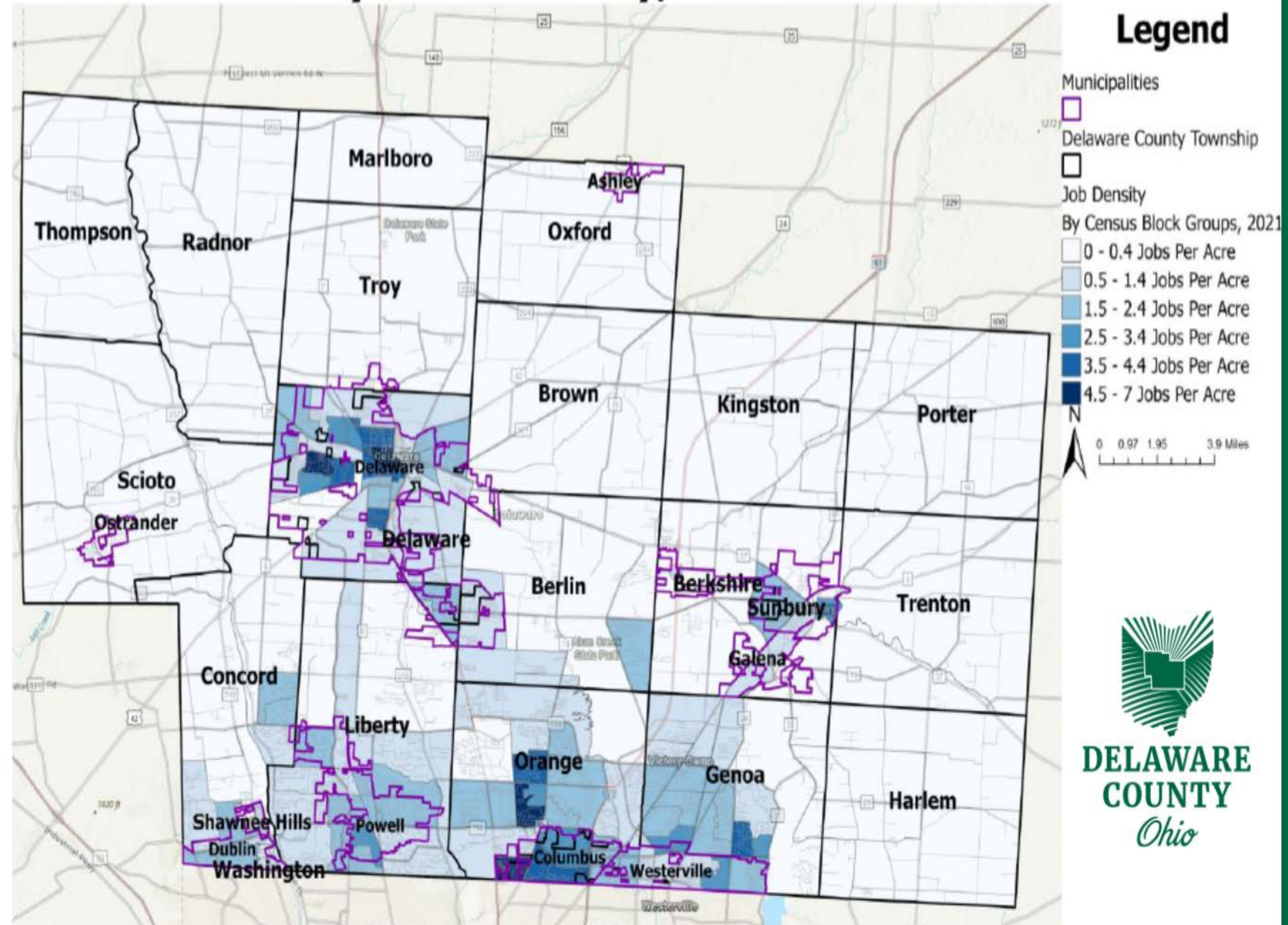
FARMLAND
50.6%

INCORPORATED
9.6%

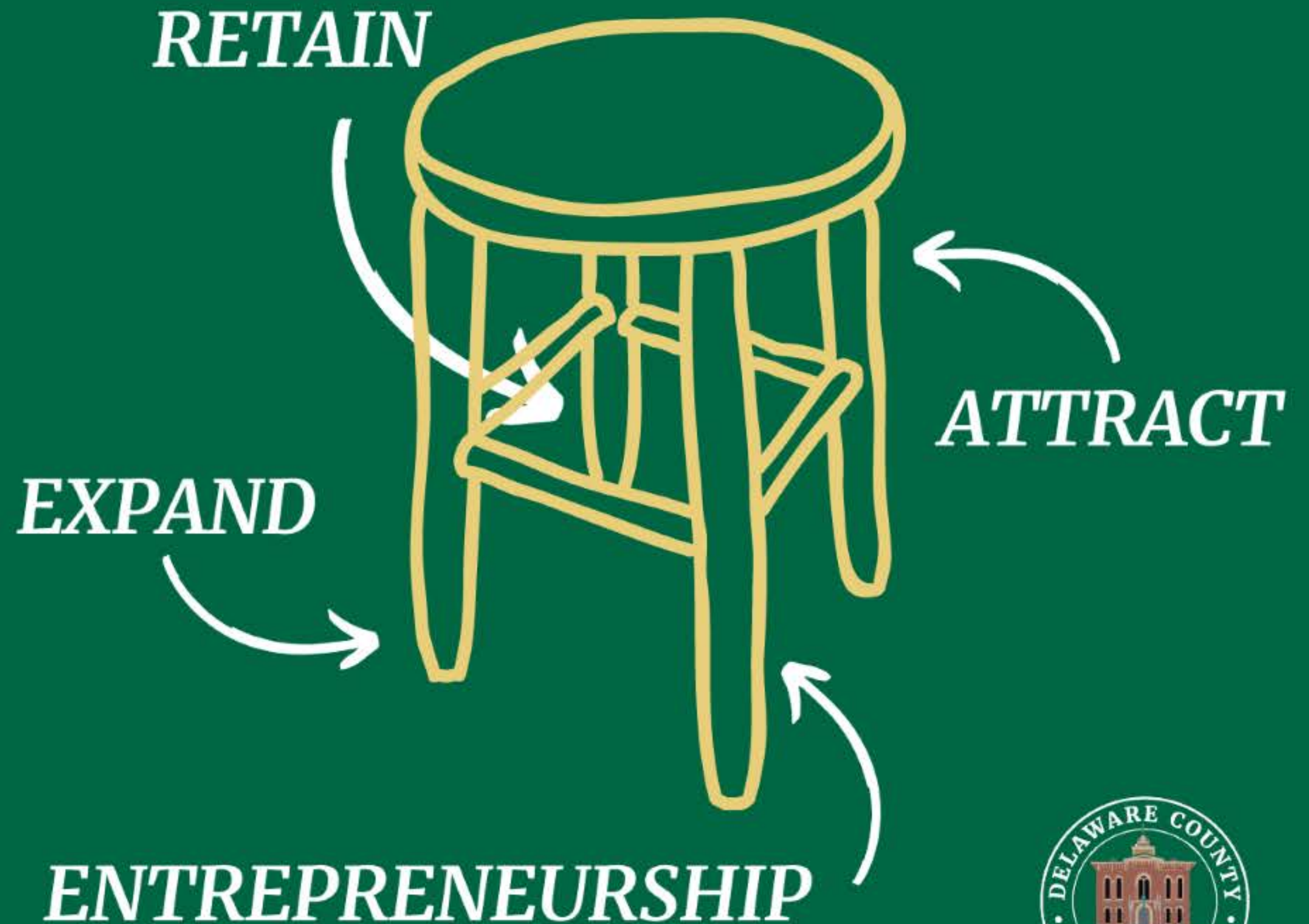
Delaware County's Population Density, 2021



Delaware County's Job Density, 2021



The Legs Supporting Economic Development



Best Practices: Focus Areas

Business
Attraction

Networking
Events

Small Biz
Assistance

Tourism

Lobbying

Chamber
Development

Workforce
Development

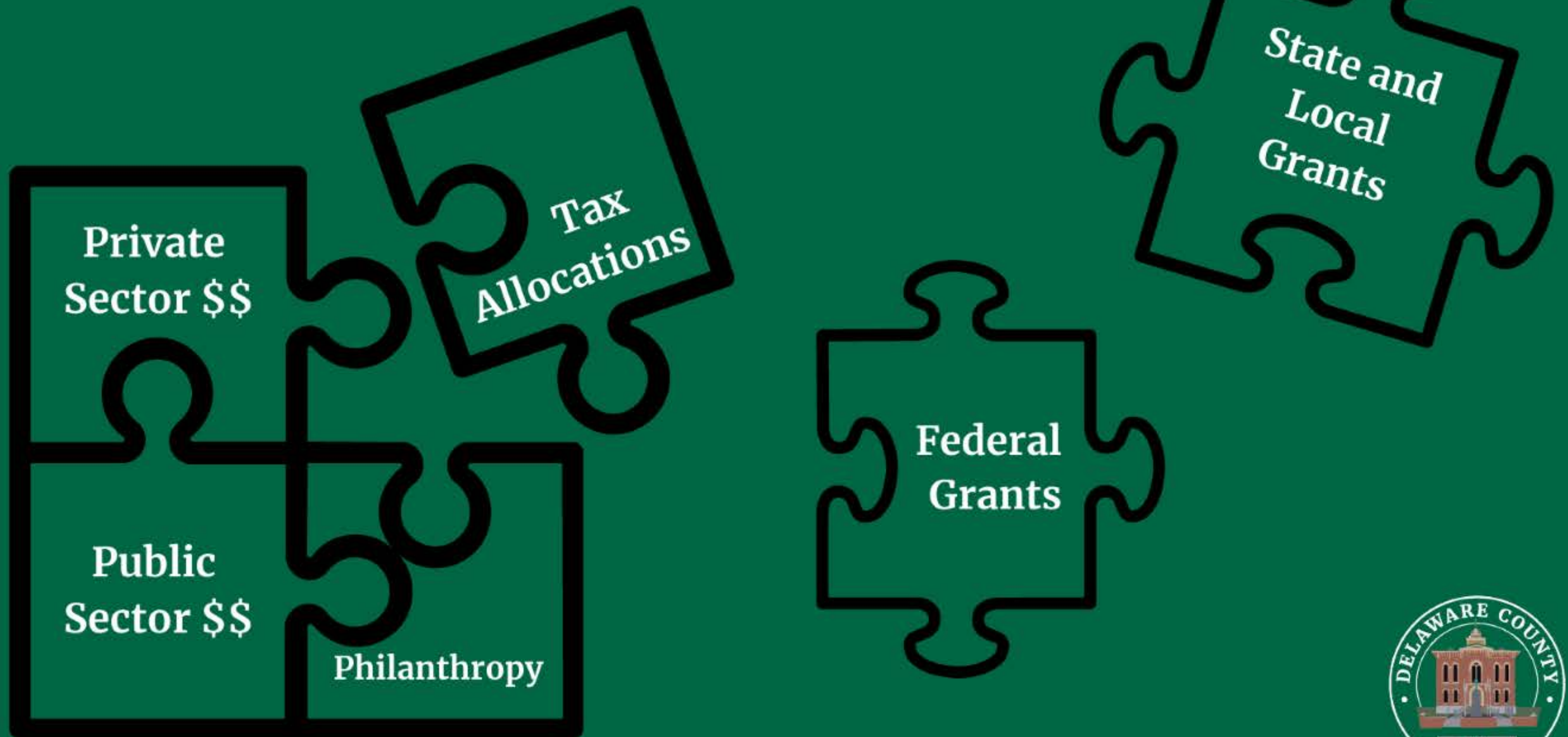
Placemaking &
Redevelopment



Best Practices: Partners

- 
- Cities, Villages & Townships
 - County Peers
 - JobsOhio
 - One Columbus
 - Chambers of Commerce
 - Destination Delaware County
 - One Delaware
 - Delaware County Foundation
 - Existing Business Community
 - Utility Partners
 - School Districts and Higher Ed
 - ACE (Architecture, Construction, Engineering Firms)
 - Commercial Real Estate Community
 - Developers – Local & National
 - Site Selectors & Incentive Firms
 - International Trade Organizations
 - Bankers, Attorneys, Accountants, Title Companies, Wealth Managers, Insurance Firms

Best Practices: Funding



Economic Development Goals

- Job Creation
- Workforce Development
- New Business Attraction
- Existing Business Retention & Expansion

