



Table of Contents

Executive Summary

A. Introduction	1.1
B. What are the Major Goals of the Comprehensive Plan?.....	1.2
C. What are the Major Themes of the Comprehensive Plan?.....	1.4
Managed Growth	1.4
Sustainability	1.5
Maintaining the Community’s Character	1.5
Expanding Transportation Options	1.6
Housing for All.....	1.6
D. What was the Planning Process?	1.7
E. What Did the Community Tell Us?.....	1.8
Overview	1.8
Vision Week.....	1.9
What did the City Learn?.....	1.9
Vision Exercise.....	1.10
F. What is the City’s Planning Environment?	1.10
Planning Area	1.10
Change Since 1990.....	1.11
Housing in the Pipeline.....	1.11
Land Capacity	1.12
Fiscal Considerations.....	1.12
Population Trends and Forecast	1.13
G. What is the City’s History?	1.14
Pre-1800	1.14
1800-1825	1.14
1825-1850	1.15

1850-1875	1.16
1875-1900	1.17
1900-1925	1.18
1925-1950	1.19
1950-1975	1.20
1975-Present.....	1.20
H. How is the Comprehensive Plan Used and What Does it Contain?.....	1.21
How to Use the Plan.....	1.21
Comprehensive Plan Elements.....	1.21
Supporting Documents.....	1.22

Growth Management

A. Introduction	2.1
B. Goal and Principles.....	2.1
C. Rate of Growth	2.2
Issues and Findings.....	2.2
Techniques for Managing Growth.....	2.6
Benchmarks	2.7
Objectives and Strategies	2.7
D. Quality of Growth.....	2.10
Issues and Findings.....	2.10
Benchmarks	2.11
Objectives and Strategies	2.11
E. Fiscal Considerations.....	2.12
Issues and Findings.....	2.12
Benchmarks	2.13
Objectives and Strategies	2.14
F. Priority Growth Areas	2.16
Issues and Findings.....	2.16
Benchmarks	2.16
Objectives and Strategies	2.16
G. Regional Cooperation	2.20
Issues and Findings.....	2.20
Benchmarks	2.20
Objectives and Strategies	2.20

Land Use

A. Introduction	3.1
B. Goal and Principles.....	3.1
C. Regionalism	3.2
Issues and Findings.....	3.2
Benchmarks	3.2
Objectives and Strategies	3.3
D. County and Townships	3.3
Issues and Findings.....	3.3
Benchmarks	3.5
Objectives and Strategies	3.5
E. Urban Form and Future Land Use.....	3.6
Issues and Findings.....	3.6
Benchmarks	3.8
Future Land Use Recommendations.....	3.13
Objectives and Strategies	3.19
F. Development Standards and Regulations.....	3.21
Issues and Findings.....	3.21
Benchmarks	3.21

