NEIGHBORHOODS AND HOUSING

Neighborhoods are one of the most significant contributors to a community's character and identity. They establish their individual identities through building, architecture, landscape palette, gateway signs, lighting, walkability and events.

Westerville has a diverse housing stock in terms of age, design and amenities. Yet, on the housing continuum, Westerville is missing some important options to ensure continued growth and development. This section’s strategies reflect the desire for increased housing options and neighborhood settings for all ages, while maintaining the current housing stock and neighborhoods. It is important that Westerville continues to improve and maintain quality of life and the residential experience.

Housing quality is what makes a community attractive or not. It creates a city’s “brand,” which in turn influences property values, business attraction and cultural life. Outstanding maintenance and a variety of architecture, rather than a completely homogeneous stock, usually are keys to a great place.9

Insight 2050 estimates that about 80% of the new additional population in the Central Ohio Region will be mostly singles or couples without children (see pg 14). If the majority of new housing units are townhouses, condos and apartments, this has minimal effect on the school district resources. The biggest impacts will be the ‘turnover’ of the existing family-housing stock. As the existing families age, downsize and move on, the new families will be the ones most impacting the school district. Thus, the more our community can do to stabilize the aging housing stock, from encouraging / educating about energy retrofits and modernization, the more stable the revenue source for the public school district.

This Plan recognizes the need to accommodate the projected growth in residents and workforce, while respecting the needs of our current residents. That need will mean subtle changes within existing neighborhoods and more extensive changes in the strategic locations of redevelopment and infill to meet the demand in a positive way.

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Existing Assets

Most of Westerville’s existing housing stock is in the form of single-family detached homes (73%) while the remaining share (27%) are multi-family units. The share of multi-family housing is increasing as development of this type has outpaced single family home construction in recent years.

The existing housing type mix reflects the City’s current household makeup. Approximately 80 percent of Westerville’s households are families, and more than half of all households include children. Less than 20 percent of current households are individuals living alone. The family households tend to prefer single family neighborhoods. However the number of single person households and households without children is growing. The recent increase in multi-family residential development is in response to this trend.

Coinciding with the proportion of single family homes, most of the city’s existing housing is owner occupied (74%). Approximately 22 percent is renter-occupied and only four percent is vacant. Many of the vacant residential units are in the sale process. The vacancy rate for rental properties is less than one percent. A healthy vacancy rate should be 3-5% to accommodate turnover and other choices for existing renters. A vacancy rate under 1% indicates high demand.

The city’s existing housing is also relatively old. More than 50 percent of existing housing units were built in the 1970’s and earlier (see map pg 80-81). Those older homes often need many cosmetic and energy efficiency upgrades to meet today’s market demands.
Future Needs

Population and Household Growth

Today Westerville has a population of 37,500 (2015 estimate) and over 18,000 households. According to projections by the Mid Ohio Regional Planning Commission, there will be between 7,000 and 9,000 additional people living in Westerville by 2035 (20 years), which is a growth of approximately 21 percent. In that time, the city is expected to add 3,780 households, approximately 25 percent growth. The household growth is expected to be proportionally greater, since more will be single-person households (young adults and seniors) relative to the proportion of families with children. These projections point to significant demand for additional housing. The preferred scenario provides capacity for approximately 4,190 new residential units, of which 30 percent would be single family homes and the rest would be various types of multi-family residential. This amount of new residential should accommodate the projected growth even as the average size of households declines.

### TABLE: HOUSEHOLD GROWTH TRENDS AND PROJECTIONS

The table below shows the recent change in household growth and projections for future growth.

<table>
<thead>
<tr>
<th>WESTERVILLE HOUSEHOLD GROWTH BY CENSUS YEAR</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>2015</th>
<th>2020*</th>
<th>2035*</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSEHOLDS</td>
<td>10,375</td>
<td>12,580</td>
<td>13,859</td>
<td>15,108</td>
<td>16,998</td>
<td>18,888</td>
</tr>
<tr>
<td>CHANGE</td>
<td>-</td>
<td>2,205</td>
<td>1,279</td>
<td>1,249</td>
<td>1,890</td>
<td>1,890</td>
</tr>
<tr>
<td>% CHANGE</td>
<td>-</td>
<td>21.2%</td>
<td>10.2%</td>
<td>11.5%</td>
<td>11%</td>
<td>10%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MARKET AREA HOUSEHOLD GROWTH BY CENSUS YEAR</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>2015</th>
<th>2020*</th>
<th>2035*</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSEHOLDS</td>
<td>31,583</td>
<td>41,898</td>
<td>51,227</td>
<td>55,743</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHANGE</td>
<td>-</td>
<td>10,314</td>
<td>9,329</td>
<td>3,631</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% CHANGE</td>
<td>-</td>
<td>32.7%</td>
<td>22.3%</td>
<td>7.0%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CAPACITY FOR NEW RESIDENTIAL UNITS (PREFERRED SCENARIO)**

- **TOTAL**: 4,190
- **Single Family**: 1,270 (30% of new housing)
- **Attached Units**: 2,920 (70% of new housing)

### PROJECTED GROWTH

Since 1950, Westerville has experienced significant population growth, which is projected to continue. The City must plan neighborhoods and housing to meet the needs of the current and future population.