Berlin Business Park

Zoning – Light Industrial by NAICS
Codes

20 Year – 75% TIF

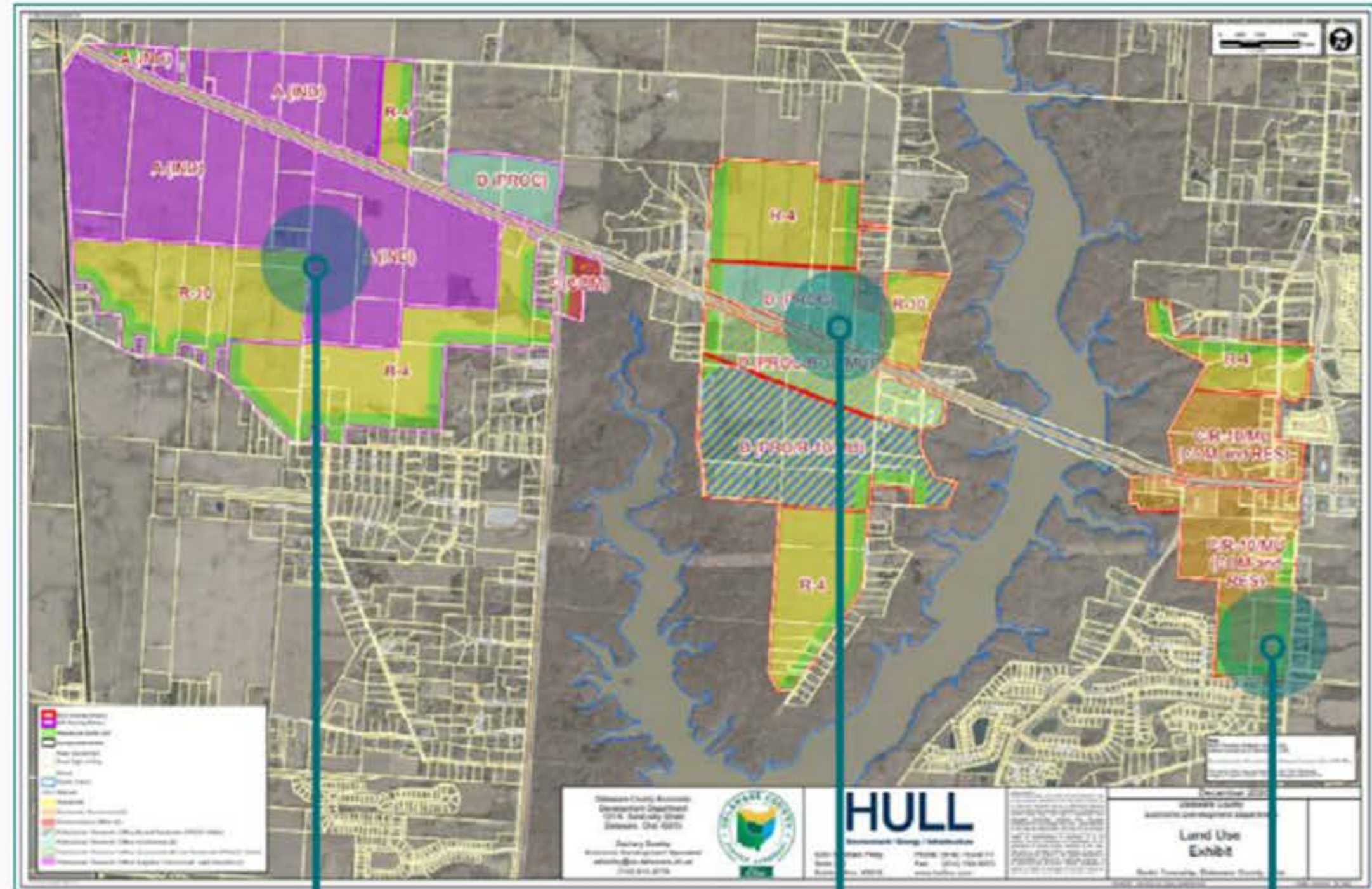
15 Year – 50% CRA

Enterprise Zone

DCFA Sales Tax Exemption Program

LOCATION

- State Route 36/37 and Interstate 71 in central Ohio
- 1.9million+ population and workforce of 1million+
- 45 minutes north of Rickenbacker Intermodal Facility



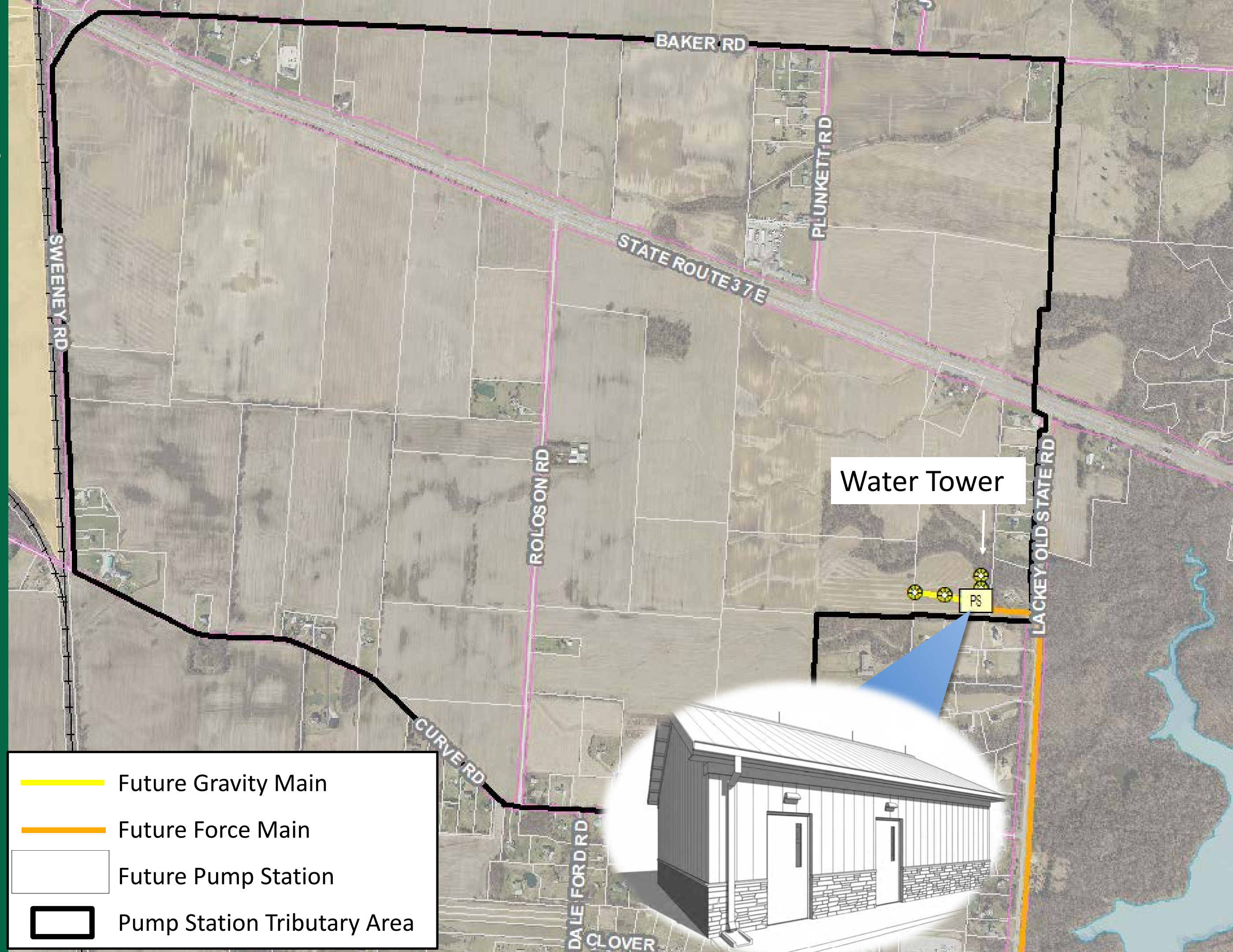
Light Industrial/
Commercial Residential

Office/Commercial
Residential Mixed Use

Commercial
Residential Mixed Use

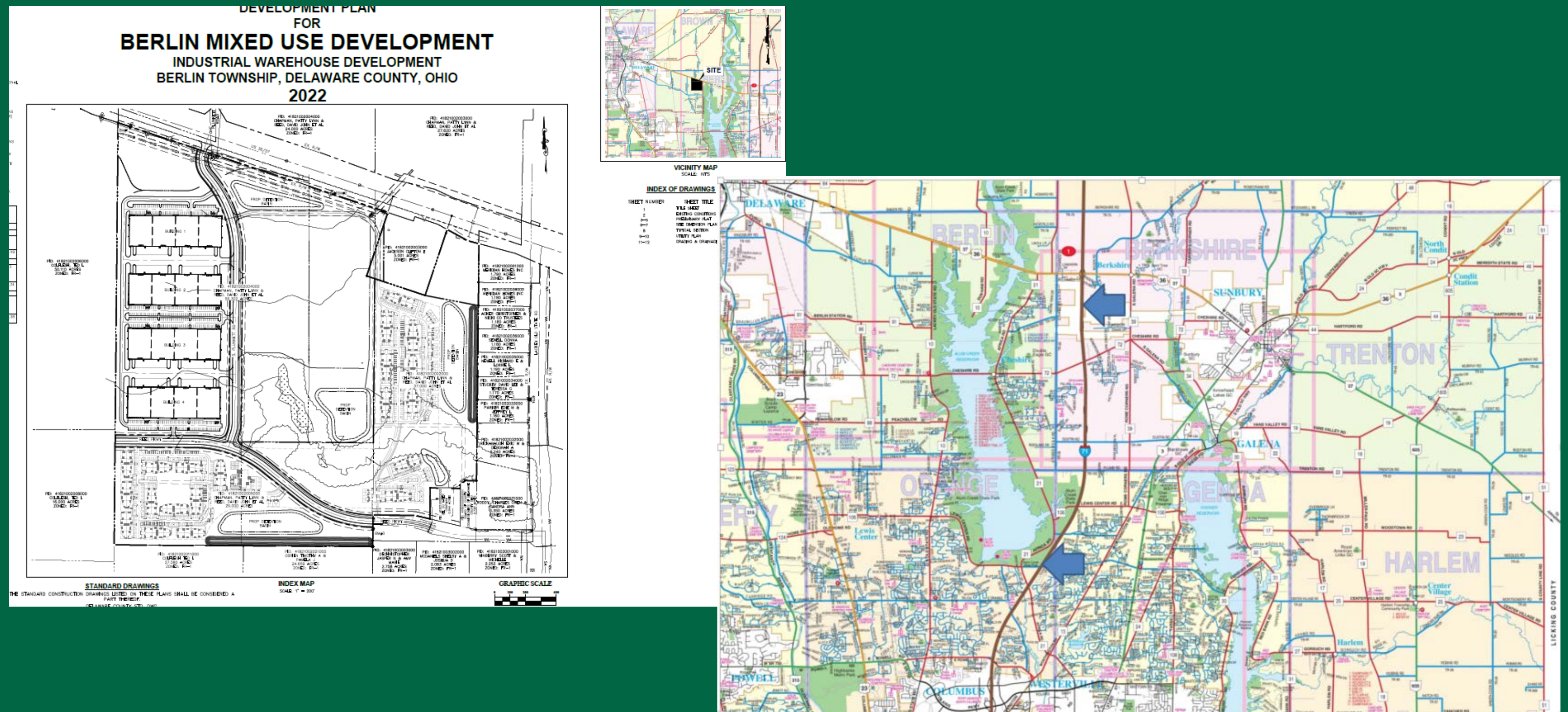
Berlin Business Park to date \$8M spent

- Sewer Initial capacity 0.9 MGD with new pump station
- Reed Parkway
- Future capacity 4.5 MGD when CACWRF is constructed
- 1.5 MG Water Tower in Q1/25/ expansion to 3.5 MG with ARPA funding