Objectives and Strategies 3.21

G. Subareas.....3.23

 Issues and Findings.....3.23

 Benchmarks3.23

 Objectives and Strategies3.23

Community Character

A. Introduction 4.1

B. Goal and Principles..... 4.1

C. Gateways.....4.3

 Issues and Findings.....4.3

 Benchmarks4.3

 Objectives and Strategies4.4

D. Corridors 4.6

 Issues and Findings.....4.6

 Benchmarks4.6

 Objectives and Strategies4.6

E. Districts 4.8

 Issues and Findings.....4.8

 Benchmarks4.8

 Objectives and Strategies4.9

F. Nodes 4.9

 Issues and Findings.....4.9

 Benchmarks4.10

 Objectives and Strategies4.10

G. Landmarks 4.10

 Issues and Findings.....4.10

 Benchmarks4.10

 Objectives and Strategies4.10

H. Edges4.11

 Issues and Findings.....4.11

 Benchmarks4.11

 Objectives and Strategies4.11

I. Historic Preservation4.11

 Issues and Findings.....4.11

 Benchmarks4.12

 Objectives and Strategies4.12

J. Downtown.....4.14

 Issues and Findings.....4.14

 Benchmarks4.15

 Objectives and Strategies4.15

K. Neighborhoods 4.19

 Issues and Findings.....4.19

 Benchmarks4.19

 Objectives and Strategies4.19

L. Design Review 4.23

 Issues and Findings.....4.23

 Benchmarks4.23

 Objectives and Strategies4.23

Transportation

A. Introduction 5.1

B. Goal and Principles..... 5.1

C. Transportation Management5.2

Issues and Findings..... 5.2
 Benchmarks 5.2
 Objectives and Strategies 5.2

D. Road Network 5.3
 Issues and Findings..... 5.3
 Benchmarks 5.4
 Road Standards..... 5.4
 Objectives and Strategies 5.6

E. Transit..... 5.7
 Issues and Findings..... 5.7
 Benchmarks 5.7
 Objectives and Strategies 5.8

F. Freight Rail..... 5.10
 Issues and Findings..... 5.10
 Benchmarks 5.10
 Objectives and Strategies 5.11

G. Airport 5.13
 Issues and Findings..... 5.13
 Benchmarks 5.13
 Objectives and Strategies 5.13

H. Downtown Parking 5.15
 Issues and Findings..... 5.15
 Benchmarks 5.15
 Objectives and Strategies 5.15

I. Biking 5.15
 Issues and Findings..... 5.15
 Standards..... 5.16
 Benchmarks 5.16
 Objectives and Strategies 5.16

J. Connectivity, Pedestrian Orientation and Traffic Calming 5.17
 Issues and Findings..... 5.17
 Benchmarks 5.17
 Objectives and Strategies 5.18

Community Facilities and Services

A. Introduction 6.1

B. Goal and Principles..... 6.1

C. Parks and Recreation 6.2
 Issues and Findings..... 6.2
 Park Standards..... 6.8
 Developer Standards..... 6.10
 Benchmarks 6.10
 Objectives and Strategies 6.10

D. Grounds and Facilities 6.11
 Issues and Findings..... 6.11
 Benchmarks 6.12
 Objectives and Strategies 6.12

E. Police, Fire and Emergency Medical Services 6.12
 Issues and Findings..... 6.12
 Benchmarks 6.13
 Objectives and Strategies 6.13

F. Water, Sanitary Sewer and Stormwater 6.15
 Issues and Findings..... 6.15
 Benchmarks 6.19
 Objectives and Strategies 6.19

G. Public Works 6.20

Issues and Findings.....	6.20
Benchmarks	6.20
Objectives and Strategies	6.20
H. Municipal Airport.....	6.20
Issues and Findings.....	6.20
Benchmarks	6.21
Objectives and Strategies	6.21
I. Municipal Buildings.....	6.21
Issues and Findings.....	6.21
Benchmarks	6.21
Objectives and Strategies	6.21
J. Natural Gas, Electric, and Cable.....	6.23
Issues and Findings.....	6.23
Benchmarks	6.23
Objectives and Strategies	6.23
K. Public Education	6.24
Issues and Findings.....	6.24
Benchmarks	6.24
Objectives and Strategies	6.26
L. University Community	6.26
Issues and Findings.....	6.26
Benchmarks	6.27
Objectives and Strategies	6.27
M. Healthcare.....	6.28
Issues and Findings.....	6.28
Benchmarks	6.28
Objectives and Strategies	6.28
N. Cultural Arts	6.29
Issues and Findings.....	6.29
Benchmarks	6.30
Objectives and Strategies	6.30

Economic Development

A. Introduction	7.1
B. Goal and Principles.....	7.1
C. Economic Base.....	7.2
Issues and Findings.....	7.2
Benchmarks	7.3
Objectives and Strategies	7.3
D. Industrial Development.....	7.4
Issues and Findings.....	7.4
Benchmarks	7.5
Objectives and Strategies	7.5
E. Office Development.....	7.7
Issues and Findings.....	7.7
Benchmarks	7.8
Objectives and Strategies	7.8
F. Retail and Downtown Development.....	7.10
Issues and Findings.....	7.10
Benchmarks	7.11
Objectives and Strategies	7.11
G. Tourism Development.....	7.13
Issues and Findings.....	7.13
Benchmarks	7.14
Objectives and Strategies	7.14