### HOUSING STUDY

A 2012 Westerville Housing Study* focused on the availability of rental housing for young professionals, age 35 and younger. This study projected demand for approximately 3,700 additional housing units (including single family houses and multi-family units, ownership and rental) from 2015-2035.

* “Overview of Potential Rental Housing Development in the City of Westerville” Vogt Santer Insights, September 14, 2012

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* Projections based upon both MORPC land use & growth projections (8,000 people) and scenarios developed for the Imagine Westerville Comprehensive Plan, in which the preferred scenario (9,390 people) averages 8,685 people. Smaller household sizes average 2.3 people per household = 3,780 housing units between now and 2035. This number has been divided equally between 2020 and 2035 (15 years each). This average is less than the preferred capacity, yet the ratio of single-family and other types of housing can be considered consistent.

SHIFTS IN PREFERENCES

The existing housing type mix reflects the City’s current household makeup. But Westerville is seeing that household makeup shift in line with national and regional trends.

In the Columbus MSA, nearly 80 percent of the growth over the last two decades (1990-2010) was among 35 to 64 year olds. Over the next decades, this same age group will account for only 31 percent of growth. Aging baby boomers will make up nearly 45 percent of growth and those under 35 will account for more than 25 percent. These shifts have implications for the kinds of homes and communities needed and preferred by existing and future residents1.

A mix of housing products, price points, and occupancy types (ownership and rental) is an economic development tool and a key component of healthy neighborhoods. The younger workforce of tomorrow as well as “empty nesters” have stated a preference for the flexibility of renting options, more leisurely living, less maintenance and convenient access to shopping, services, recreation and job opportunities1. Once they pay off student loans and secure a down payment, the younger generation may be interested in purchasing a home, but many prefer townhomes, condos and smaller homes with smaller yards over a larger property with more maintenance requirements. In order to attract and retain these young professionals, particular amenities are vital: shared fitness and business centers, fast internet, charging docks built into the housing units, upgraded finishes such as hardwood floors or granite countertops, as well as ‘modern’ design. This generation is not interested in long commutes to work.

Meanwhile, national trends also indicate Baby Boomers are also looking to downsize from larger homes for similar reasons, but often don’t want to leave their neighborhood or city. There is increasing pressure to provide a mix of housing stock that will keep both young professionals and their parents in Westerville.10

COLUMBUS MSA CURRENT AND FUTURE HOUSEHOLD GROWTH BY AGE OF HOUSEHOLDER

<table>
<thead>
<tr>
<th>Age Group</th>
<th>1990-2010</th>
<th>2010-2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 35</td>
<td>3%</td>
<td>23%</td>
</tr>
<tr>
<td>35-64</td>
<td>74%</td>
<td>-47%</td>
</tr>
<tr>
<td>65 and Older</td>
<td>25%</td>
<td>25%</td>
</tr>
</tbody>
</table>

RENTERS VS. SELLERS

50% of seniors who own homes become renters after they sell. Between 2010 and 2030 there may be tens of thousands more seniors trying to sell their homes than there are buyers for them.

“Metropolitan Area Trends, Preferences and Opportunities: 2010 to 2030 NRDC. Nelson, Arthur C. Jan 2014

10 National Association of Realtors

“GenY and Housing What They Want and Where They Want It (2011) Lachman, M. Leanne.


“Invest in Place.” American Planning Association
HOUSING QUALITY

Much of the City's current housing stock, which is at least 20 years old will require cosmetic and energy efficiency updates to remain competitive in the future. Exterior home improvements add value to individual homes and can help to encourage revitalization throughout a neighborhood.

Also, the needs of older adults must be taken into consideration in major residential improvements. While some older adults will downsize, many prefer to stay in their homes as long as possible. To facilitate that choice, modifications are often needed to make homes more accessible.

HOME IMPROVEMENTS

Before and after images showing facade transformations of older single family homes.
(Source: Huffington Post)
HOUSING CHOICES

Housing choices should reflect the needs of the community, balancing community resources and setting the stage for the future. Small-scale apartment or condo buildings, walk-up townhomes, and duplexes (among other types) support the needs of the aging community and future workforce. These housing types should be built near work and retail centers, in Uptown as infill development, and in contiguous neighborhoods easily accessed by recreational trails, sidewalks and public transit. Multi-family choices, when integrated into complete community plans and respectful of Westerville’s heritage and architectural style, can further build a walkable community, promote healthy lifestyles, connect homes and careers and enhance a sense of place.11


WHAT DOES WESTERVILLE NEED?