Infrastructure – Roads

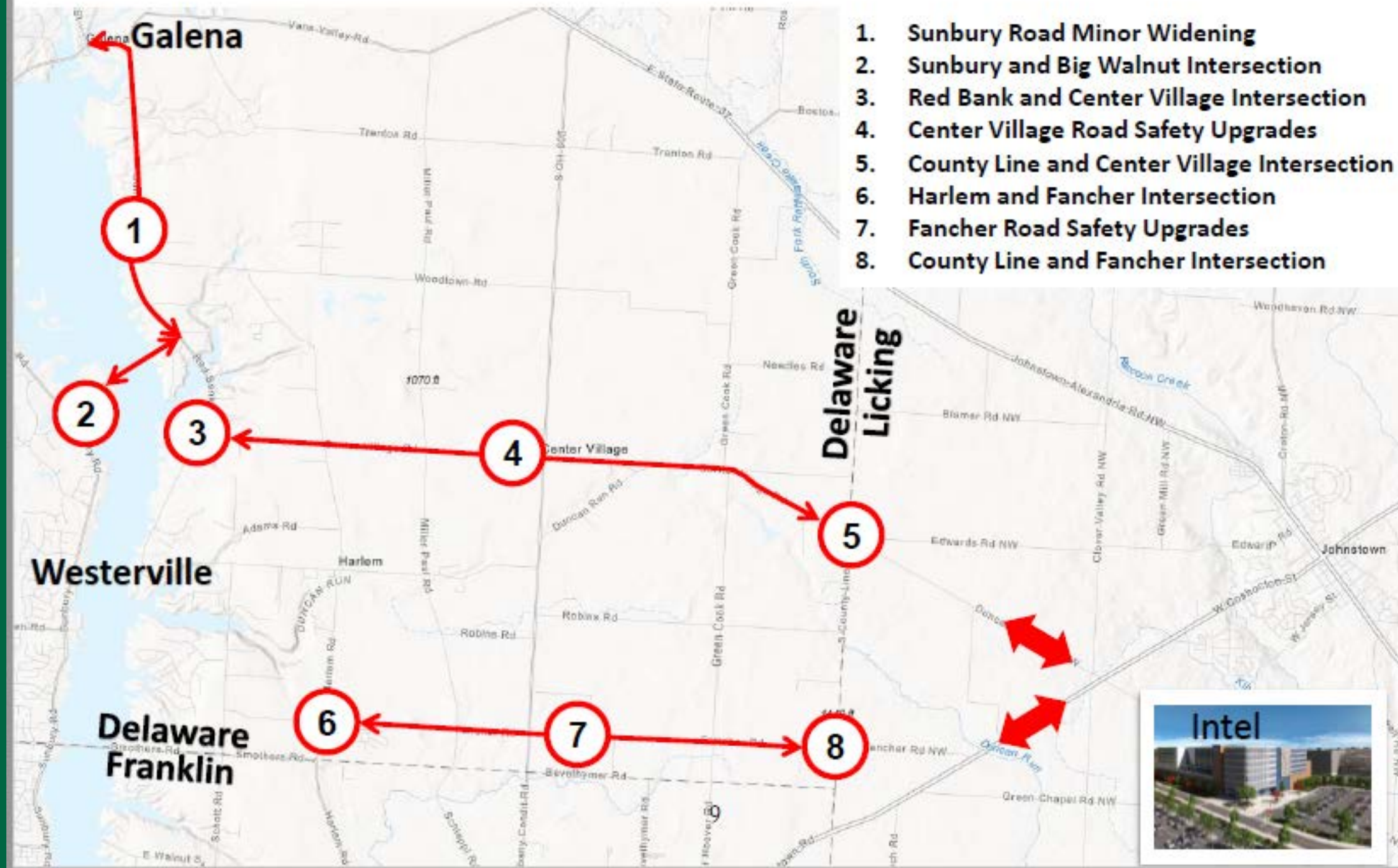
Delaware County



Infrastructure – Roads

Delaware County

Delaware County Intel Related Projects Small-Medium Size: 2025-30 Construction



Economic Development Tools

- Finance Authority
- Transportation Improvement District
- Delaware Airport
- New Community Authorities
- Tax Increment Financing
- Tax Abatement (CRA and EZ)

Delaware County Development Projects

Larger projects
in township areas

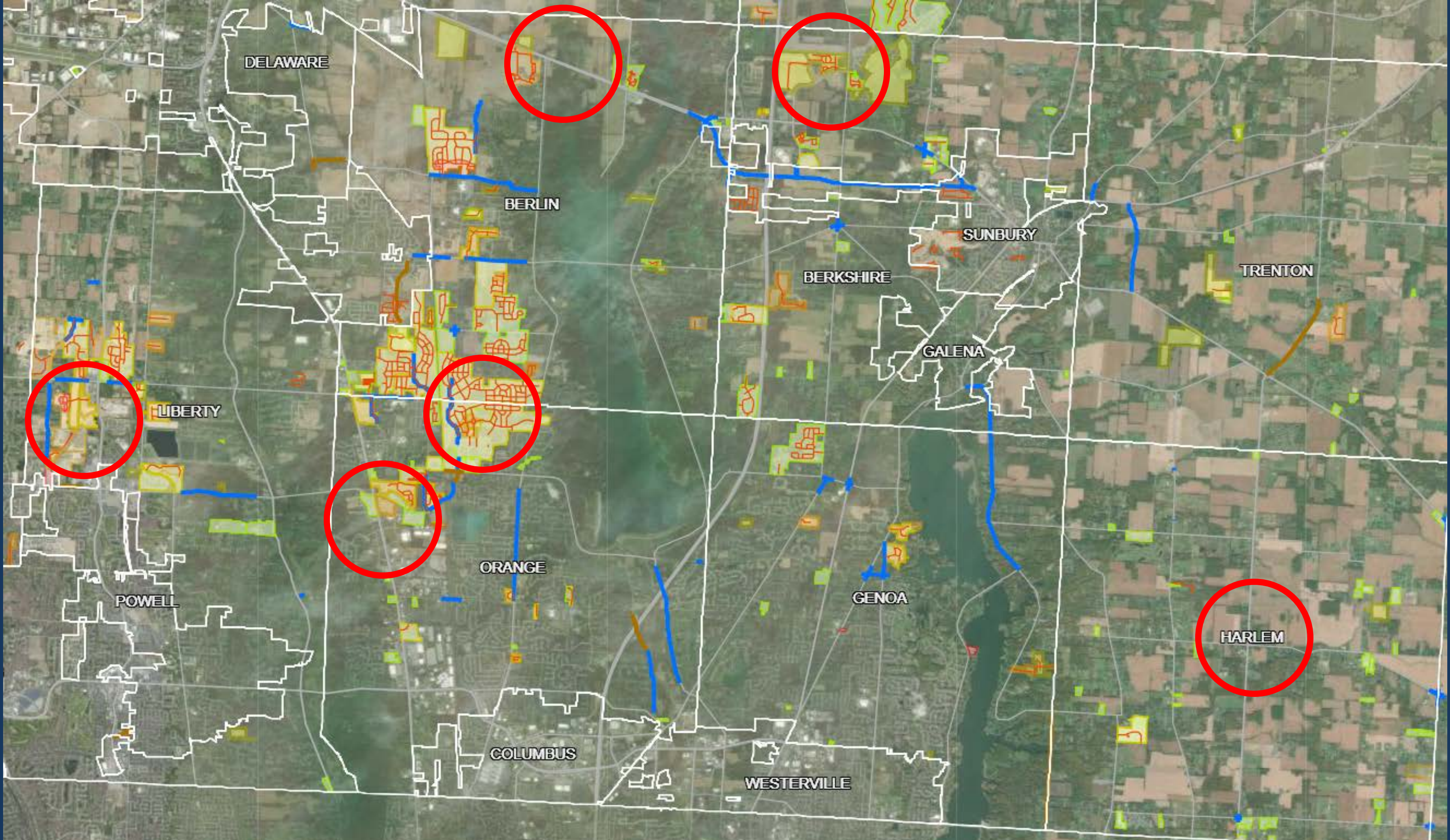


Scott Sanders

AICP

Executive Director
Delaware County
Regional Planning
Commission





Evans Farm (Orange Twp)

Rezoned in 2016

690 acres

946 Single-family lots

521 Multi-family units

132.5 acres open space
(67-acre sports park
along the railroad)



(March, 2022)

Evans Farm (Orange Twp)

Complete or in process:

228 Single-family homes

71 attached unit at The Cove

91 Townhomes

144 Apartments over retail

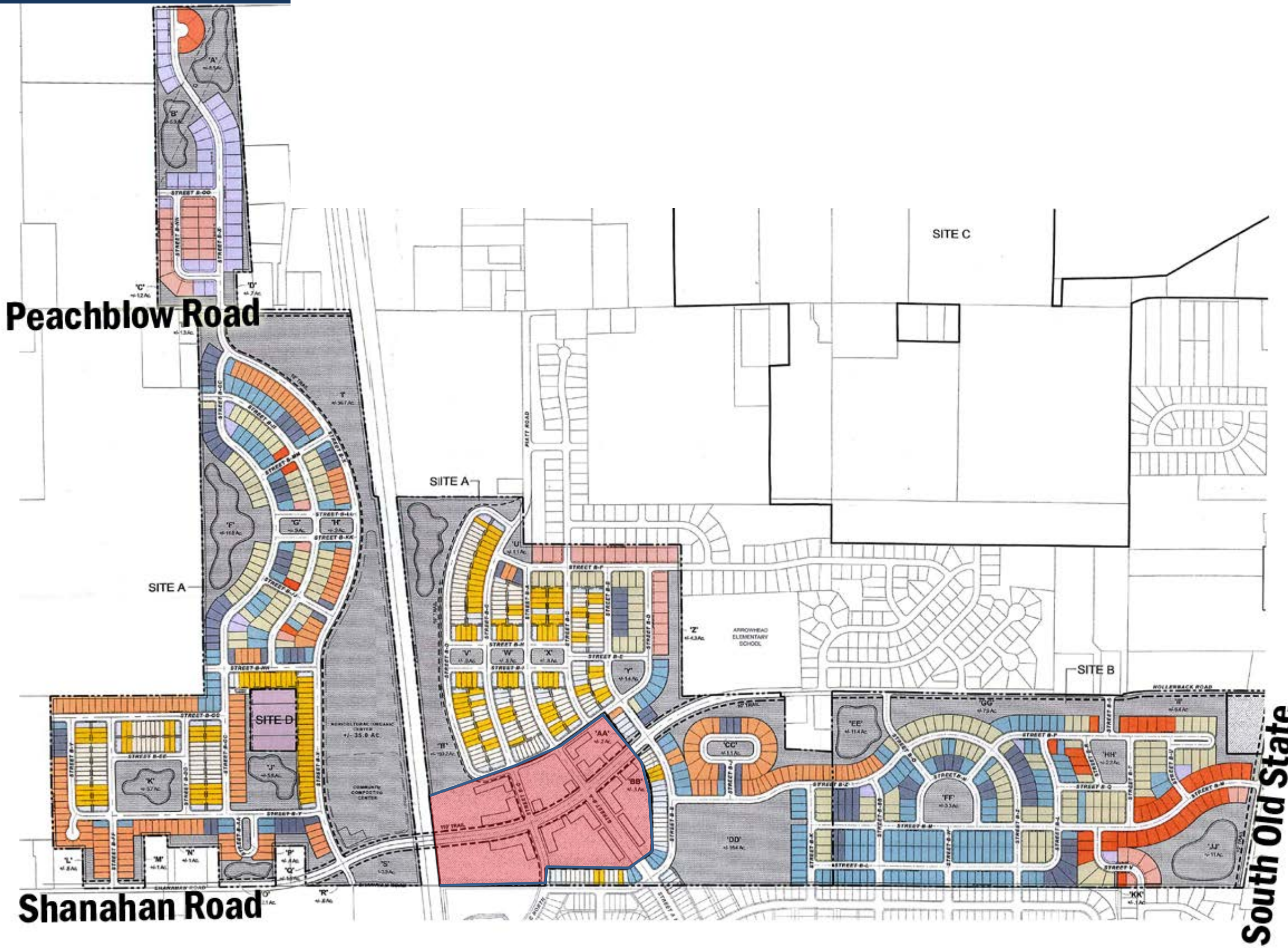


Evans Farm (Berlin Twp)

