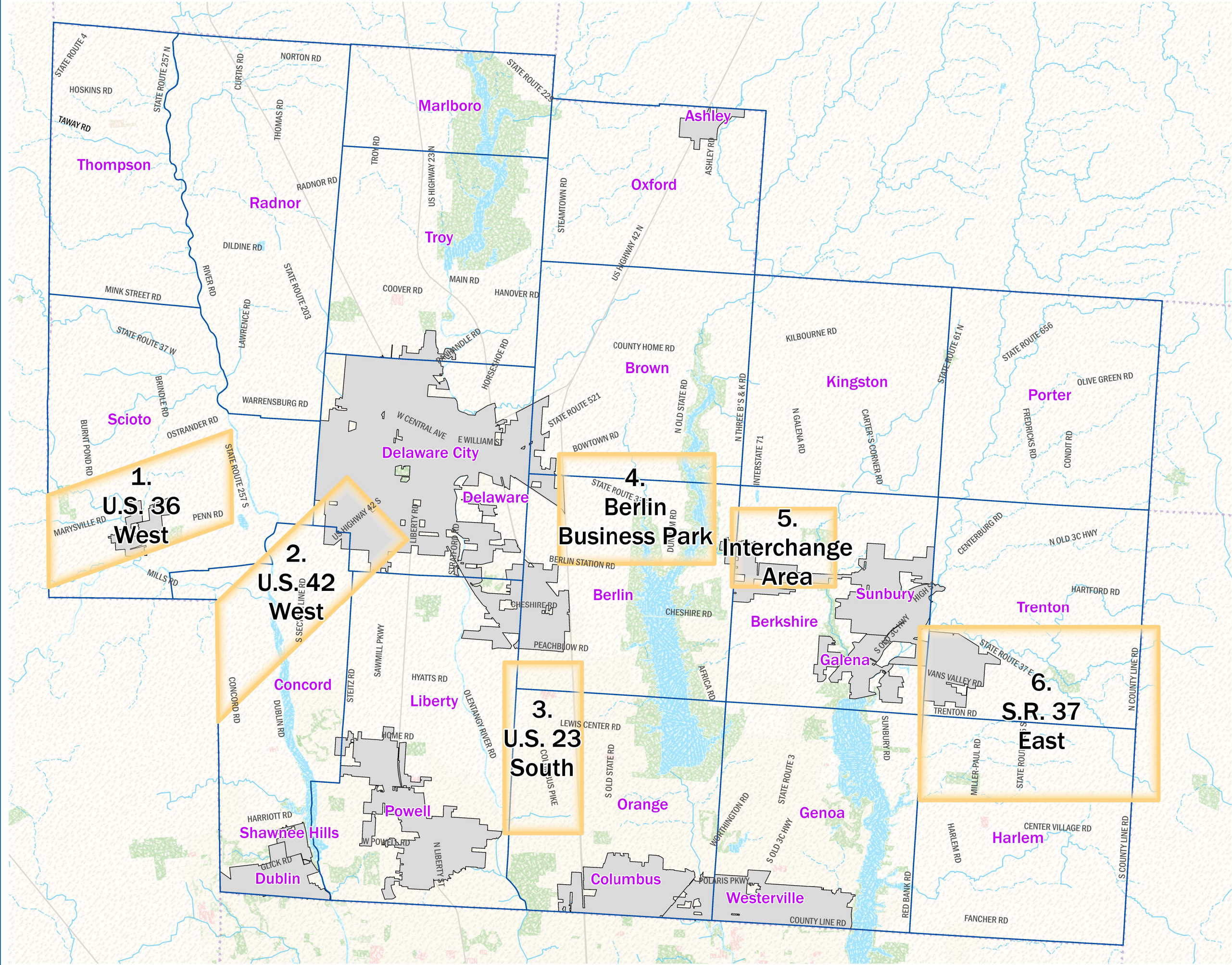


Corridor Key



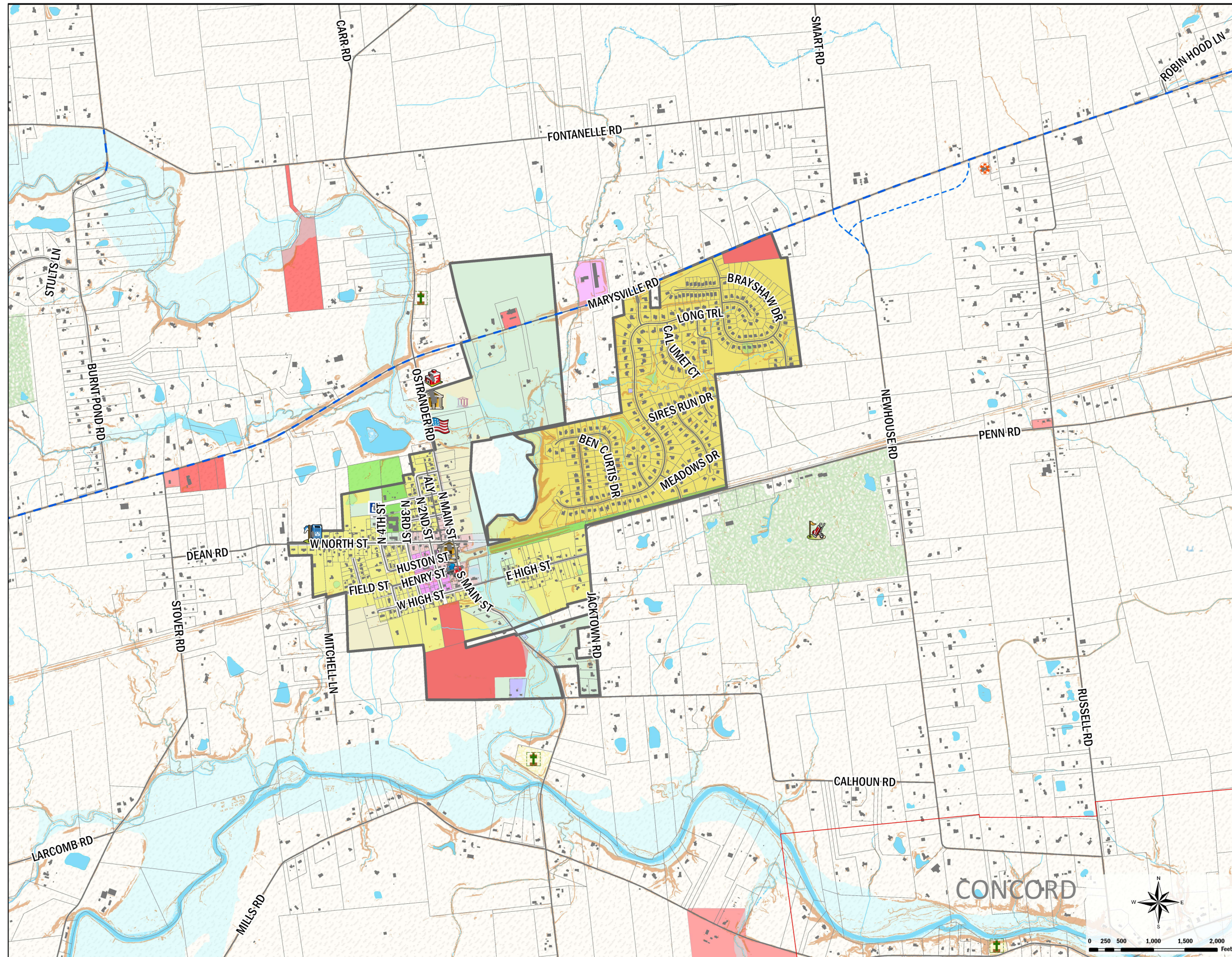
*Roads shown indicate general corridors and not actual alignments.