FOR ACTIVE ADULTS:
Affordable smaller scale housing options that are in close proximity to services and amenities. Westerville needs to have a variety of options so seniors can age in place.

FOR MILLENNIALS:
Rental options in a number of price points and in walkable neighborhoods, close to jobs, parks, social spaces.

FOR FAMILIES:
Quality single-family options to attract and retain families. Even though Westerville currently has a large amount of single-family units, the varying age and quality needs to be addressed in order for the housing stock to stay competitive.

Housing Choice Examples

BUNGALOW COURT APARTMENTS: 1-2 bedroom units with street parking, shared parking lot, and potential garages. This style would have shared green spaces and other amenities. Face one another and open space. See Character Type Cottage Community (N5) on page 77.

DUPLEXES (SIDE BY SIDE): Garages and private backyards. Easily mixed with single family homes. See Character Type Cottage Community (N5) on page 77.

DUPLEXES (UP AND DOWN): One car garage for down, one car garage for up. Some private space in the backyard. See Character Type Cottage Community (N5) on page 77.

TOWNHOUSES: Parking in alleys, spaces, garages and street. Entrance from street, streetscape is prominent. Walking distance to shops, restaurants and on the public transit line. See Character Type Mixed Urban Residential (N4) on page 77.

MIXED USE: Example. 15,000 sqft retail on first floor, 56 one/two bedroom apartments above the retail space. Street parking. Shared 87 lots. Prominent entrances. Public transit route. See Character Type Mixed Employment Center (ME) on page 74.

INFill PROJECTS: One and two bedroom condo units with parking behind building and screened with landscaping. Compatible with the surroundings like historic neighborhoods, includes brick sidewalks. See Character Types N4, N5, NC or ME on pages 74-76.

MIXED USE INFill PROJECTS: Parking on the street or in a shared lot next/behind the building. Key to have a beautiful streetscape, entrances are from the street. Retail on the 1st floor, offices and apartments on higher floors. See Character Types N4, N5, NC or ME on pages 74-76.
Housing Affordability

Westerville’s diverse economic base is the backbone for long-term community economic health. Thus, job growth is a priority theme of this Plan. Just as a *job continuum* exists in all sectors, there is a related *housing continuum* based upon what particular jobs pay.

**TABLE: EXAMPLES OF HOUSING NEEDS WITH COMPATIBLE JOB GROWTH**
The table below shows the correlation of example job titles and housing preferences. A healthy community has varied housing options.

<table>
<thead>
<tr>
<th>JOB CONTINUUM</th>
<th>Intern</th>
<th>Assistant</th>
<th>Associate</th>
<th>Manager</th>
<th>CEO</th>
<th>Retiree/Empty Nester</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING CONTINUUM</td>
<td>Rent room</td>
<td>Rent apartment</td>
<td>Purchase condo</td>
<td>Purchase home/townhome</td>
<td>Executive housing</td>
<td>Condo/Cottage</td>
</tr>
</tbody>
</table>

Westerville’s households cover a wide range of income levels, but proportionally more of the City’s households are considered middle or high income. Housing for residents at all income levels is an essential component of a complete, functioning, and stable community. Housing that is attractive to the local workforce is especially beneficial in:

- Decreasing commute time to work of local jobs
- Attracting a workforce for the jobs available
- Reduce traffic congestion and the commute times of overlapping travel routes
- Increasing housing choices in Westerville

To pair job growth with housing choices means:

**Location:** Multi-family housing should be within walking distance of transit, recreational trails, parks, jobs and shopping.

**Quality:** High-paying jobs demand high-quality housing options no matter the size

**Character:** All housing developments should reflect the character of Westerville and incorporate different sizes and price points within all new development and redevelopment residential projects.

Workforce housing does not mean compromising quality to accommodate mixed incomes. Many tools are available to assist developers in financing high-quality housing for all incomes, some of these are:

- Community Development Block Grant (CDBG) through HUD
- Low Income Housing Tax Credit Program (LIHTC)

**TABLE: INCOME BRACKETS AND AFFORDABLE HOUSING**
The table below shows a hypothetical mortgage and rent amounts that would be considered affordable for various income groups based on HUD’s definitions of income brackets and Westerville’s median housing income (AMHI) of $83,087 in 2013. Income groups are based upon a percent of Westerville’s AMHI. Conventionally, an affordable mortgage or rent is less than 30% of a household’s income. This table shows mortgage and rent figures equal to 30% of the median income within each bracket.