1,234 Single-family lots on
607 acres

43 acres Commercial area

200 acres (35%) open space

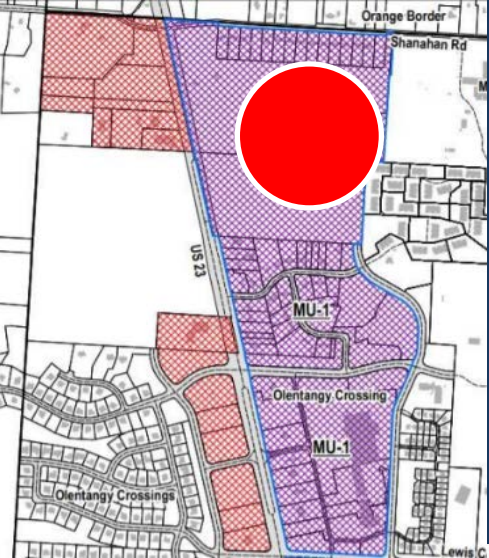
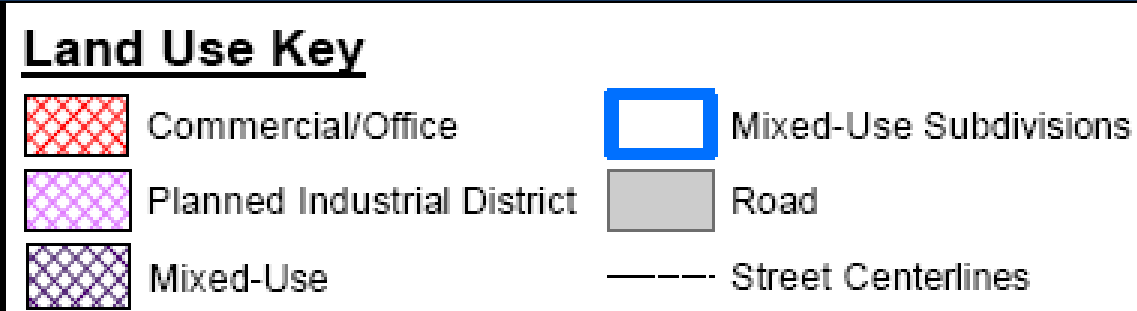


Route 23 Overlay (Orange Twp)

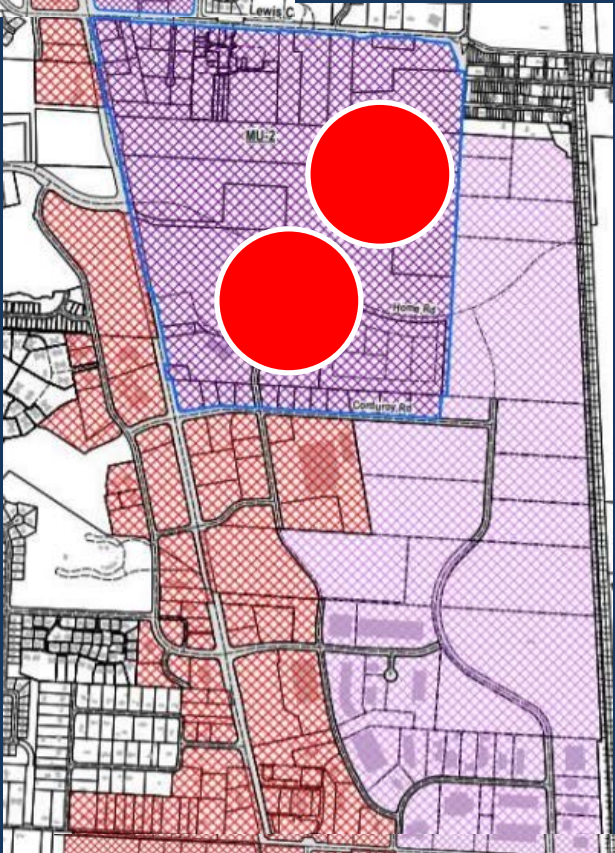
Acreage 2,020 – approx. 550 undeveloped
Commercial/Office
Advanced Manufacturing
Multi-Family Residential

Total units: 1,175

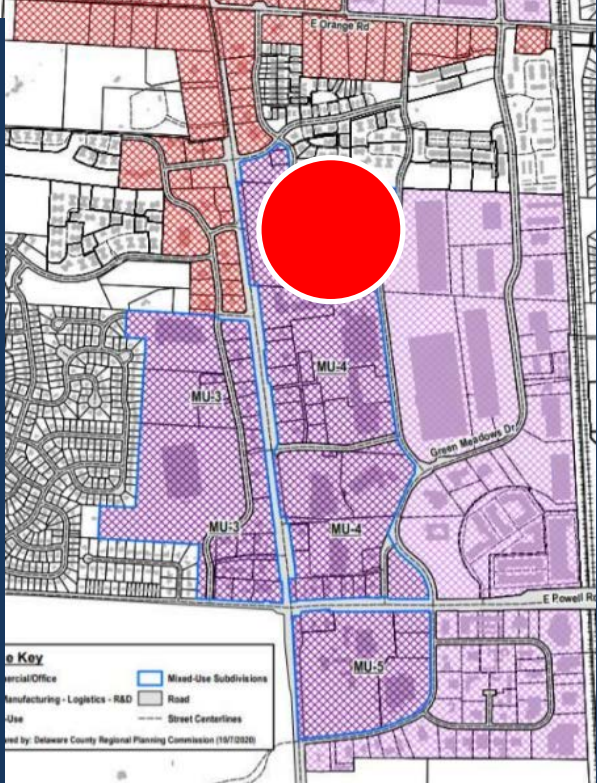
TIFs: various, project-specific



Segment Area 1
Max 400 units



Segment Area 2
Max 425 units



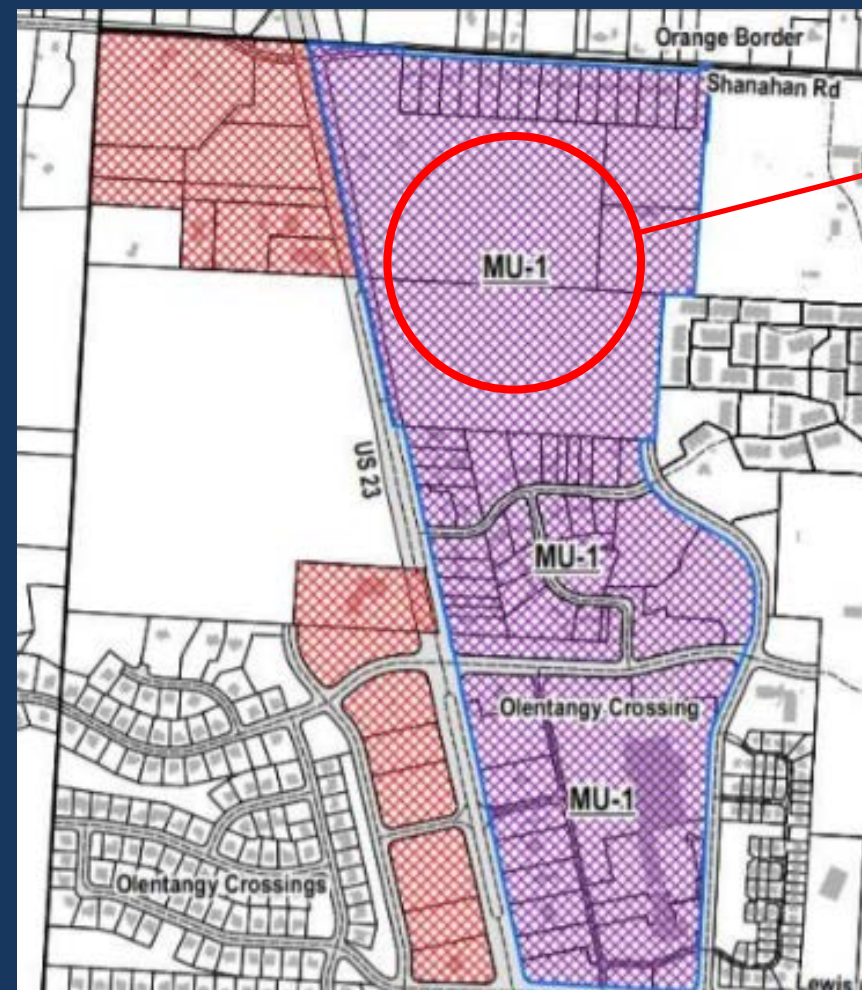
Segment Area 3
Max 350 units

Route 23 Overlay (Orange Twp)

Orange Summit

400 units in two product types

Exhausts allowable units for Segment 1



Slate Ridge (Orange Twp)

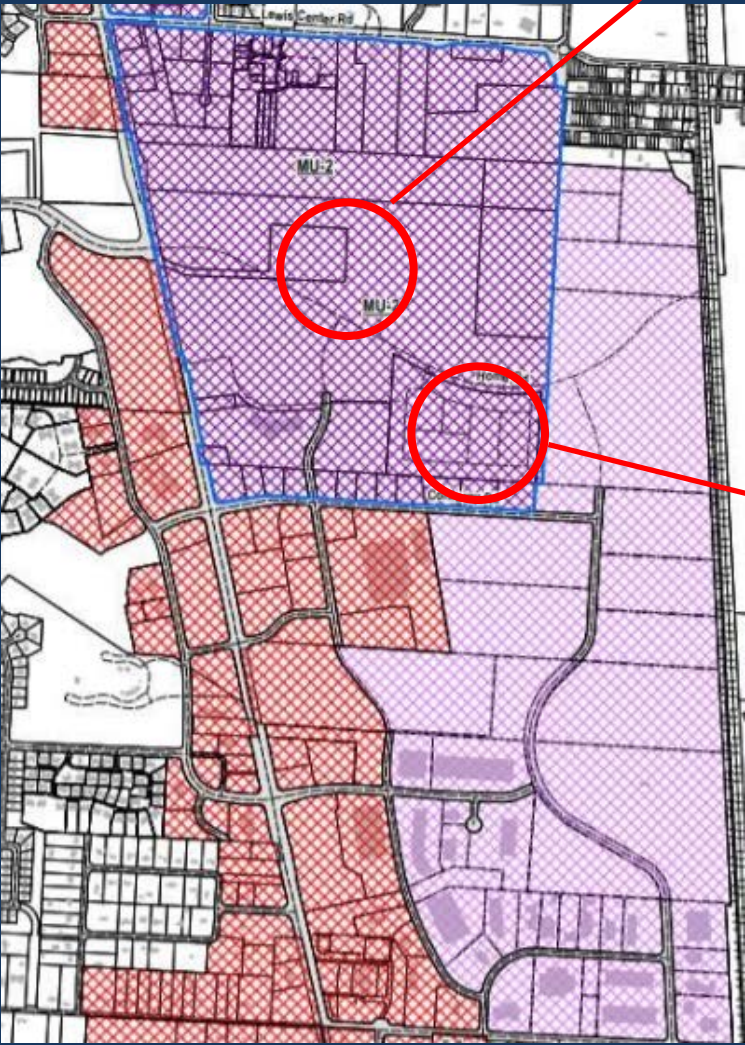
219 single-family condos



Route 23 Overlay (Orange Twp)