Corridor 1

U.S. 36 West

Ostrander/Scioto Twp
Development Corridor
Draft

- Proximity to Union County and the Honda plant makes the location ideal to consider local supplier for automotive manufacturing/EV sector – which would also further complement and benefit from the expansion of industrial uses noted for Corridor #4.
- Local officials have expressed interest in additional growth and development opportunities, though they are currently undefined and not yet explored;
- This growth corridor should be considered on a longer time frame (> 5 years) than the others identified in this study;
- The area will need significant infrastructure investment - especially in utilities such as gas - for optimal site readiness;



- Township Boundaries
- Village of Ostrander
- 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
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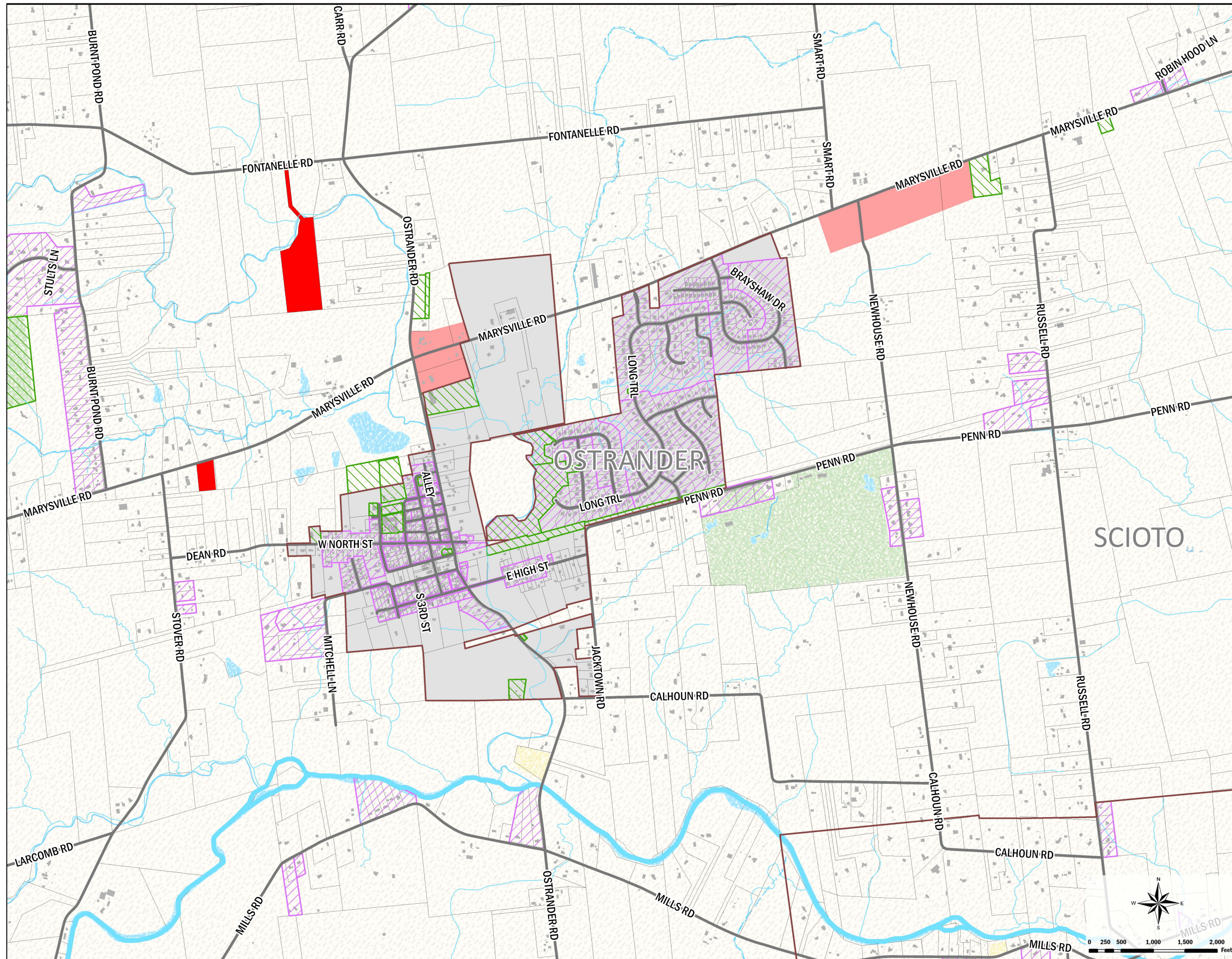
Corridor 1

U.S. 36 West

Ostrander/Scioto Twp

Economic Focus Areas

- Proximity to Union County and the Honda plant makes the location ideal to consider local supplier for automotive manufacturing/EV sector – which would also further complement and benefit from the expansion of industrial uses noted for Corridor #4.
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- Township Boundary
- Incorporated Area
- Building Outline 2024
- Road Centerlines
- Rail road
- Property Lines
- Public / Utility Land
- Recorded Subdivision
- Rivers/ Lakes/Ponds
- Streams
- Zoned Commercial (but not developed)
- Zoned Industrial (but not developed)
- Planned Commercial (but not zoned)
- Planned Industrial (but not zoned)
- Planned Commercial / Industrial (but not zoned)