<table>
<thead>
<tr>
<th>BRACKET</th>
<th>AMHI %</th>
<th>INCOME For (4) people</th>
<th>MEDIAN INCOME of bracket</th>
<th>EXAMPLE affordable Mortgage</th>
<th>EXAMPLE affordable rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income</td>
<td>40-60</td>
<td>$33,578-$50,367</td>
<td>$41,973</td>
<td>$77,400</td>
<td>$1,049</td>
</tr>
<tr>
<td>Workforce</td>
<td>60-80</td>
<td>$50,370-$67,159</td>
<td>$58,764</td>
<td>$162,200</td>
<td>$1,470</td>
</tr>
<tr>
<td>Middle Income</td>
<td>80-100</td>
<td>$67,160-$83,947</td>
<td>$75,553</td>
<td>$247,000</td>
<td>$1,888</td>
</tr>
<tr>
<td>High Income</td>
<td>100+</td>
<td>$83,949-$200,000+</td>
<td>$141,975</td>
<td>$586,300</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

* Source: 2015 income bracket percentages based on HUD national income ranges; 2013 median income based upon census.*
Neighborhood and Housing Recommendations

How does Westerville leverage its assets to remain competitive? If this community can continue to invest in Uptown, strengthen the existing partnerships between local government, Otterbein University, Westerville City School District, the Westerville Public Library, local business and non-profit organizations, it will attract and grow the workforce needed for the existing and desired jobs.

Leveraging our world-class parks, recreational facilities and trails, publicly owned utilities and entrepreneurial spirit will help us remain competitive. The challenges to address include how to develop the limited land supply, make redevelopment increasingly important and ensure each development proposal and public infrastructure project is thoughtful of long-term impacts on the community as a whole.

The City of Westerville considers multi-family housing a component of economic development and believes its availability supports job growth and meets workforce needs. With this, multi-family options are intended to support the City’s tax base, build a walkable community, support healthy quality of life, connect homes to work, and develop a sense of place.

Many historic multi-family options currently available in Westerville are NOT the example desired for the future. Westerville desires quality multi-family options in which our children and grandchildren have an opportunity and desire to stay in Westerville when they start out as young adults.

The following recommendations outline the desired outcomes for housing and neighborhoods. These goals and strategies were developed through the public engagement process and refined by the CAT, all before being reviewed and critiqued by Planning Commission and City Council.

“
I value the ability to walk from my house in old Westerville Uptown. The ability to have a dense, walkable, affordable neighborhood with some restaurants was key to attracting my wife and me.”

Westerville resident, Community Planning Workshop (August 2014)

“
Even though it is a large and growing community, it always feels friendly and neighborly. City personnel, school personnel and first responders are always helpful and approachable.”

Westerville resident, Community Planning Workshop (August 2014)
DEVELOPMENT

DESIRED OUTCOME

D4  Neighborhoods should include transportation options, access to basic needs and services and recreational options to complement housing options.

RECOMMENDATIONS

D4.1  Integrate new housing with safe and convenient access to goods and services, quality schools, open space, recreational facilities, public transportation, civic amenities.
Support employment opportunities and development which reduces automobile dependency, so bicycling, walking, carpooling and riding transit become the preferred travel methods. Pursue aesthetically pleasing places that attract young professionals to live, work and stay here.

D4.2  Encourage neighborhood associations to promote community desired improvements or to meet challenges together.

D4.3  Promote sensitive transitions between new and existing neighborhoods, and shall include preserving existing trees as a buffer.

D4.4  Promote unique neighborhood identity with streetscapes, urban design, community spaces and customized gateway signs. Consider developing a matching grant program with homeowners associations for neighborhood gateway signs.

D4.5  Encourage the evolution of existing suburban neighborhoods with sensitive infill and remodeling. These updates and infill will help provide a variety of housing choices and help keep the current housing stock relevant and attractive to the future generations of young professionals and families.

DESIRED OUTCOME

D5  Housing choices meet the diverse needs of the community.

Westerville is a community with a strong workforce, college students and an increasing older population. Therefore, a mix of housing options is necessary to have a complete community. As retirees sell their larger single-family homes to downsize, a new generation of families will move in. A younger, educated population helps support community vitality and strength, so it is important that there is a balance of rental and homeownership opportunities.

RECOMMENDATIONS

D5.1  Encourage a variety of housing options to meet the needs of multiple economic and intergenerational ranges in proposed housing developments.
In order to capture those that might commute into Westerville, it is important to consider how the local workforce can be a part of the housing being proposed.

D5.2  Incorporate more mixed-use development opportunities with greater intensities within strategic locations and along priority corridors.
New developments should have amenities, services and shopping within the same buildings or accessible within walking distance.