Orange Grand Estates
120 Apartments

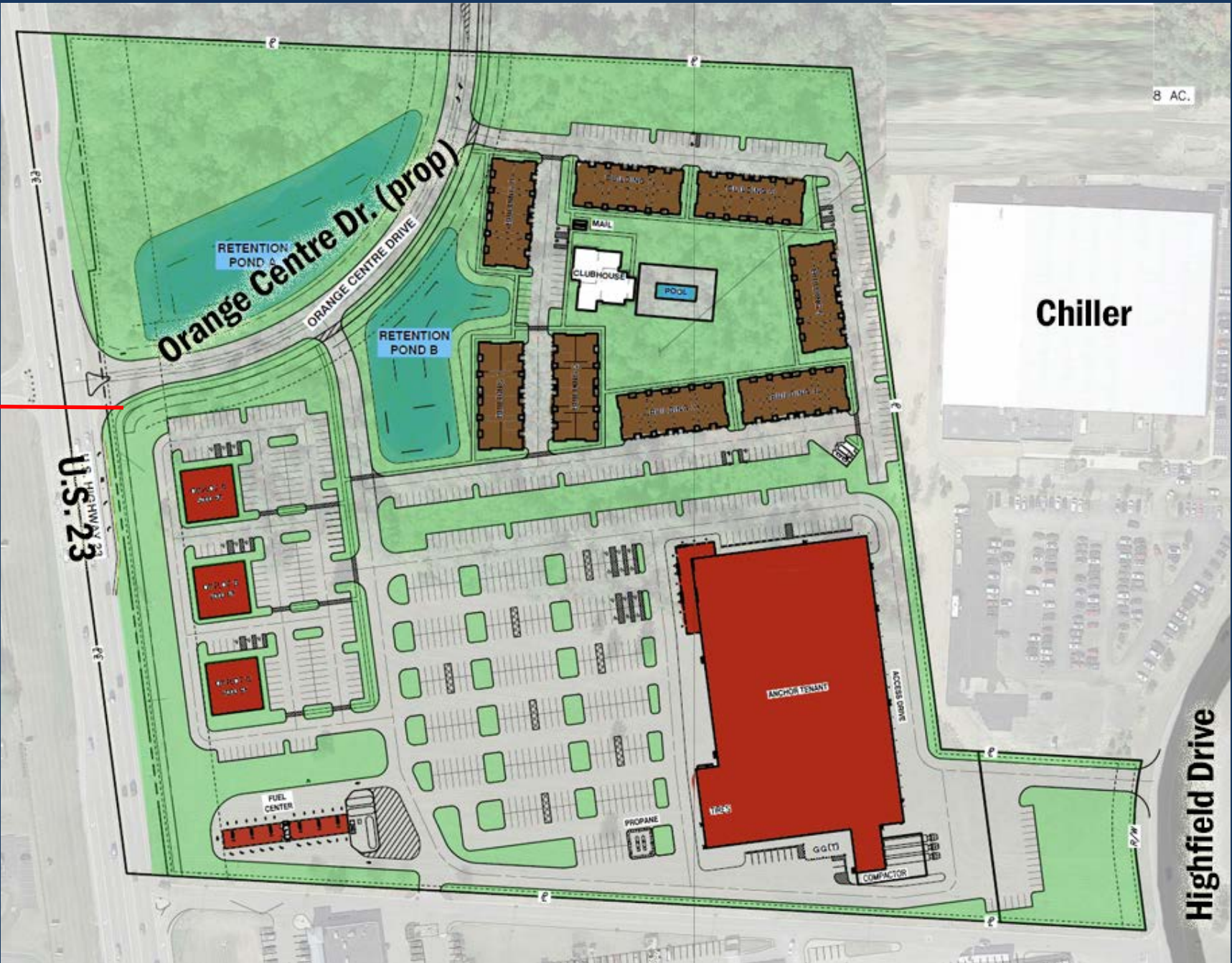
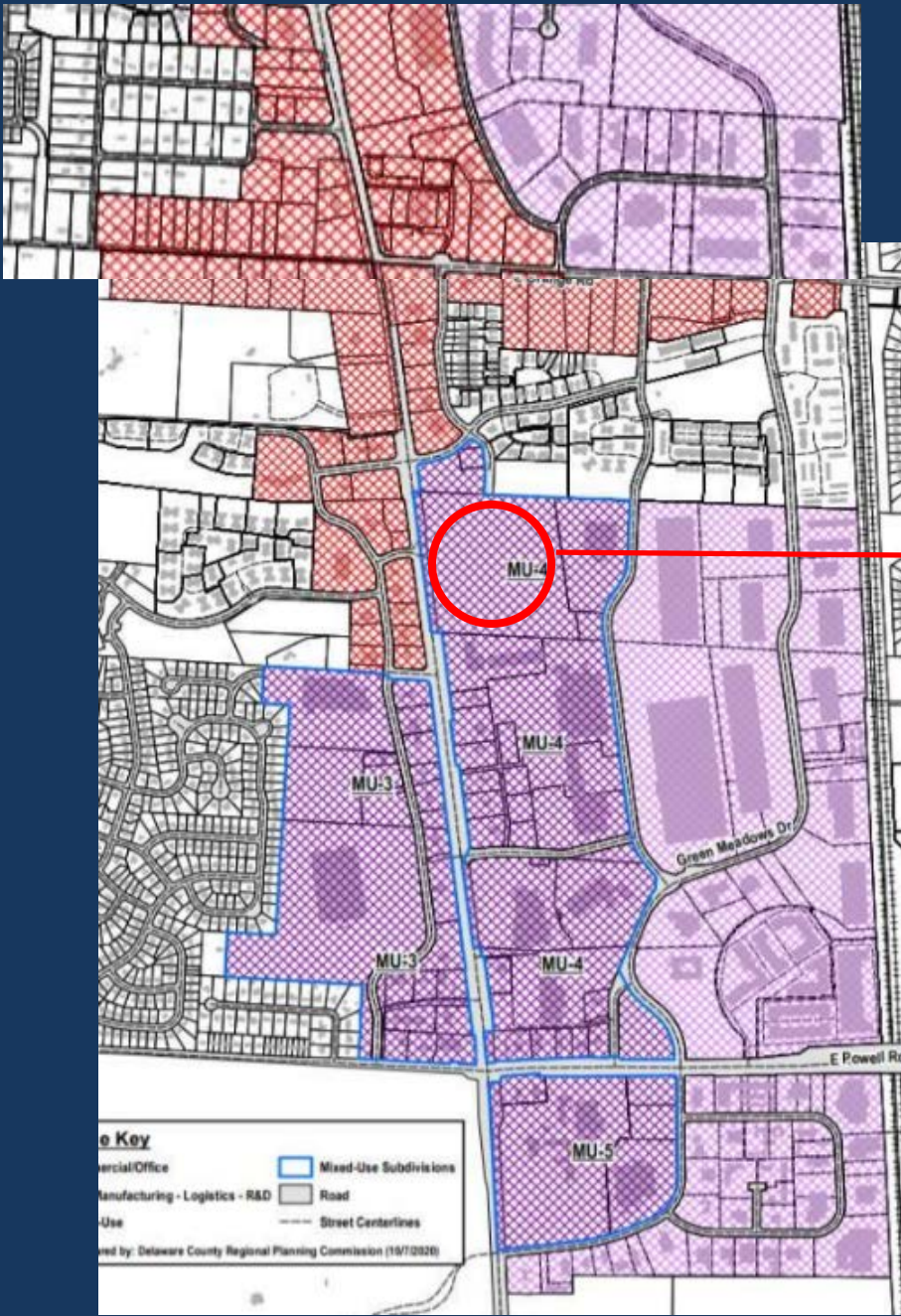
Orange Grand
288 Apartments



Route 23 Overlay (Orange Twp) (but actually, a rezoning)

Hidden Ravines Crossing

- 160 multi-family units
- Big box
- Outlots
- Gas station



POD 18C overlay (Liberty Twp)

Liberty Grand

Single/Multi-Family Uses

412 Single-Family

498 Apartments

Sara Crossing
231 Attached ranch



POD 18D overlay (Liberty Twp)

Clark Shaw Crossing

190 acres

Uses

19.47 acres/Limited Commercial

19.4 acres/208 Multi-Family

30.76 acres/136 "Attached"

102.56 acres/254 Single-Family

18 acres/Healthcare uses



Berlin Industrial Overlay – Berlin Business Park (west) (Berlin Twp)

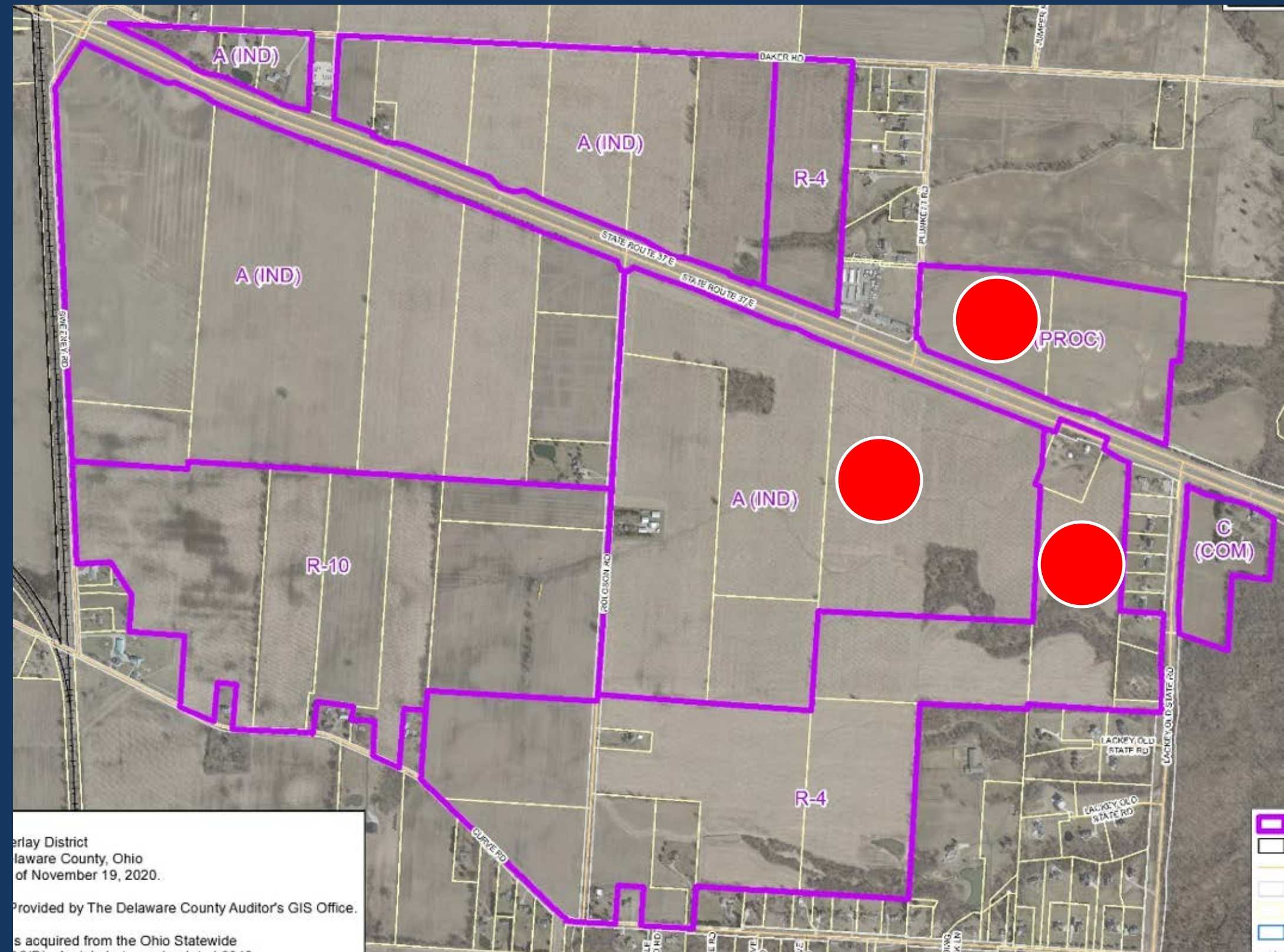
1,085 acres

Professional/Research/Office/
Commercial/Multi-Family

Total units: 2,093 MF using net dev. acreage

Pump station/water tower

TIFs: 75%, 20 years, area infrastructure



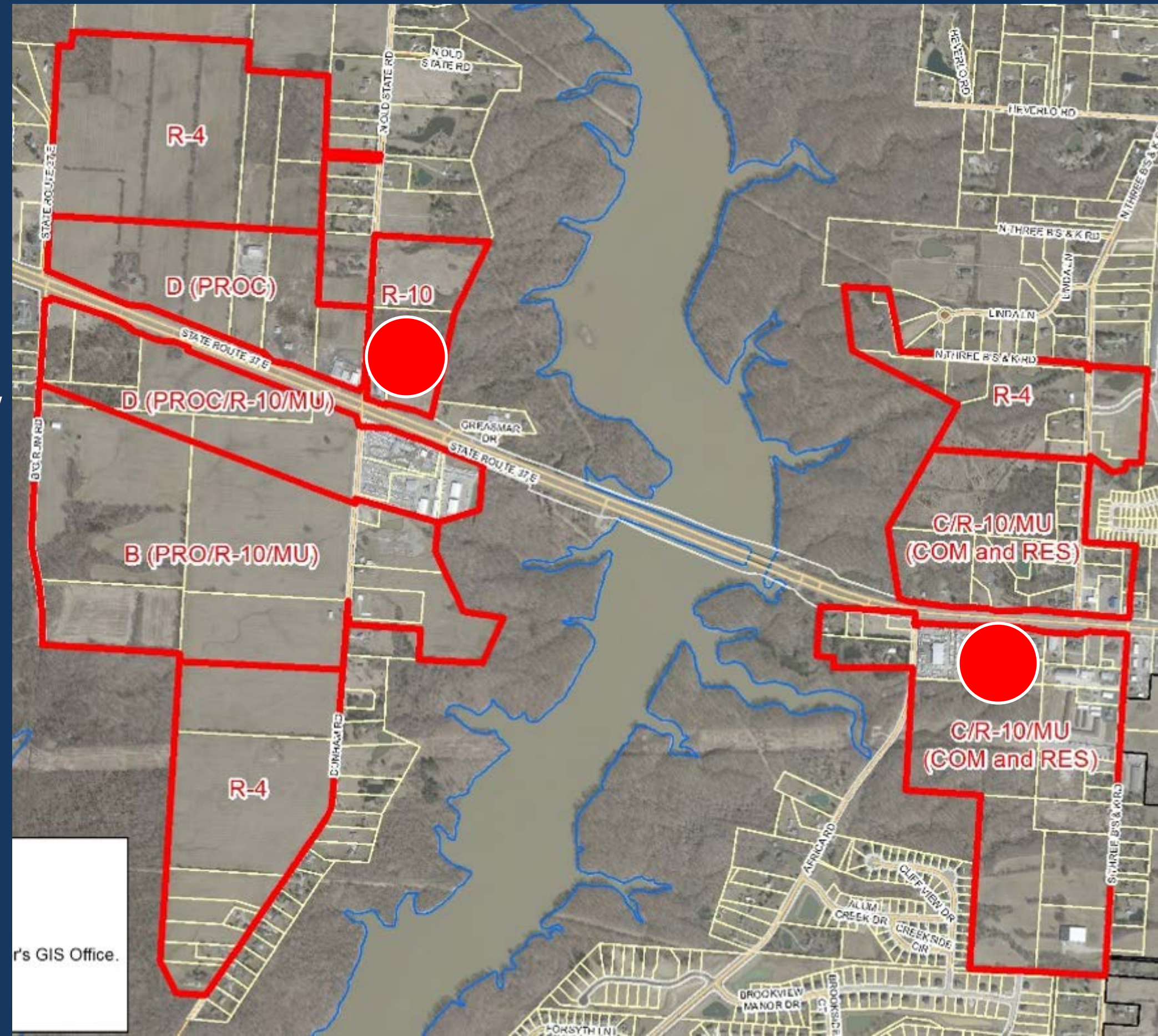
Berlin Commercial Overlay – Berlin Business Park (east) (Berlin Twp)