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Corridor 2

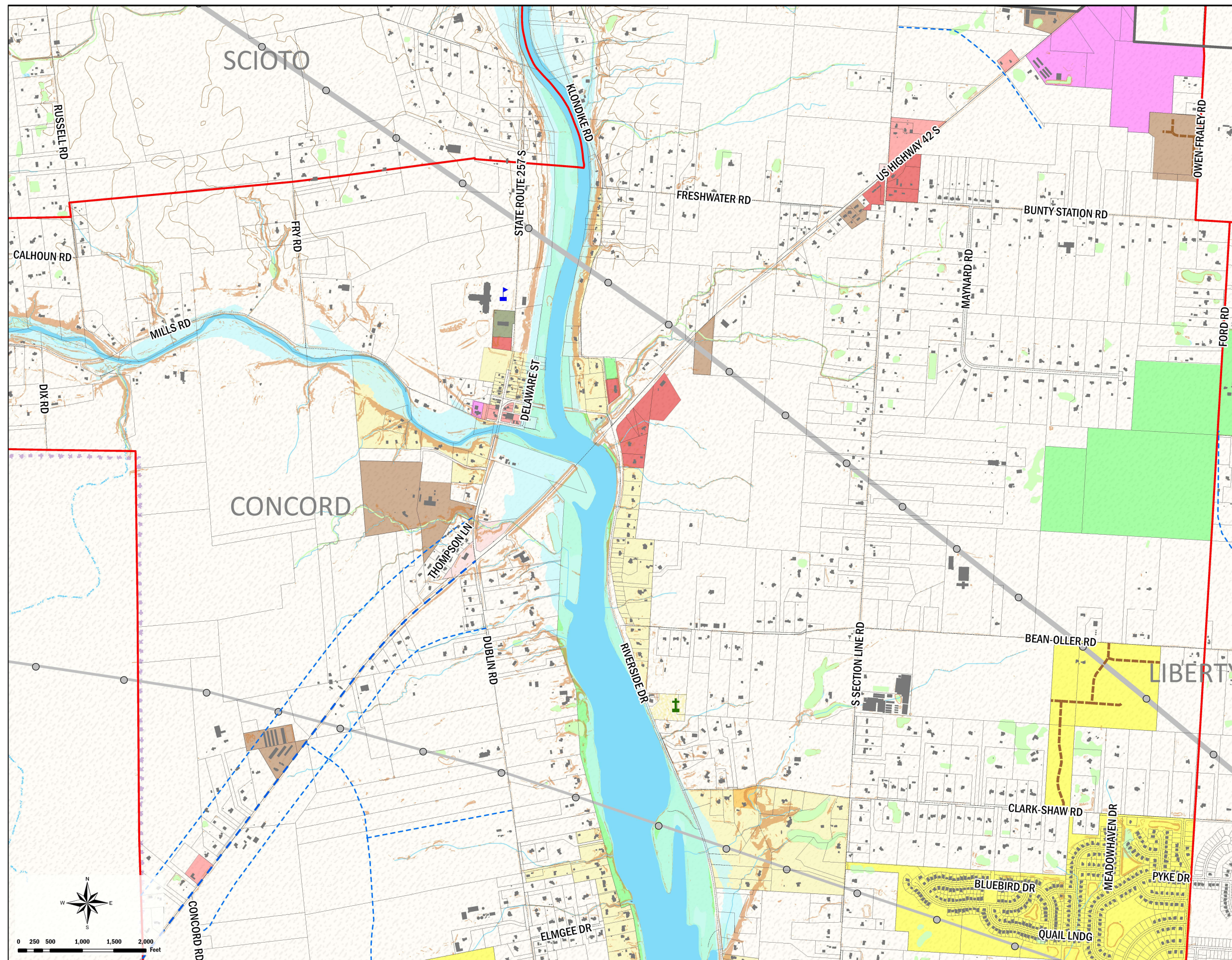
U.S. 42 West

Delaware/Concord Twp

Development Corridor

Draft

- Route 42 is an existing truck transportation route for the movement of goods tied to automotive manufacturing.
- Airport-related regulations regarding airport operating hours, noise levels, and light requirements typically limits residential encroachment around airports, which complements additional pursuits of industrial uses for this area.
- Prime area for the growth of opportunities requiring industrial zoning (advanced manufacturing, ag tech, R&D) due to presence of Delaware Municipal Airport and an existing industrial park.



- Township Boundaries
- Incorp. Area Boundary
- 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