D5.3  Incorporate senior living accommodations in walkable neighborhood developments, allowing long-time residents to age in place.
In order to maintain an engaged and active lifestyle, senior housing will be integrated, not secluded or isolated. Provide residents the opportunity to walk or take transit to recreation, shopping, and medical facilities.

D5.4  Consider executive housing options.
To strengthen business retention and attraction, executive housing options should be explored. Redevelopment of older housing stock into executive housing and/or high-end townhomes within new development proposals should be explored.

D5.5  Include the public in the planning and design of residential projects.
Including the public in the design results in more informed decision-making and better working relationships with developers.
DEVELOPMENT

D6 Multi-family developments are integrated as part of walkable neighborhoods.

RECOMMENDATIONS

D6.1 Encourage and promote development of high-quality multi-family housing options. The multi-family development will reflect Westerville’s architectural style, be appropriately scaled, built with durable materials, incorporate creative parking solutions, and be located close to parks, recreational trails, shopping, quality schools, and public transit.

D6.2 Consider multi-family housing development a component of workforce needs. Housing options can be considered as part of mixed-use development proposals by locating adjacent to or above commercial, office, educational, institutional and recreational uses encouraging walkable neighborhood development.

D6.3 Develop multi-family housing that reflects the following attributes

• Reflect Westerville’s architectural style of permanence and park-like settings
• Be appropriately scaled for a small city, even village-like in scale
• Be developed as brownstones, row houses, townhomes and apartments over retail and commercial/service space on first floor. No barrack style apartments.
• Be built with high-quality and durable materials to add value and long-term viability to the community.
• Needs to incorporate smart parking options, including structured parking, garage spaces or first floor spaces. Not just surface parking lots.
• Take into account traffic patterns and capacity to not overburden existing street flow.
• Site should be easily accessible for transit users and bicycle and walking commuters.
• Convenient access to parks, recreational trails, schools, shopping, jobs and public transit stops.
• Parking garages and integrated parking is encouraged.

D6.4 Encourage the arrangement of parking areas, garages and/or covered parking into courts to avoid creating long corridors of parking areas. Promote the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern and to provide a variety of parking options for the residents.

D6.5 Encourage design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building). Design alternatives for massing include varied elevations, roof forms and surface planes. Building heights should vary in a multiple family development with lower buildings adjacent to streets and surrounding residential uses.

D6.6 Encourage multiple family developments to locate near transit with good pedestrian and road networks.

D6.7 Orient multi-family structures so the front of the building faces both streets or is architecturally detailed with an enhanced façade when constructed on corners of intersections.
DESIRED OUTCOME

D7 Existing housing stock is viable for the next generation of families.

While there are areas in Westerville that are newer and more modern, and areas where Westerville’s architecture has been carefully preserved, there is a significant portion of the housing stock that is outdated without the offsetting architectural appeal. The older housing stock becomes less attractive to residents who are interested in modern homes. The city can address these needs in part by educating homeowners who wish to modernize their homes about programs that provide design assistance.

RECOMMENDATIONS

D7.1 Create a community partnership which would educate and encourage the maintenance and upkeep of current housing stock.
Public education is vital to understanding all tools and programs available to enhance the façade, integrate energy efficient upgrades and modernize homes, (such as, FHA 203K renovation loans; HUD energy efficiency tools; HUD renovation for seniors; smart meters installed for energy efficiencies.)

D7.2 Develop guidelines to allow for Accessory Dwelling Units (ADU)
Create guidelines to allow for Accessory Dwelling Units which will also serve to educate homeowners about appropriate design and construction considerations.

D7.3 Partner with local non-profits and churches to provide services for those aging in place.
Services could include landscaping, maintenance, weatherization, assistance with small repairs, etc.

D7.4 Use Community Development Block Grant (CDBG) funding for public infrastructure upgrades in areas specifically targeted for neighborhood revitalization.
The areas specifically targeted for neighborhood revitalization are high priority, which are primarily neighborhoods built before 1980.

D7.5 Develop guidelines and policies for sensitive infill and redevelopment.
The guidelines would ensure that new infill complements existing single-family housing neighborhoods.

D7.6 Provide support for historic properties.
Create an educational support program for historical property owners. Property owners need to understand the importance of their historic structure to the whole community and be made aware of the resources to help them with upkeep and maintenance of existing and future infrastructure. There are many local, state and federal tax incentives for rehabilitating and renovating historic structures. (See CS page 51; D2 on page 86)
PUBLIC UTILITIES

Westerville’s Electric, Sewer, Water and Drainage systems are critical in providing for the public health and safety for the residents, employees and students within the community. The W&Connect Community Data Center and its associated network provide businesses with access to a city-wide fiber-optic system, cloud computing, and other world-class services to help businesses grow. Homes, businesses, schools, and institutions all benefit from the development, operations and maintenance of Westerville’s infrastructure.