970 acres

Professional/Research/Office/Commercial/ Multi-Family

**Total units: 2,141 MF using net dev. acreage
(plus 1,860 calculated but unlikely
due to potential annexation and
ravines on east side of reservoir)**

TIFs: 75%, 20 years, area infrastructure



Berlin Commercial Overlay – Berlin Business Park (east) (Berlin Twp)

Northport Residential Hotel - 120 units

Elysian at Alum Creek – 250 units

Pending



City of Sunbury

Ravines at Meadow Ridge

725 units / 67.164 acres
City of Sunbury



Planned Mixed Use District Overlay (Berkshire Twp)

700 Acres

Commercial and Residential

NW – 300

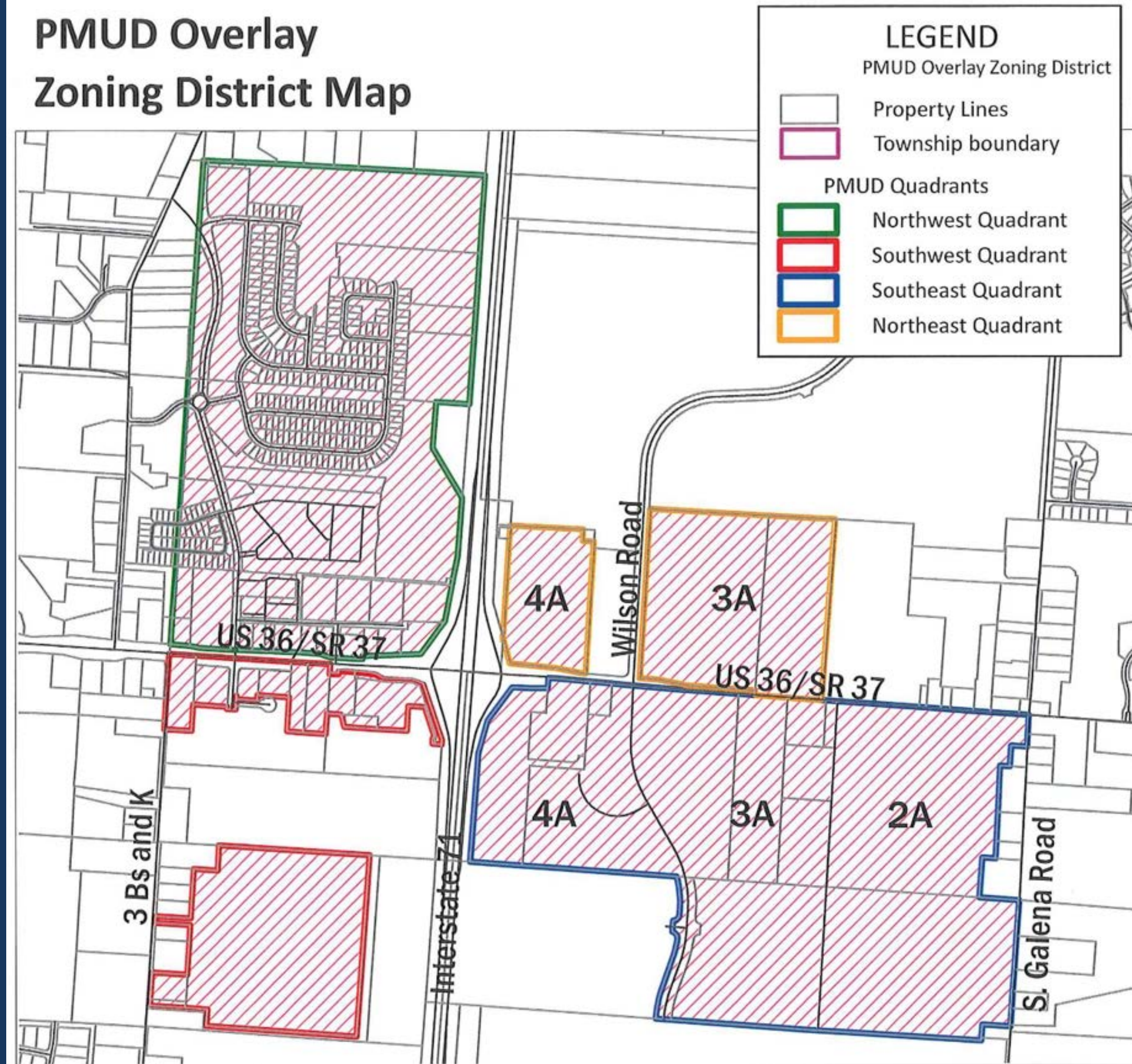
SW – 300

SE&NE – 1400

In addition to MF above, single-family
is also allowed at max
of 4 units per acre

TIF: Apartment community – 75%,
10 years, helps pay for Fourwinds Dr.

Attachment 1 PMUD Overlay Zoning District Map



Planned Mixed Use District Overlay (PMUD) (Berkshire Twp)

Northlake Preserve

228 lots

Northlake Woods

50 lots

Northlake Summit

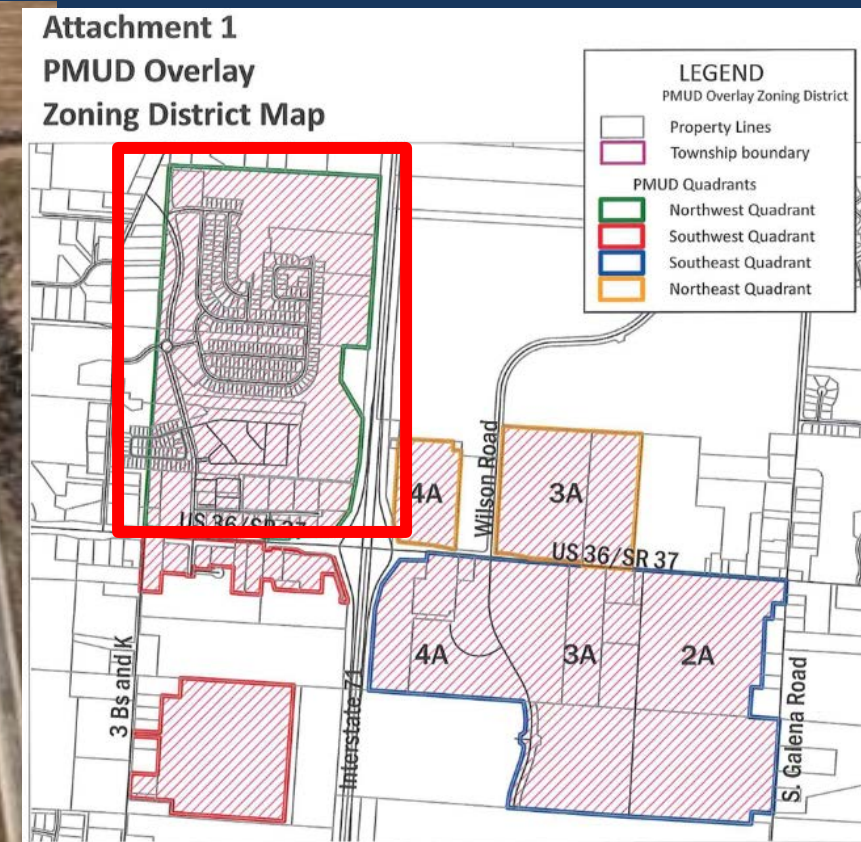
252 Apartments

Fourwinds Res. Hotel

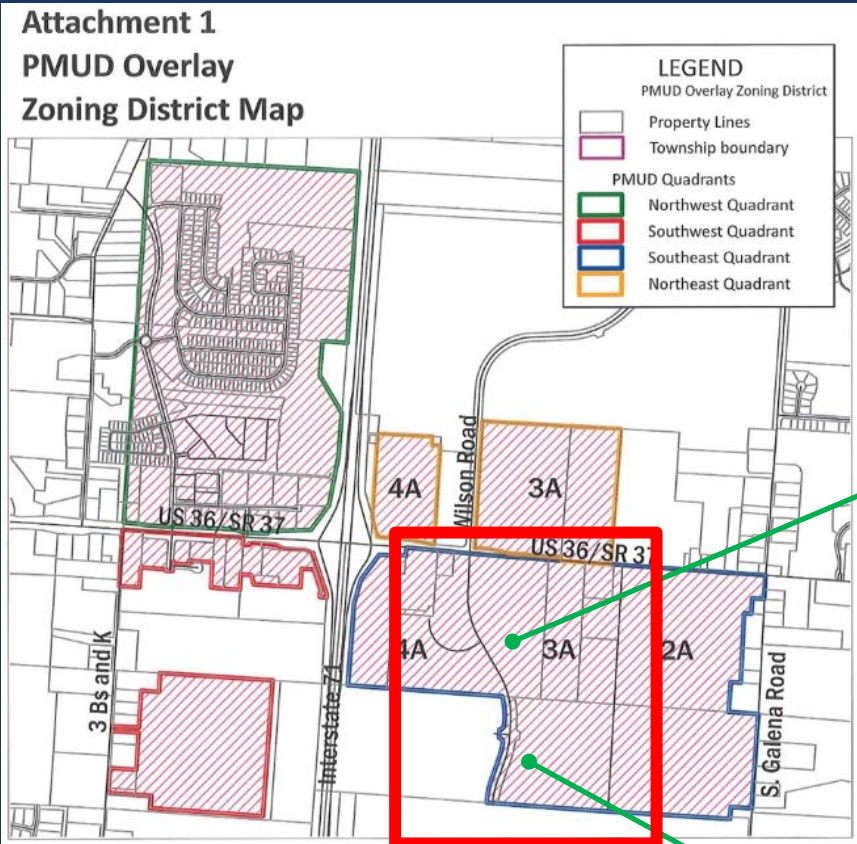
244 Apartments

Chipotle, Agape Restaurants

TIFs: various, typically 75%
for 10 years



Planned Mixed Use District Overlay (PMUD) (Berkshire Twp)



The Carlton
312 apartments



The District at Berkshire
300 apartments



36/37 Planned Mixed Use District Overlay (Berkshire Twp)