H. Economic Incentives..... 7.14
 Issues and Findings..... 7.14
 Benchmarks 7.15
 Objectives and Strategies 7.16

Housing

A. Introduction 8.1
 B. Goal and Principles 8.1
 C. Housing Base 8.2
 Issues and Findings..... 8.2
 Benchmarks 8.8
 Objectives and Strategies 8.8
 D. Affordability 8.11
 Issues and Findings..... 8.11
 Benchmarks 8.12
 Objectives and Strategies 8.12
 E. Downtown Housing..... 8.14
 Issues and Findings..... 8.14
 Benchmarks 8.14
 Objectives and Strategies 8.14

Environmental Resources

A. Introduction 9.1
 B. Goal and Principles..... 9.2
 C. Resource Management..... 9.2
 Issues and Findings..... 9.2
 Benchmarks 9.2
 Objectives and Strategies 9.2
 D. Topography and Geology..... 9.3
 Issues and Findings..... 9.3
 Benchmarks 9.4
 Objectives and Strategies 9.4
 E. Rivers and Streams 9.4
 Issues and Findings..... 9.4
 Benchmarks 9.5
 Objectives and Strategies 9.5
 F. Floodplain..... 9.6
 Issues and Findings..... 9.6
 Benchmarks 9.6
 Objectives and Strategies 9.8
 G. Water Resources and Quality..... 9.11
 Issues and Findings..... 9.11
 Benchmarks 9.11
 Objectives and Strategies 9.11
 H. Wetlands..... 9.13
 Issues and Findings..... 9.13
 Benchmarks 9.13
 Objectives and Strategies 9.13
 I. Woodlands and Urban Forestry 9.15
 Issues and Findings..... 9.15
 Benchmarks 9.15
 Objectives and Strategies 9.15
 J. Species Habitat 9.16
 Issues and Findings..... 9.16
 Benchmarks 9.16