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Corridor 2

U.S. 42 West

Delaware/Concord Twp

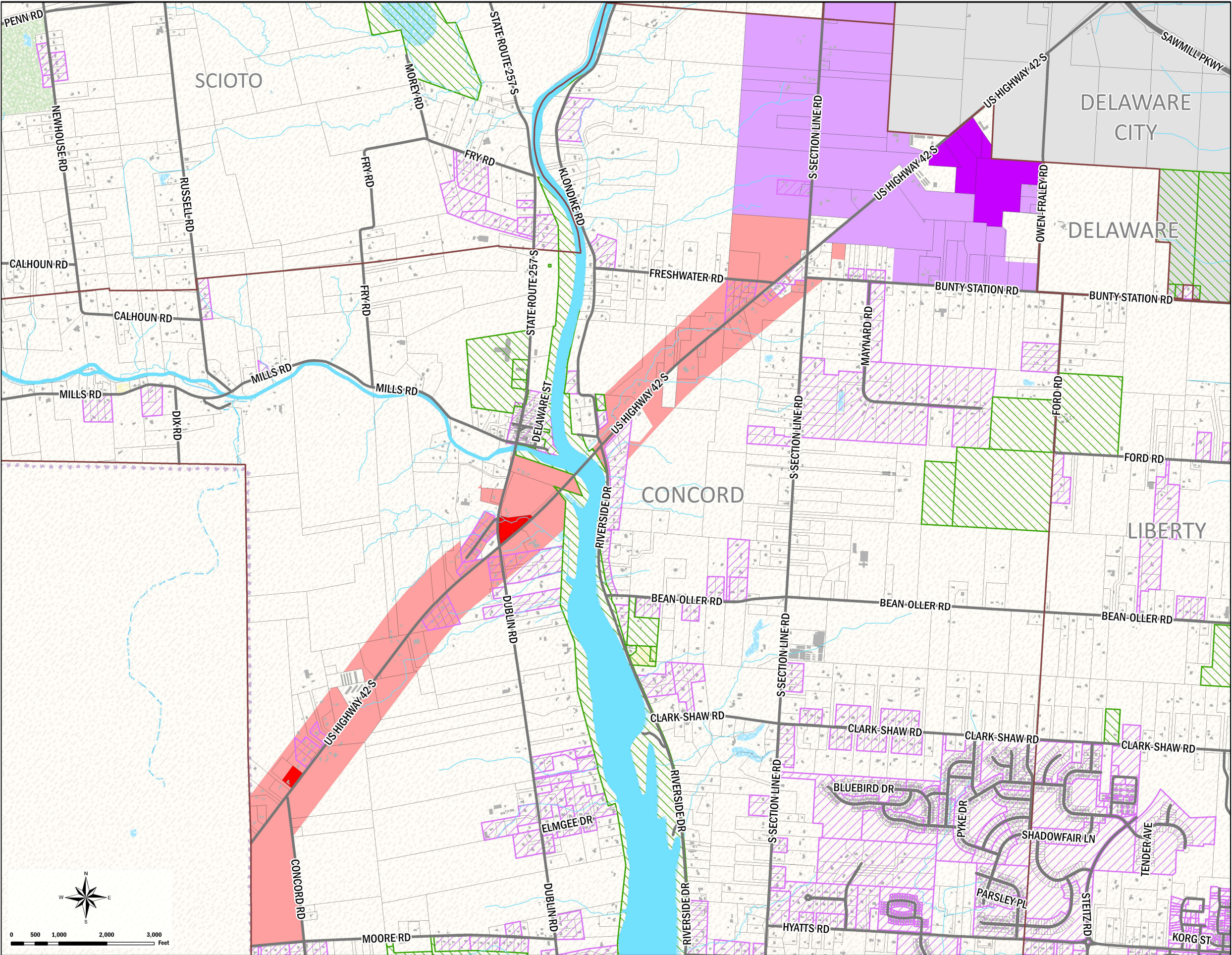
Economic Focus Areas

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- Airport-related regulations regarding airport operating hours, noise levels, and light requirements typically limits residential encroachment around airports, which complements additional pursuits of industrial uses for this area.
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- Township Boundary
- Incorporated Area
- Building Outline 2024
- Road Centerlines
- Rail road
- Property Lines
- Public / Utility Land
- Recorded Subdivision
- Rivers/ Lakes/Ponds
- Streams
- Zoned Commercial (but not developed)
- Zoned Industrial (but not developed)
- Planned Commercial (but not zoned)
- Planned Industrial (but not zoned)
- Planned Commercial / Industrial (but not zoned)

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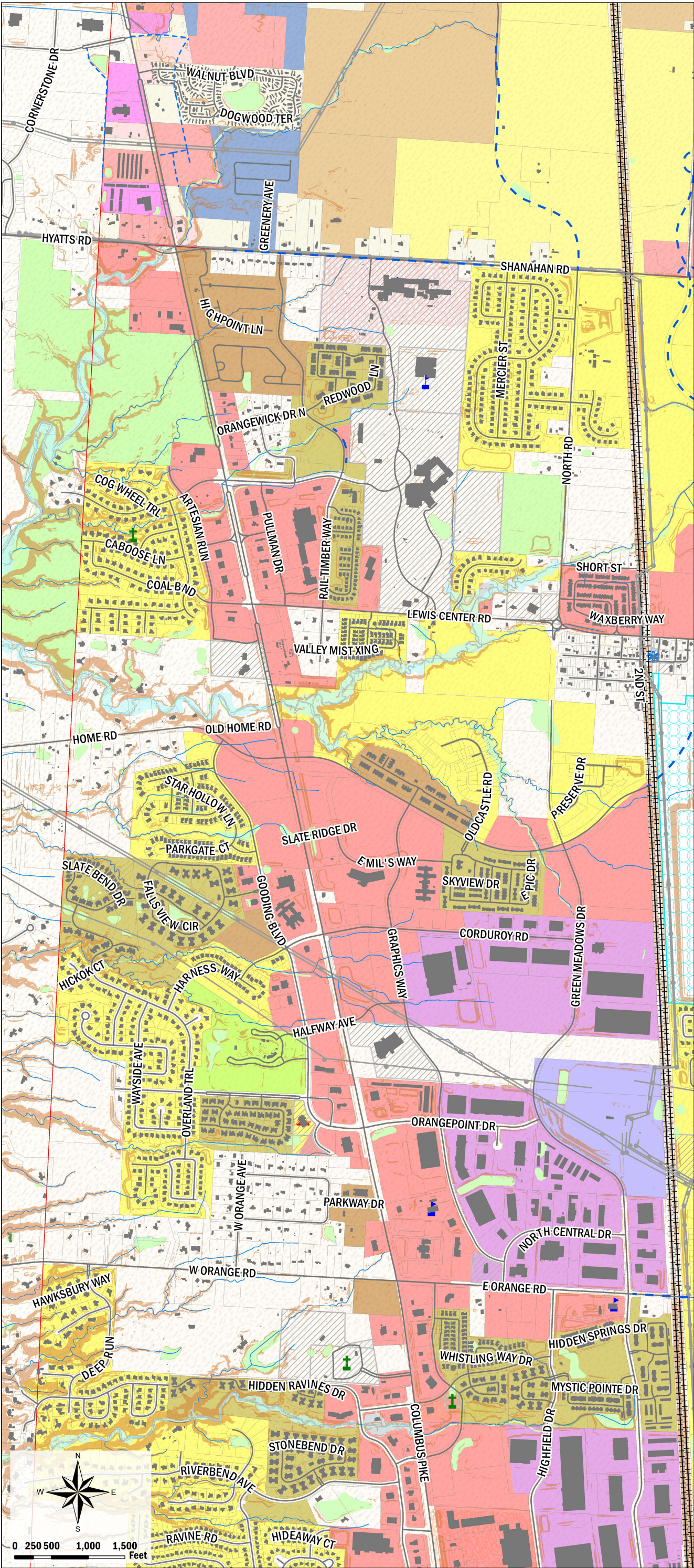
Corridor 3

U.S. 23 South

Delaware/Liberty Twp/Berlin Twp/Orange Twp

Development Corridor
Draft

- Includes portions of Liberty, Orange and Berlin Townships located close to Route 23, in the south-central portion of the County;
- 73% of the land use in the area is residential, though there is some industrial zoning already in place.
- Significant traffic challenges exist along the U.S. 23 corridor, and a viable solution to alleviate the challenge has yet to be identified, though addressing the corridor's challenges are a priority for state, regional, and local leadership.
- Sites within this corridor would be appropriate for small data centers, or for advanced manufacturing and R&D facilities (leveraging existing industrial zoning and/or facilities).