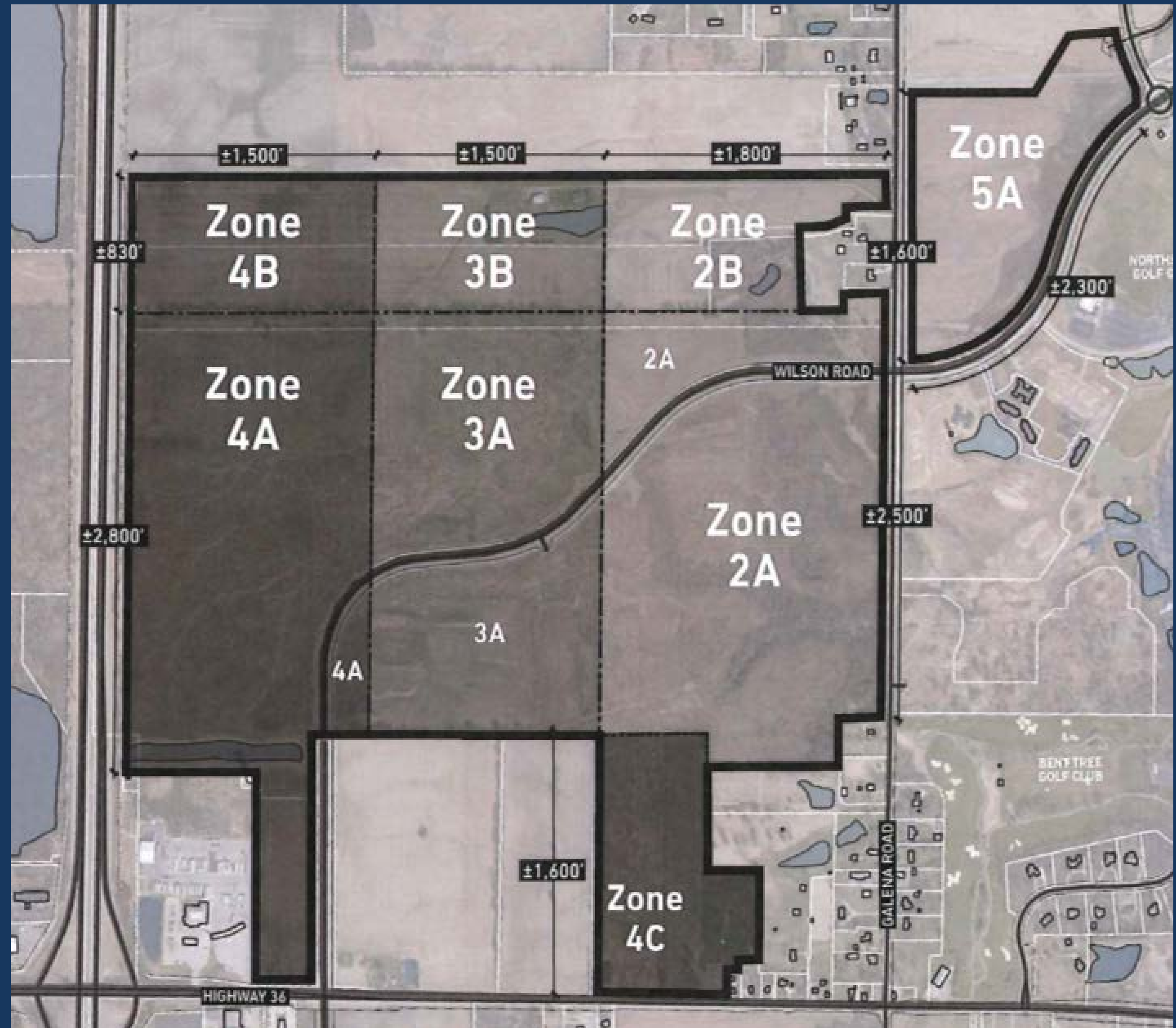
435 acres

Commercial, Office, Multi-family

Total units: 1,067 - factor of density and height per subarea

TIF: 36/37 Commercial TIF – (Big Walnut Commerfial TIF?)

75%, 10 years

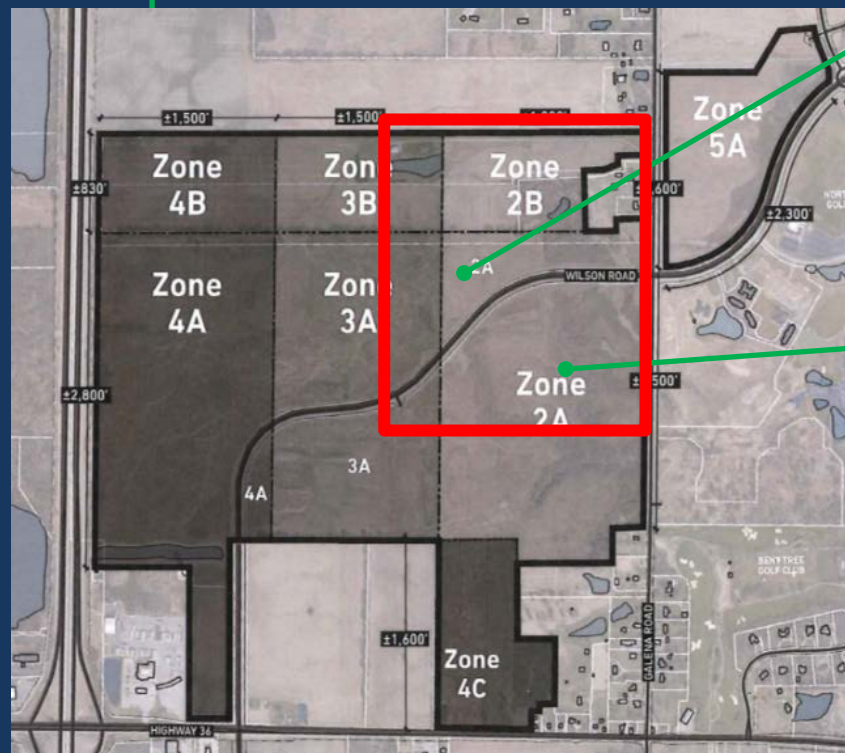


36/37 Planned Mixed Use District Overlay (Berkshire Twp)