The goal for public utilities is to maintain excellent service with all utilities and expand upon opportunities in evolving utilizing proven technologies to make our public utilities more efficient and sustainable.

There are a few different funding mechanisms for expanding and maintaining excellent utilities. These include the city’s ‘Capacity Fee’ charged to new development and redevelopment and utility service fees paid by users. The Electric Division manages an Electric Enterprise fund from electric service revenues. The fiber optic system is funded through a private enterprise model.

ELECTRICITY & RENEWABLE ENERGY

The future holds opportunities for electricity to be generated from multiple sources to serve all 16,500 residential, commercial and industrial customers by the City of Westerville Electric Division.

Existing Assets

Since 1898, Westerville Electric Division has delivered electricity to residents, businesses, schools and Otterbein University; as well as street lighting and security lighting. The purpose of Westerville’s transmission and distribution system is to provide reliable and safe electrical service to all members of our community.

Westerville Electric Division invests $750,000 per year to improve and maintain the City’s 181 miles of underground distribution system and $500,000 each year to improve and maintain City street lights, which cover 152 miles of city streets and parking lots. The Division also began the Advanced Metering Program, which allows customers to better understand how their electricity is being used so that they may determine on their own how want to save both power and money.

### TABLE: CITY’S TRANSMISSION & DISTRIBUTION SYSTEM

The table below shows the current electricity transmission and distribution system and the maximum life and remaining life of each component.

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>UNITS</th>
<th>MAX LIFE (YEARS)</th>
<th>REMAINING LIFE (YEARS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric Lines</td>
<td>286</td>
<td>55</td>
<td>20</td>
</tr>
<tr>
<td>Street Lights</td>
<td>4,071</td>
<td>25</td>
<td>12</td>
</tr>
<tr>
<td>Substations</td>
<td>6</td>
<td>45</td>
<td>29</td>
</tr>
<tr>
<td>Residential Meters</td>
<td>14,367</td>
<td>30</td>
<td>24</td>
</tr>
<tr>
<td>Commercial Meters</td>
<td>2,058</td>
<td>30</td>
<td>24</td>
</tr>
<tr>
<td>Poles</td>
<td>3,014</td>
<td>40</td>
<td>17</td>
</tr>
<tr>
<td>Transformers</td>
<td>3,616</td>
<td>35</td>
<td>14</td>
</tr>
</tbody>
</table>
Future Needs: A Changing Business Model

The electric utility industry is in a period of transition during which previously accepted operating practices and market structures are being challenged, reconsidered, and sometimes transformed into fundamentally different business and regulatory models. The integration of distributed energy resources (DERs) including solar, wind, and battery storage along with demand response, increased energy efficiency, and the advent of various products and services raises major operational, policy, and communications issues for the City of Westerville Electric Division, and for the electric utility industry at-large.

The model will evolve to incorporate: customer engagement in an effort to stem rising costs; less energy use from the grid as a result of increased energy efficiency, implementation of distributed energy resources (DERs), and customers that are increasingly interested in reducing their energy bills through environmental stewardship and/or producing their own electricity. This poses a challenge for the City of Westerville Electric Division whose revenues are largely derived from usage-based charges that will likely diminish over time, yet infrastructure capital and operating costs must be maintained for reliable service. These changes also present opportunities in broader acceptance of solar distributed generation, battery storage, and increased energy efficiency.

Electricity generated from customer solar generation will be limited due to the intermittency of available sunlight in Ohio, the relatively small available roof area that would be properly oriented and free of mechanical and shade obstructions. Nevertheless, in Westerville, solar generation will be the dominant renewable resource over that of wind due to ease of siting and installation, ever-improving technology, and improved economics. To meet the challenge of increased solar distributed generation in the Central Ohio region, greater care in site design and building orientation is important.

Overhead Lines and Street Design. The City of Westerville Electric Division owns and operates a total of 286 circuit miles of electric facilities of which approximately 181 miles is underground. To relocate all overhead electric facilities underground would be impractical and an imprudent use of taxpayer money; yet there are locations or opportunities where utility relocation for purposes of beautification is sensible – namely view corridors and historic districts. An example of this is the South State Street area from the I-270 interchange to just north of the Westerville Plaza. The south end of Westerville has been in need of redevelopment and renewal. Improvement in the appearance of the roadway and other infrastructure, including overhead pole facilities within public rights-of-way, demonstrates the City of Westerville’s commitment to invest in the area, leveraging private development investments to bring new development or to upgrade/update existing developments. Electric Enterprise finances a portion of the beautification effort, investing in the long-term benefit of more jobs, increased development and tax revenues for further public investments.