- Township Boundaries
- 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

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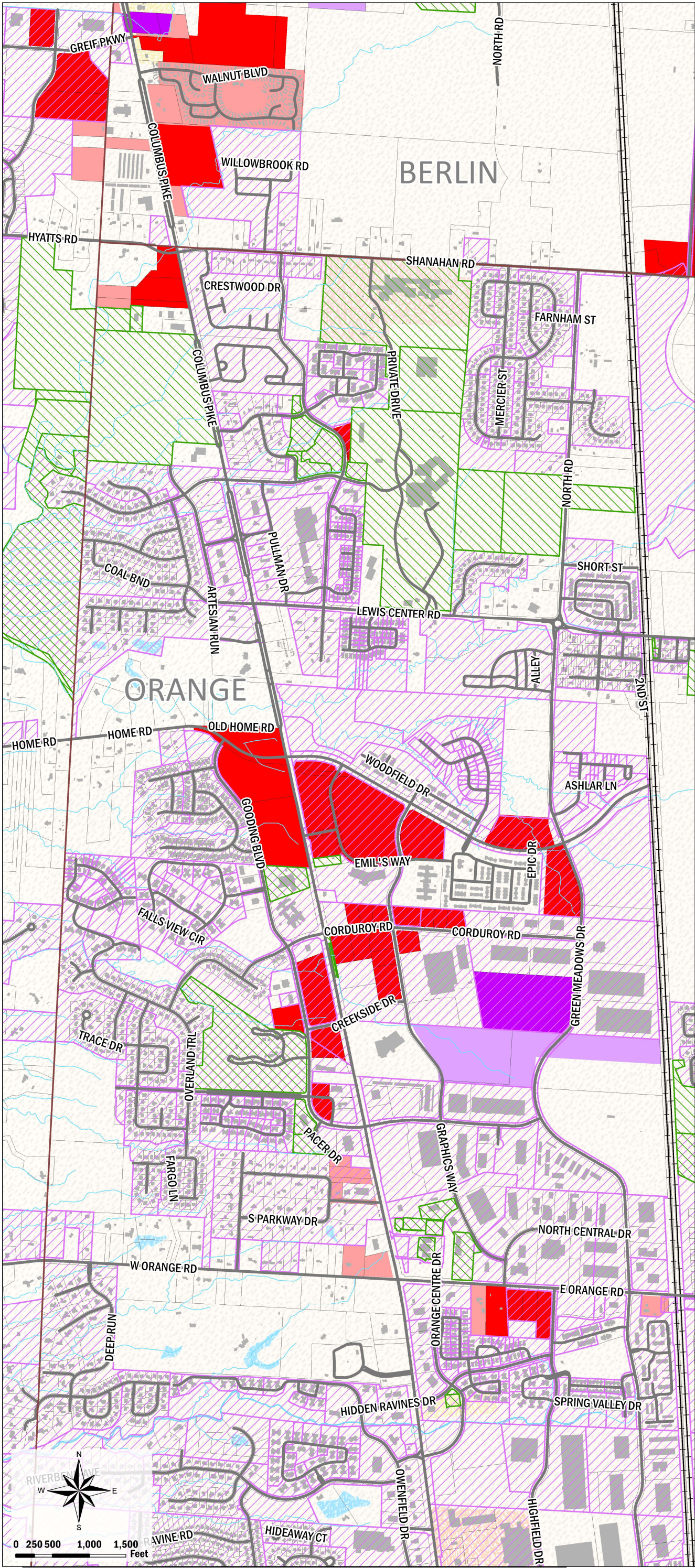
Corridor 3

U.S. 23 South

Delaware/Liberty Twp/Berlin Twp/Orange Twp

Economic Focus Areas

- Includes portions of Liberty, Orange and Berlin Townships located close to Route 23, in the south-central portion of the County;
- 73% of the land use in the area is residential, though there is some industrial zoning already in place.
- Significant traffic challenges exist along the U.S. 23 corridor, and a viable solution to alleviate the challenge has yet to be identified, though addressing the corridor's challenges are a priority for state, regional, and local leadership.
- Sites within this corridor would be appropriate for small data centers, or for advanced manufacturing and R&D facilities (leveraging existing industrial zoning and/or facilities).



- Township Boundary
- Incorporated Area
- Building Outline 2024
- Road Centerlines
- Rail road
- Property Lines
- Public / Utility Land
- Recorded Subdivision
- Rivers/ Lakes/Ponds
- Streams
- Zoned Commercial (but not developed)
- Zoned Industrial (but not developed)
- Planned Commercial (but not zoned)
- Planned Industrial (but not zoned)
- Planned Commercial / Industrial (but not zoned)

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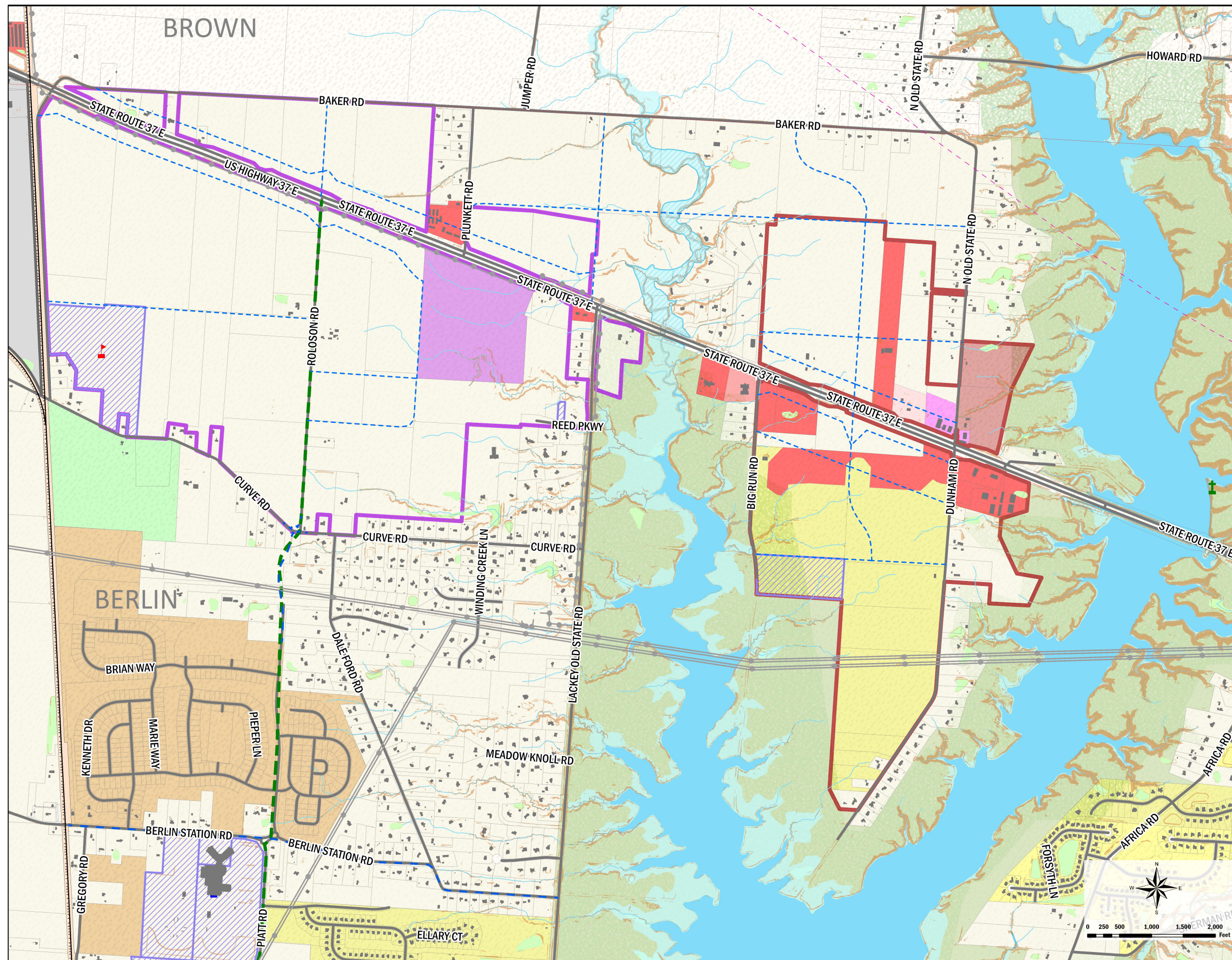
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Corridor 4