Northstar Apartments:
240 units

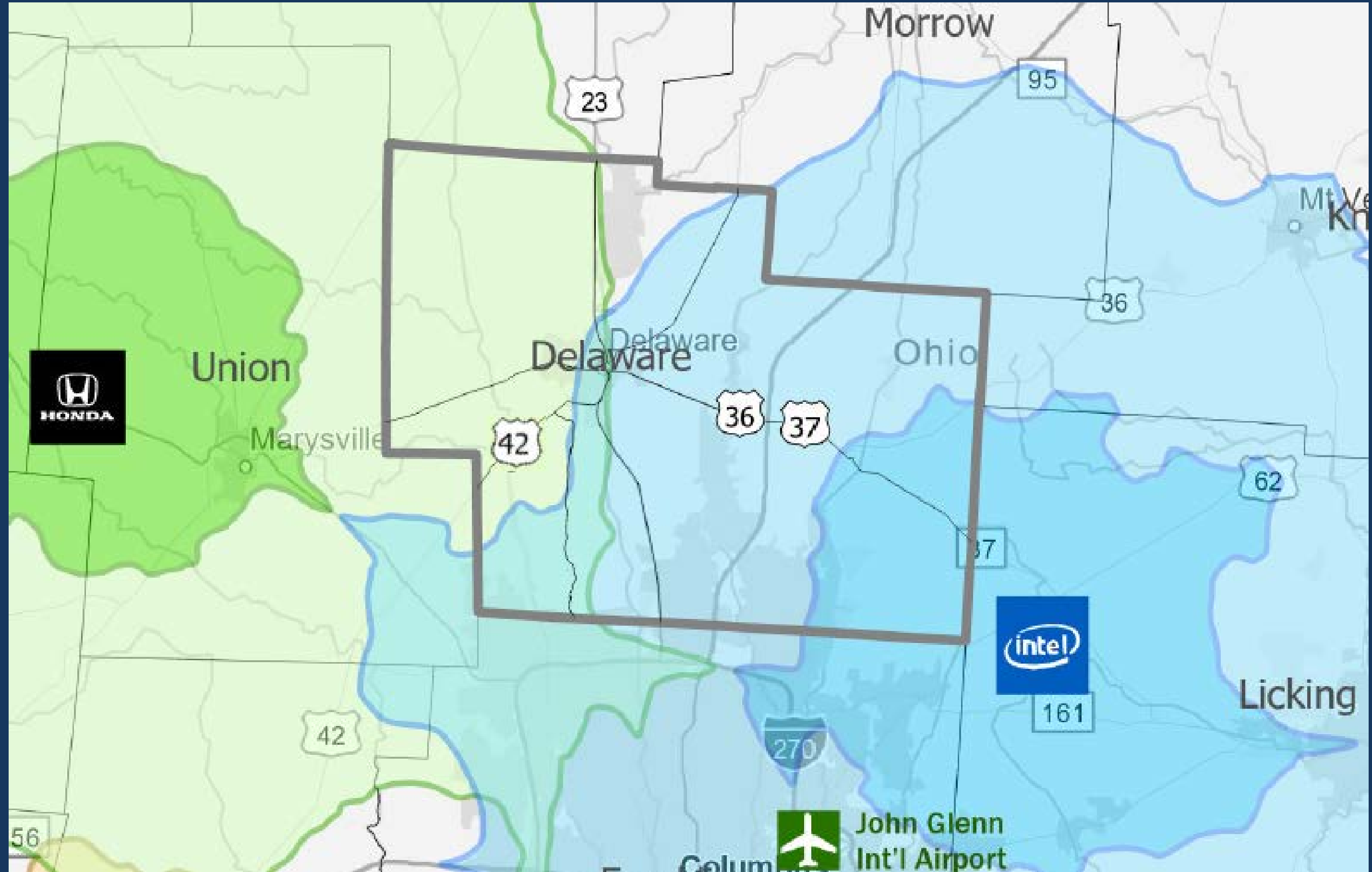


Camping World

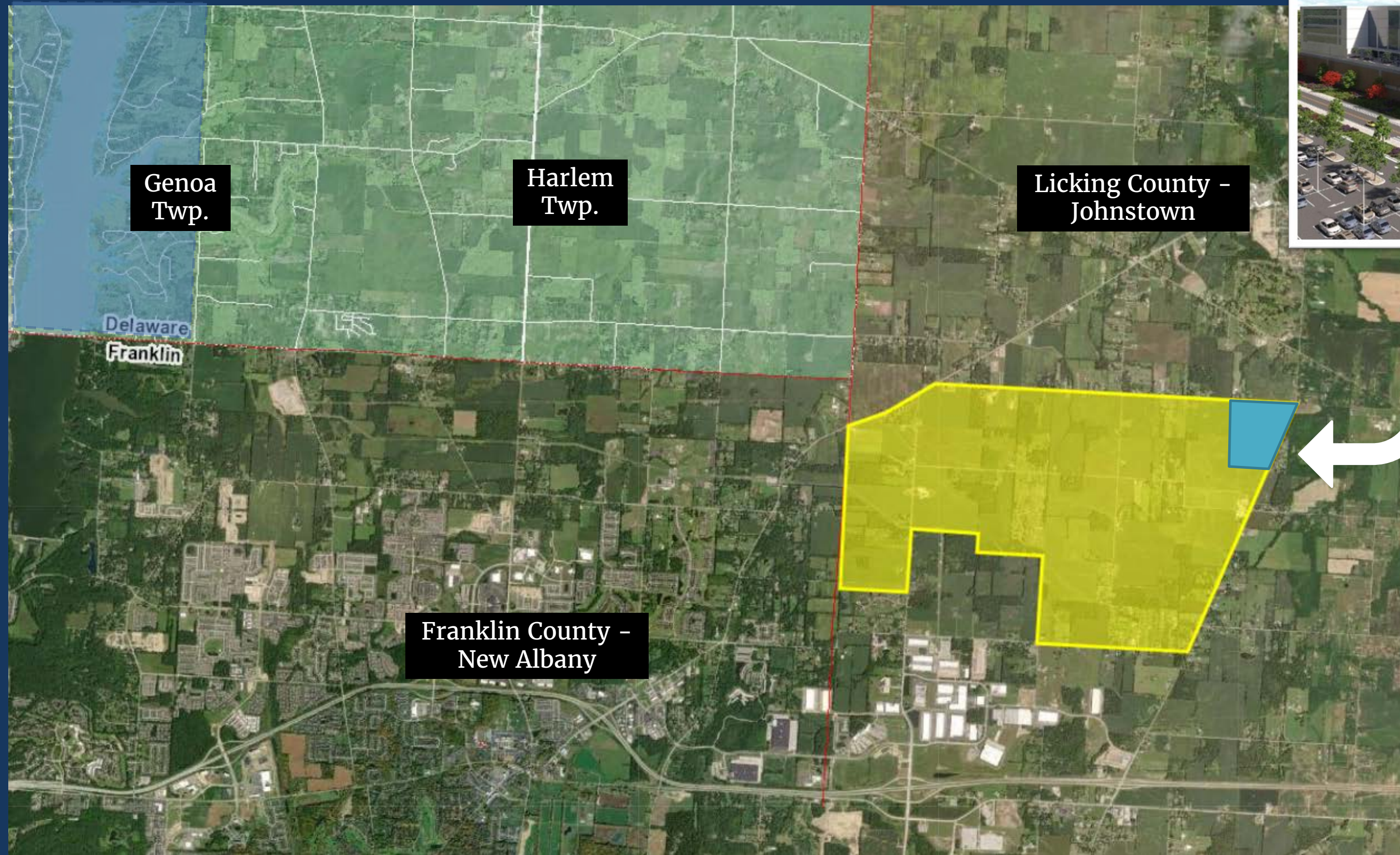


Berkshire Crossing: 100 rentable
single-family homes

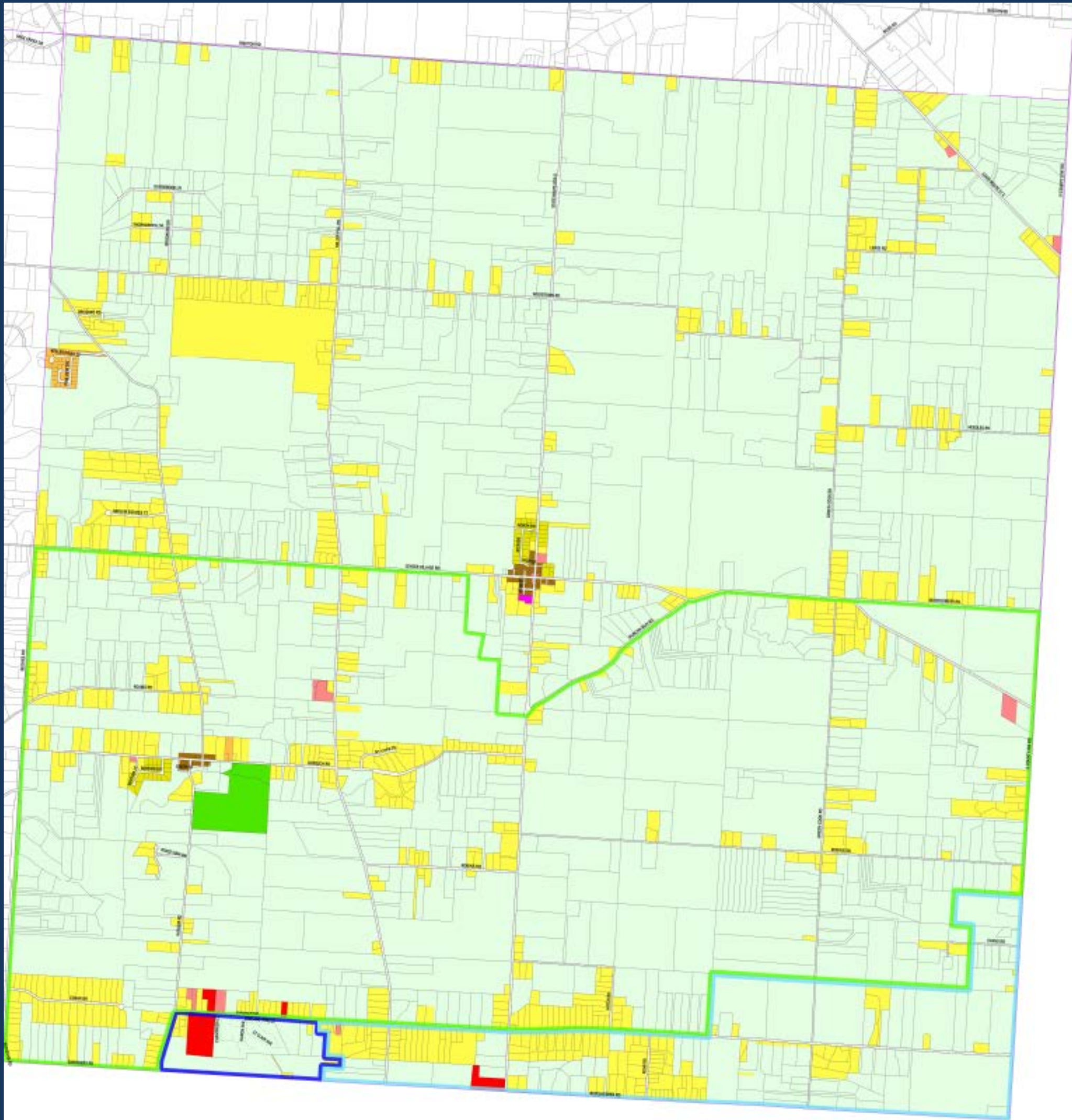
Harlem Township



Intel Manufacturing Site



Harlem Township
Current zoning map



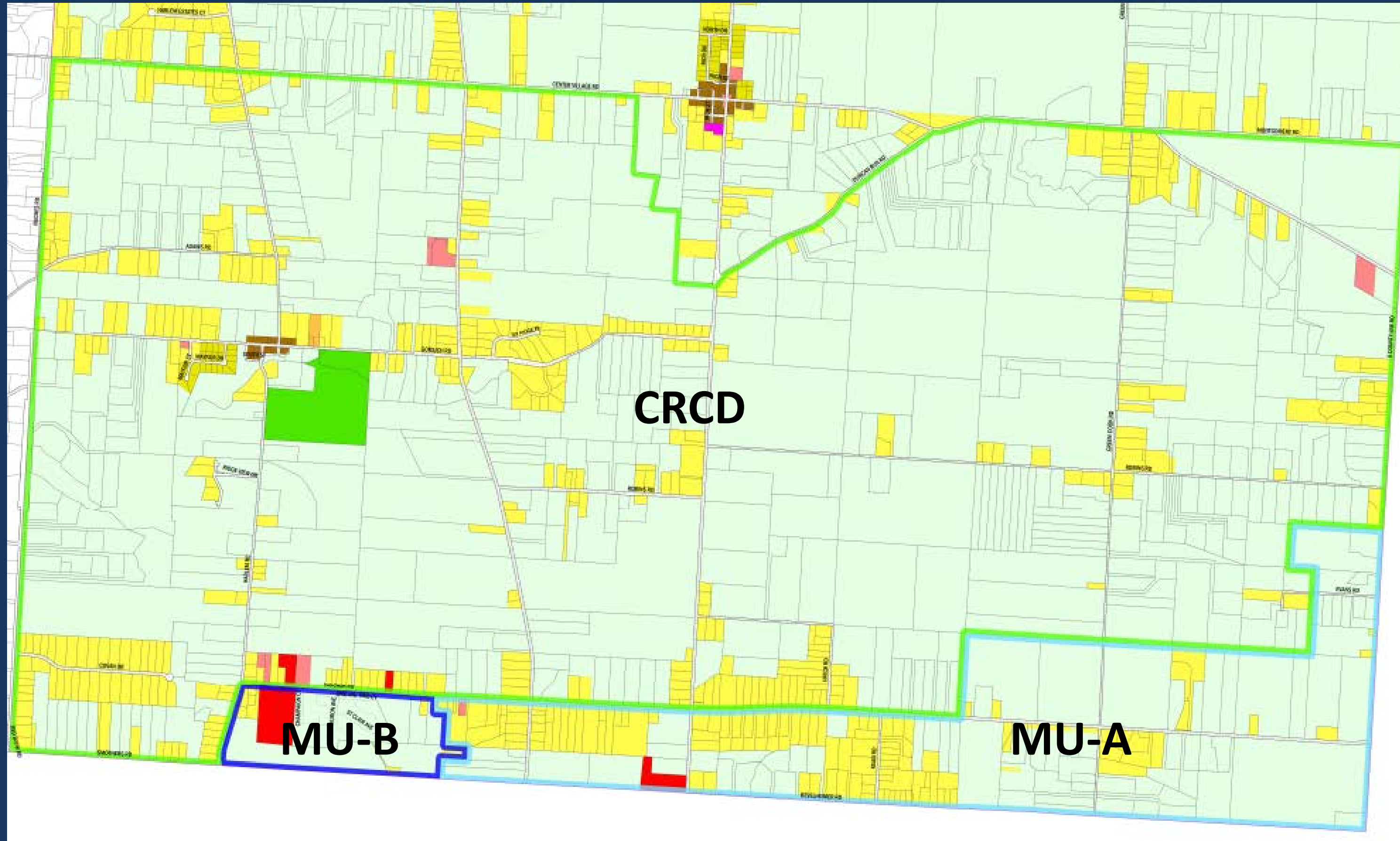
Harlem Township

MU-B
Mixed Use
Retail, office,
restaurants, etc.
12 units/NDA

MU-A
Mixed Use
Commercial
8 units/NDA

CRC
Conservation
Residential
3 units/NDA
50% open space

25-acre minimum
size per dev.

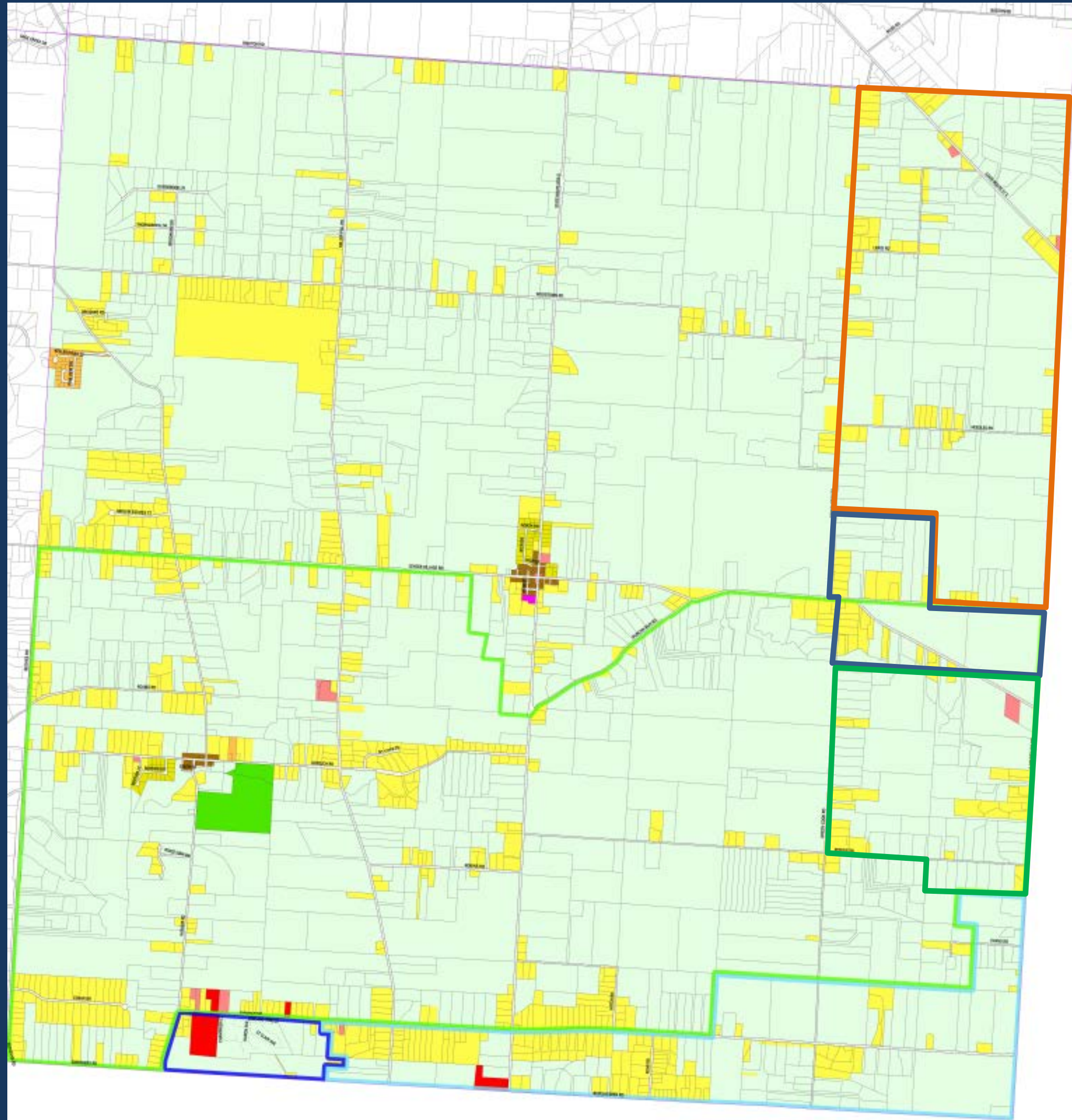


Harlem Township

County Line Road Overlays
2,705 acres

Depending on area, mix of uses
includes Adv. Manufacturing,
Contractor Offices,
Townhomes (8 units/NDA),
Equipment Repair,
Flex-Office,
Logistics,
Machine Shops,
and similar.

20% open space,
significant setbacks
25-acre minimum size per dev.



Questions or Comments?

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