“Smart City” Approach: Transition to LED Street Lighting. The City of Westerville Electric Division has an opportunity to consider transitioning street lights to LED, with potential electric savings forecasted to be approximately 50 percent of the costs to run the current lights. The cost savings may be re-invested into technology infrastructure for the City overall, for example, and as Council directed. These opportunities will be carefully considered in the public forum to debate the pros and cons to such an approach, as well as the holistic potential outcomes.

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Electricity and Renewable Energy Recommendations

The following recommendations outline the desired outcomes for future electricity needs and renewable energy opportunities in Westerville. These goals and strategies were developed through the public engagement process and refined by the Citizen Advisory Team.

The City of Westerville owns and operates overhead and underground electric facilities within the Westerville municipal boundaries and a small portion outside along Africa Road in the northwest Westerville area. The Electric Division has a total of 286 circuit miles of electric facilities of which approximately 181 miles are underground. To relocate the existing overhead portion of electric facilities underground, it would cost an estimated $50 million (2015 dollars), not including the cost of relocation of the other joint use utilities. A project of this magnitude would require phasing over several years.

**DESIRED OUTCOME**

**D8** - There is adequate electric infrastructure capacity for a 20-25 year time horizon.

**RECOMMENDATIONS**

D8.1 Create a long-term electric infrastructure plan.

D8.2 Perform electric expansion studies to determine system and energy storage constraints based on load growth rates that simulate residential and commercial growth as reflected in this land use plan. Determine system constraints and adjust the 5 year CIP budget as needed to include remedies for system constraints as identified in the electric load flow study.

D8.3 Explore options for alternative energy production and energy efficiencies.
Consider:
- Solar Distributed Generation (DG) – electricity produced at or near the point it is used – will become more affordable and provide greater return on investment for commercial and residential developments.
- Community Solar Project(s) have been successful in other places, where commercial or institutional / government buildings or parking lots provide sufficient roof space.
- Incentives for LEED Certification for New Development and Redevelopment is available.
- Electric Vehicle Charging Available Throughout the Community.
- Time-Of-Use Electric Rates provide opportunities for users to choose to use electricity when the rates are lower (lower demand times).
- Possible wind/geothermal/hydro/fuel cell/passive solar homes and heating.

D8.4 Review rates and update every five years. Continue to modernize electric rates, priorities, billing efficiencies, billing classes and discounts for qualified residents per Council direction.
WATER SYSTEM CAPACITY

Water quality is extremely important, as all public and private development proposals, especially in the Alum Creek corridor, must consider the effects of the built environment on the City’s water supply. The water distribution system provides reliable water service to customers in the quantities they desire, at the quality level that meets or exceeds both customer and regulatory standards.

Existing Assets

Westerville owns, produces and maintains its own water supply. Water supply comes from Alum Creek, three aquifer wells, and the Westerville Reservoir. All water is treated at the Water Plant, and distributed to residents and businesses. Westerville has operated a public water supply since 1901. Currently, the City of Westerville maintains a water distribution system that includes a 7.5 million gallon-a-day water treatment facility serving more than 15,000 homes and businesses and over a million feet of pipe infrastructure with the pressures and capacities necessary to support the City’s 2,430 fire hydrants to ensure proper fire protection for properties within the City. Much of this infrastructure has been replaced in the past 20 years, as improvements in technology have led to increased longevity (the system is expected to last for the next 75 years) and capacity (the diameter of the piping). The high quality drinking water produced by Westerville consistently meets all water quality regulations. In 2013, the water treatment plant received funding from Ohio’s Water Supply Revolving Loan Account for upgrades to comply with the Safe Drinking Water Act. The existing treatment plant, located at 312 W. Main Street, underwent an $11 million renovation in 2014-2016.

Future Needs

Over the past decade, Westerville and other Midwest water utilities have experienced a trend of declining water use per capita. This trend has been attributed to increased water use efficiencies in new appliances (such as toilets, washing machines, shower heads, etc.), public water conservation awareness and increasing water/sewer bills. The declining use has more than offset the increases due to population growth. Future per capita use is predicted to remain about the same or slightly decreasing. When average household size (of people and square feet) decreases, so does water use. When a portion of the projected growth is based upon multi-family, even less water is used, as landscape irrigation and car washing is usually non-existent. Based on predicted use patterns and existing infrastructure, the Westerville Water Division is well positioned to accommodate the proposed growth identified in this Plan. With a third well added, the water utility has the supply capacity and the distribution system to support the additional residents and businesses. Certain sections of the water main network installed in the early 1900s, will require replacement pipes, valves, fire hydrants, and meters in the near future.
Water System Capacity Recommendations

The following recommendations outline the desired outcomes for ensuring water system capacity in Westerville. These goals and strategies were developed through the public engagement process and refined by the CAT.