Berlin Business Park

and surrounding area, Berlin Twp
Development Corridor
Draft

- Situated in the center of Delaware County, this corridor includes land in Berlin Twp. along U.S.36/ S.R.37.
- 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.
- 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.



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Corridor 4

Berlin Business Park

and surrounding area, Berlin Twp

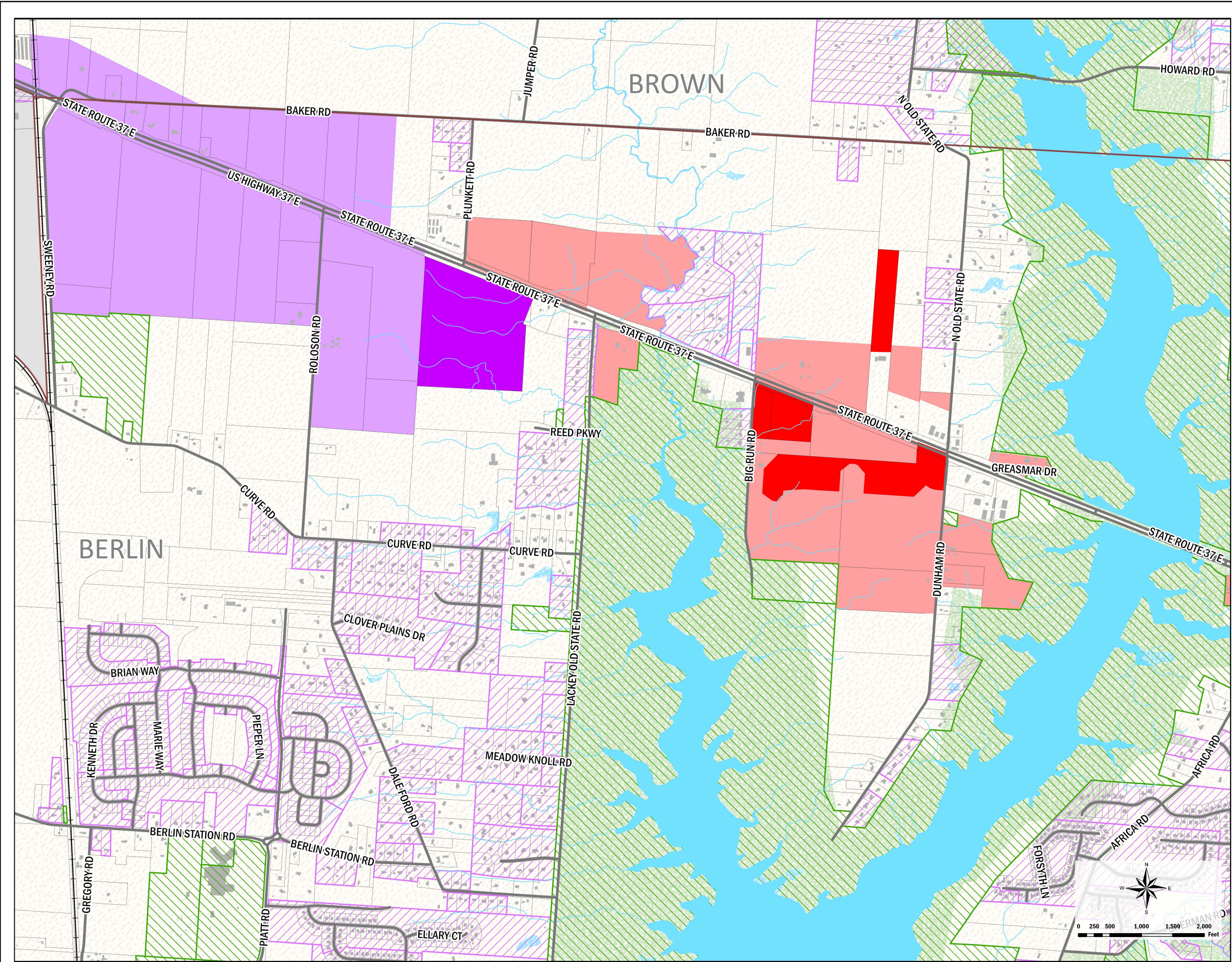
Economic Focus Areas

- Situated in the center of Delaware County, this corridor includes land in Berlin Twp. along U.S.36/ S.R.37.
- 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.
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- 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
- Incorporated Area
- Building Outline 2024
- Road Centerlines
- Rail road
- Property Lines
- Public / Utility Land
- Recorded Subdivision
- Rivers/ Lakes/Ponds
- Streams
- Zoned Commercial (but not developed)
- Zoned Industrial (but not developed)
- Planned Commercial (but not zoned)
- Planned Industrial (but not zoned)
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Corridor 5

