

Interchange Area

Berlin Twp, Berkshire Twp, Sunbury

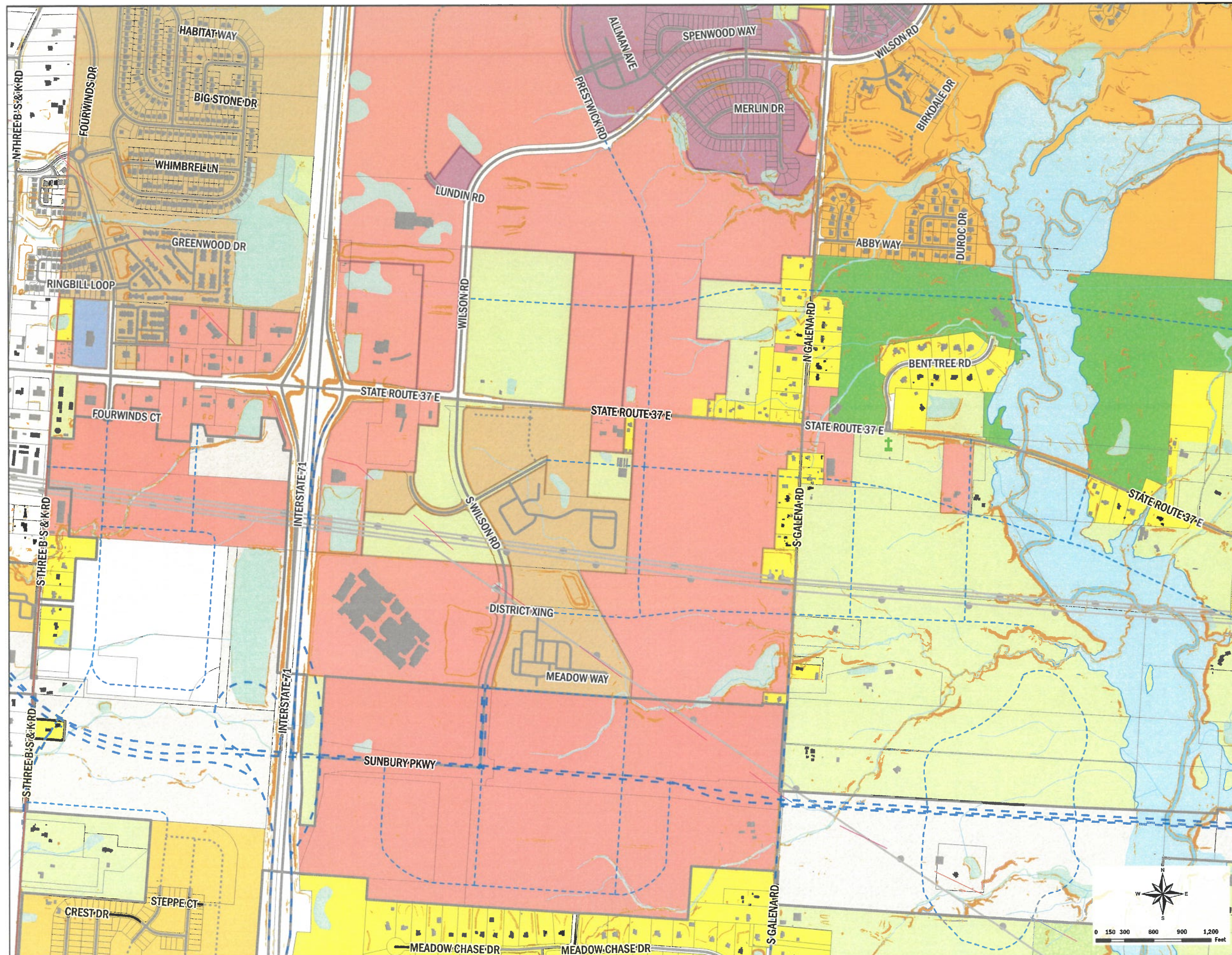
Draft

• Situated in the center of Delaware County, this corridor includes land from Berlin to Sunbury along Route 36-37 and intersects with I-71.

• U.S. 36/S.R. 37 is a primary east-west artery in the County, and is likely to be stressed by traffic from both Intel and Honda developments. Consideration should be given to how planned land uses and developments affect traffic flow and to avoid the long-standing challenges that have affected other roadways in the area, most notably U.S. 23.

• Berlin Business Park is already envisioned for this area, and calls for mixed-use development appropriate for the attraction of health, professional, and financial services uses.

• Land availability with willing sellers, rail access and existing access to roads and other infrastructure (water, sewer, gas, power utilities) indicate this area may be suitable for advanced industries - including R&D in ag tech and life sciences, as well as manufacturing.



- Township Boundary
- Incorp. Area Boundaries
- Road Centerlines
- Property Lines
- Rivers/Lakes
- Floodplain
- General Zoning Categories
 - Lowest Density Residential and Agricultural
 - Low Density, Larger Lots
 - Planned Residential Densities, 1.5 - 3 units / acre
 - Multi Family, Higher Densities
 - Commercial Zoning
 - Industrial Zoning
 - Typically Parks and Open Space
 - Outlines Indicate Overlay Areas

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org

GIS Data Provided by The Delaware County Auditor's GIS Office
(Topo, Parcel, ROW, Municipal Boundary, Road Centerlines, Hydrology,
Township Boundary, Floodplains) (740-833-2070)
(Printed 10/31/2024 with current data)

*Roads shown indicate general corridors and not actual alignments.