Objectives and Strategies 9.16

K. **Air Quality** 9.16

 Issues and Findings..... 9.16

 Benchmarks 9.16

 Objectives and Strategies 9.18

L. **Brownfields**..... 9.18

 Issues and Findings..... 9.18

 Benchmarks 9.18

 Objectives and Strategies 9.18

M. **Noise Pollution** 9.20

 Issues and Findings..... 9.20

 Benchmarks 9.20

 Objectives and Strategies 9.20

N. **Light Pollution**..... 9.21

 Issues and Findings..... 9.21

 Benchmarks 9.21

 Objectives and Strategies 9.21

Implementation

A. **Introduction**10.1

B. **Goal and Principles**.....10.1

C. **How to Use the Plan**.....10.2

 Work Programs and Budgets 10.2

 Development Approvals 10.2

 Capital Improvement Plan 10.2

 Economic Incentives..... 10.2

 Educating the Community..... 10.2

 Annual Report..... 10.2

D. **Interpreting the Plan**..... 10.2

E. **Amending the Plan** 10.3

F. **Updating the Plan** 10.3

G. **Objectives and Strategies Summary** 10.3

Appendices

A. **Introduction** 11.1

B. **Glossary** 11.1

C. **Bibliography** 11.7

D. **Subject Index**..... 11.9

Maps

Proposed Downzonings 2.8

Proposed TIF District Areas 2.15

Future Corporate Boundary 2.17

Priority Growth Areas 2.19

Township Boundary Map 3.4

Delaware County Land Use 3.4

1866 Delaware Plat Map 3.6

Urban Form 3.7

Land Use 3.9

Undeveloped Parcels by Zoning 3.10

Residential Density 3.11

Industrial Density 3.12

Future Land Use Map 3.16

Planning Subareas Map 3.24

Community Character Map 4.2

Proposed Design Overlay Districts Map 4.7

Historic & Archaeological Resources Map 4.13

Thoroughfare Plan Map 5.5

Fast Trax North Corridor Line 5.8

Commuter/Passenger Rail Map 5.9

Freight Rail Map 5.12

Proposed Airport Rezonings 5.14

Parks and Recreation Facilities Map 6.3

Houk Road Park Feasibility Concept 6.6

Regional Parks & Recreation Facilities Map 6.7

Fire and EMS Stations Map 6.14

Water Distribution Service Area 6.16

Collection System Master Plan 6.17

Government Facilities Map 6.22

Public Education Facilities Map 6.25

CRA/EZ Map 7.15

Floodplain 9.7

Wetlands and Woodlands 9.14

Species Habitat 9.17

Facilities Regulated by the EPA 9.19

Figures

A. Housing in the Pipeline 1.11

B. Population Trends (1900-2000) 1.12

C. Population Forecasts (2000-2020) 1.13

D. Population Trends (1900-2000) 2.4

E. Population Forecasts (2000-2020) 2.5

F. Permitted Residential Units in Delaware County and City, 1990-2002 8.3

G. Delaware Share of Residential Growth, 1990-2002 8.4

H. “North vs South”: 2002 Sales Price Comparison Delaware County & Sub-Markets 8.4

I. Housing Sales Trends by County Sub-Market 8.5

COMPREHENSIVE PLAN TABLE OF CONTENTS

J. Delaware County Housing Sales Price Trends	8.5
K. Median Home Values (2000)	8.11
L. Median Monthly Rents (2000).....	8.12

Tables

A. Change 1990-2000.....	1.11
B. Net Fiscal Return	1.12
C. Future Land Use.....	1.14
D. 1990s Annexation Trends – City of Delaware.....	2.3
E. Historic Population Trend – City of Delaware.....	2.4
F. Net Fiscal Return – Residential Development – City of Delaware.....	2.13
G. Net Fiscal Return – Non-Residential Development – City of Delaware.....	2.13
H. Land Use Trends – City of Delaware.....	3.8
I. Residential Development – City of Delaware (1992-2002)	3.8
J. Future Land Use – Future Corporate Boundaries – City of Delaware.....	3.14
K. Land Use Yield Analysis	3.15
L. Future Land Use Plan Categories – Comprehensive Plan (Density and Zoning).....	3.17
M. Land Use Locational Criteria – City of Delaware	3.18
N. Gateways – City of Delaware.....	4.3
O. Corridors – City of Delaware	4.6
P. 2020 Delaware Thoroughfare Plan Project Priority Assessment – City Alternatives	5.3
Q. Design Elements for Arterials – City of Delaware.....	5.4
R. Design Elements for Collectors and Local – City of Delaware.....	5.4
S. Existing Parkland – City of Delaware – 2002	6.4
T. Total Developer Acres Needed – City of Delaware.....	6.5
U. Facilities Needed – City of Delaware	6.5
V. Park Standards – City of Delaware.....	6.8
W. Spec Industrial Absorption Forecast – City of Delaware.....	7.5
X. Spec Office Absorption Forecast – City of Delaware	7.8
Y. Proposed Minimum Fiscal Return to Qualify for Economic Incentive – City of Delaware.....	7.16
Z. Housing Stock Trends – Delaware City and County and Columbus Metro – 1990-2002	8.2
AA. Housing Vacancy – Delaware City and County and Columbus Metro – 1990 and 2000.....	8.3
AB. Housing and Stock Forecasts – Delaware City and County and Columbus Metro – 2002-2007	8.7
AC. Summary of Housing and Household Growth Forecasts – Delaware City and County and Columbus Metro – 2002-2007	8.8
AD. Objectives and Strategies Summary	10.3