Interchange Area

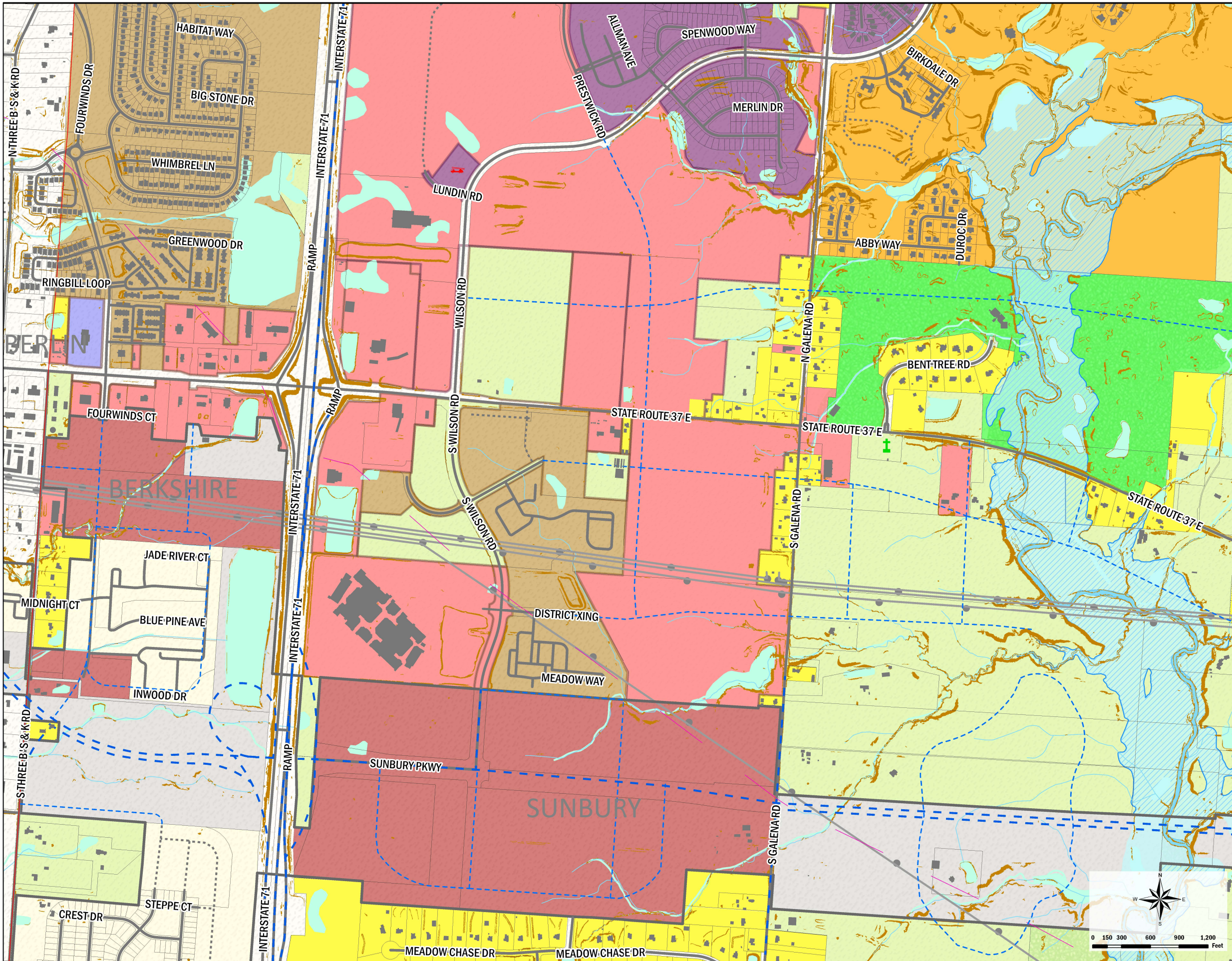
Berlin Twp, Berkshire Twp, Sunbury
Development Corridor
Draft

• This corridor includes land from Berlin to Sunbury along Route U.S. 36/S.R. 37 and intersects with I-71.

• The I-71 interchange 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.

• The area is largely zoned for Commercial including in overlays that call for mixed-use development appropriate for the attraction of health, professional, and financial services uses.

• Land availability 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.



- 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

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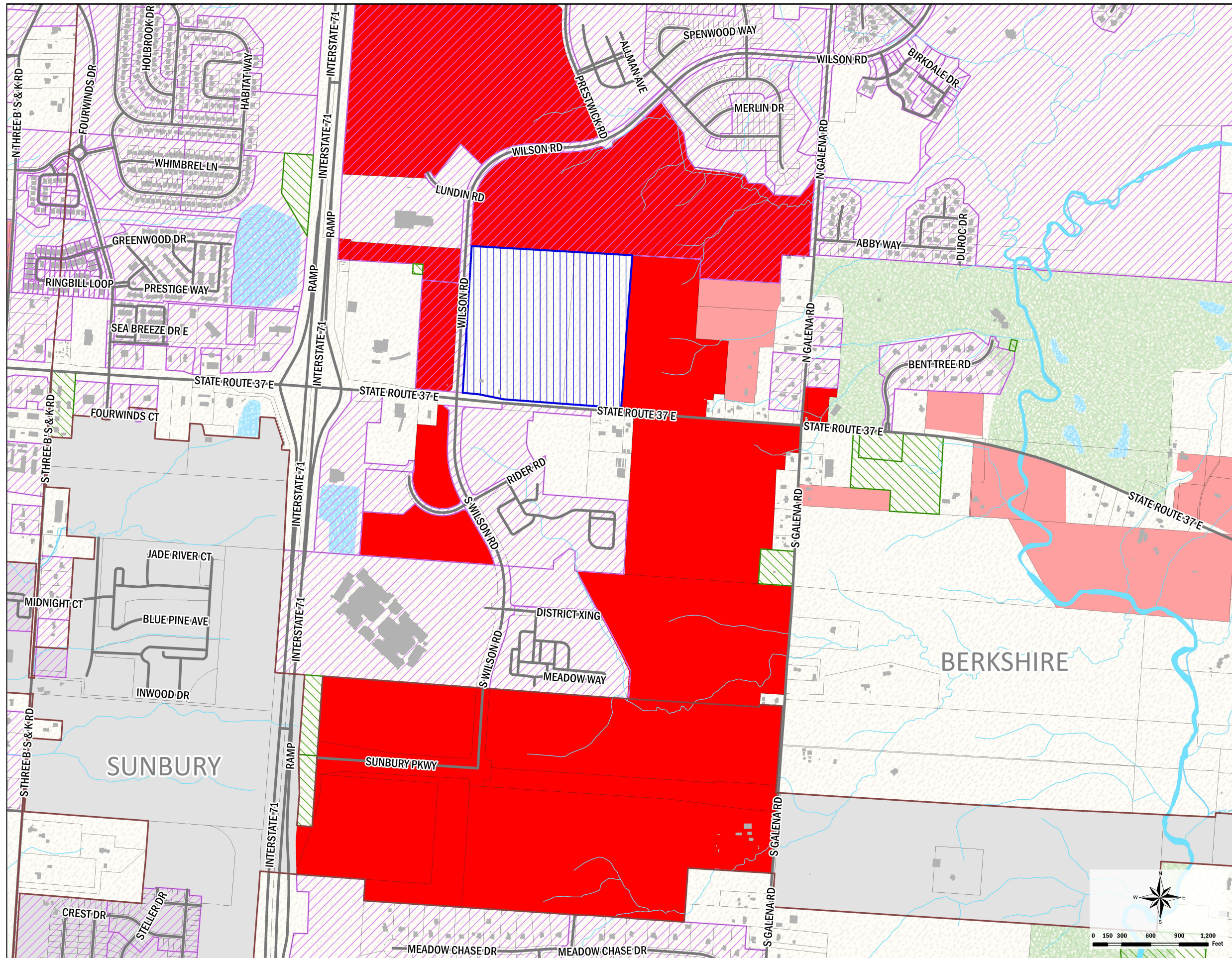
Corridor 5

Interchange Area

Berkshire Twp. and Sunbury

Economic Focus Areas

- This corridor includes land from Berlin to Sunbury along Route U.S. 36/S.R. 37 and intersects with I-71.
- The I-71 interchange 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.
- The area is largely zoned for Commercial including in overlays that call for mixed-use development appropriate for the attraction of health, professional, and financial services uses.
- Land availability 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.



- Township Boundary
- Incorporated Area
- Building Outline 2024
- Road Centerlines
- Rail road
- Property Lines
- Rivers/ Lakes/Ponds
- Streams
- Public / Utility Land
- Ohio Health Property
- Recorded Subdivision
- Zoned Commercial (but not developed)
- Zoned Industrial (but not developed)
- Planned Commercial (but not zoned)
- Planned Industrial (but not zoned)
- Planned Commercial / Industrial (but not zoned)

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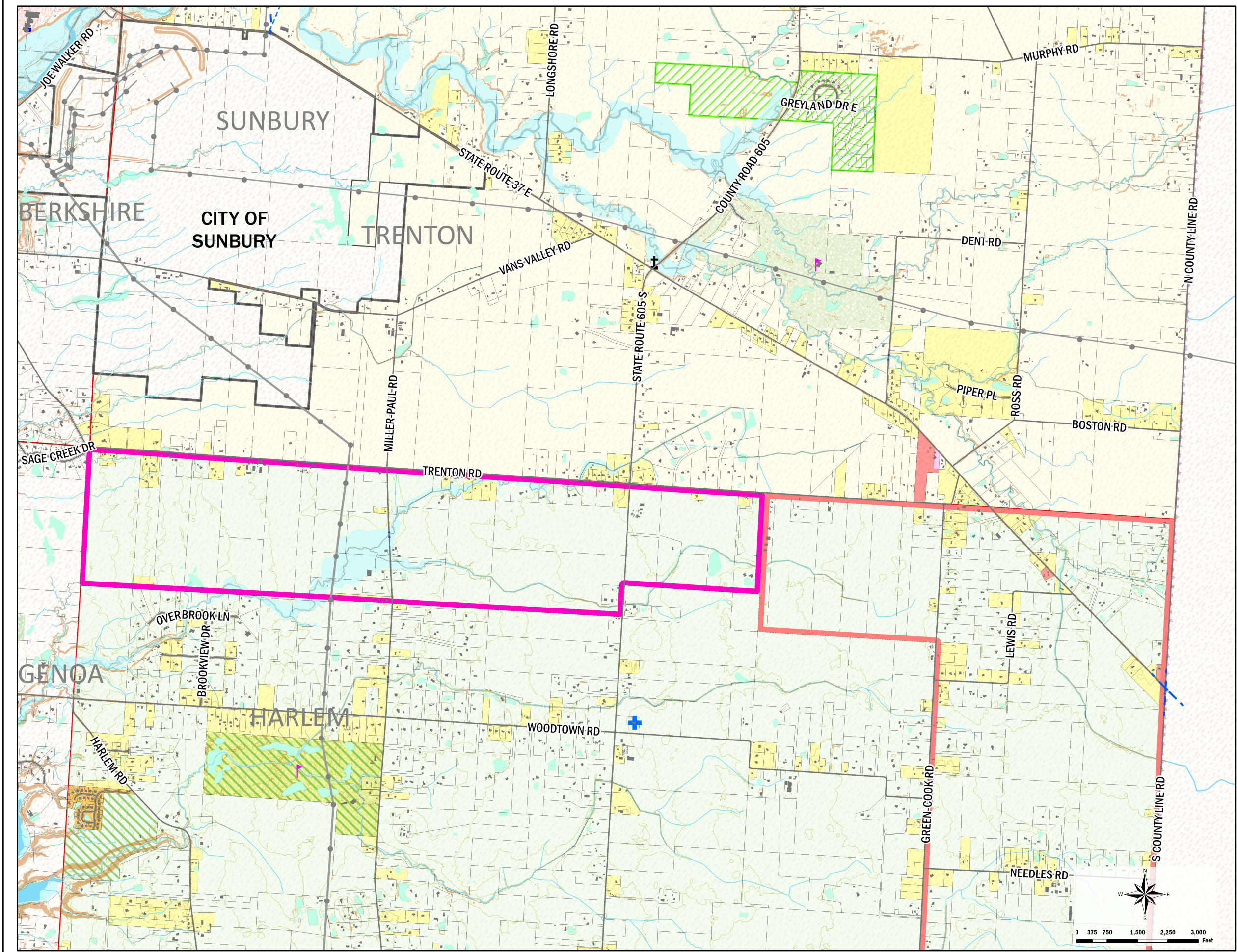
Corridor 6

S.R. 37 Corridor East

Sunbury/Galena/Harlem Twp/Trenton Twp

Development Corridor
Draft

- Local supply chain opportunities with Intel due to proximity to Licking County/Intel site.
- Area is likely to be greatly impacted by potential growth nearby in the form of sewer lines and increased traffic along primary arterials Route 37, Center Village Road, and County road 605.
- Three intersection improvements along County Line Road are planned in the near term. These include intersections at State Route 37, Center Village/Edwards Roads, and Fancher Road. Improvements will provide increased capacity and provide for increased safety.
- Following on the recently-completed roundabout at Fancher and S.R. 605, other intersections along Fancher are planned for improvement, at Miller-Paul and Harlem.



- Township Boundary
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- Road Centerlines
- Property Lines
- Rivers/Lakes
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Corridor 6

S.R. 37 East

Sunbury/Galena/Harlem Twp/Trenton Twp

Economic Focus Areas

- Local supply chain opportunities with Intel due to proximity to Licking County/Intel site.
- Area is likely to be greatly impacted by potential growth nearby in the form of sewer lines and increased traffic along primary arterials Route 37, Center Village Road, and County road 605.
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- ▬ Township Boundary
- ▬ Incorporated Area
- ▬ Building Outline 2024
- ▬ Road Centerlines
- ▬ Rail road
- ▬ Property Lines
- ▬ Public / Utility Land
- ▬ Recorded Subdivision
- ▬ Rivers/ Lakes/Ponds
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- ▬ Planned Commercial (but not zoned)
- ▬ Planned Industrial (but not zoned)
- ▬ Planned Commercial / Industrial (but not zoned)

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