**DESIRED OUTCOME**

**D9** Existing above and below ground water system properly meets the needs of the future.

**RECOMMENDATIONS**

**D9.1** Create a long-term water system infrastructure plan.
The city will develop an action plan, based upon current regular quality and quantity reports, that outlines water infrastructure capacity needs, as well as the funding strategies to ensure we can continue to address the needs. Through a new zoning code the city will do more to reduce stormwater impacts. This includes preserving tributaries and wetlands, setbacks from watercourses and stream side buffers, minimizing stormwater runoff quality impacts, controlling the presence of hazardous materials and other pollutants in the area, reduce leakage and public education.

**D9.2** Strive for low-impact development patterns for street, buildings and parking facilities to maintain high water-quality.
Low Impact Development (LID) is a stormwater management approach modeled after nature: manage rainfall at the source to infiltrate, filter, store, evaporate, and detain runoff close to its source – thus returning naturally filtered water back into the system. See pages 168-169 for more details.

**D9.3** Create a public education program on how to minimize contamination of the water supply.
The average resident and or business owner may not appreciate the relationship between development impacts and water quality. The city can create a public education program that may include picking up pet waste, washing vehicles, respectful of where the runoff goes, and understanding the impacts of putting grass clippings into drainage ditches or raking leaves into the streets which also carry stormwater.
WASTEWATER MANAGEMENT

Westerville sanitary sewer lines perform the essential function of collecting household and commercial wastes and conveying them to points of discharge — primarily into the City of Columbus and to a limited extent, Delaware County — for treatment. The construction and management of a sanitary sewer system is a major component of the City’s public works infrastructure network and imperative to community health.

Existing Assets

The City of Westerville has a contractual agreement with the City of Columbus and Delaware County for sewage treatment. The 860,960 feet of existing sanitary sewer lines in the City are mostly connected to Columbus — once at south side and once at west side of town; a limited amount of existing development is connected to Delaware County to the north. The City programmatically includes sanitary sewer line improvements in conjunction with street rehabilitation projects.

Future Needs

The additional load resulting from proposed development in this plan will require sanitary sewer line extensions for new development, some existing line upgrades in the strategic location redevelopment areas, and a holistic understanding of Westerville’s needs and Columbus’ capacity.

Wastewater Management Recommendations

The following recommendations outline the desired outcomes for wastewater management in Westerville. These goals and strategies were developed through the public engagement process and refined by the CAT.

DESIRED OUTCOME

D10  Wastewater collection and treatment capacity meets the needs of the future.

RECOMMENDATIONS

D10.1  Perform sanitary sewer system capacity analyses. Development can be constrained by sewer capacity. Study scenarios need to be conducted to determine the future growth and to help adjust the 5-year capital improvement budget as needed to include the remedies found in the analyses. The analyses will also help the continual improve of inflow and infiltration to minimize impact to treatment facilities. The studies will also evaluate the downstream treatment loads based on projected locations and density development.
STORMWATER

The purpose of Westerville’s storm drainage system is to deal with excess storm water from paved streets, parking lots, sidewalks, and roofs. Projects are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Existing Assets

Westerville maintains a substantial amount of both underground stormwater drainage pipes, and continues to incorporate stormwater requirements into every public and private development proposal.

Westerville has practiced sustainable urban drainage since 1978, trying to replicate natural systems that lower the environmental impacts caused by dirty surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into water courses. These sustainable urban drainage systems require little or no energy input (except from environmental sources such as sunlight, etc.), resilient to use, and are environmentally as well as aesthetically attractive; yet they do require regular maintenance, as any landscaped feature does.

Future Needs

Existing stormwater system drainage pipes are sufficient for the proposed growth in this plan, yet all new development will require a storm sewer system that mitigates any water quantity or quality impacts. All development proposals must consider downstream impacts. Green infrastructure and low impact development strategies can minimize storm sewer improvement costs to support development. Redevelopment does not typically require the expansion or improvement of the City’s existing system from a stormwater quantity standpoint; water quality requirements will still need to be addressed on the site level. In other words, no extraordinary additional staff or equipment resources would be required for the proposed residential or non-residential growth.

Low Impact Development (LID)

is a stormwater management approach modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID’s goal is to mimic a site’s predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment / revitalization projects.

TABLE: CITY’S STORMWATER MANAGEMENT STRATEGIES

The table below shows the city’s current stormwater management strategies and the quantity of each type of asset.

<table>
<thead>
<tr>
<th>CITY’S STORMWATER SYSTEM</th>
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<tbody>
<tr>
<td>PIPE</td>
<td>718,640</td>
</tr>
<tr>
<td>MANHOLES, CATCH BASINS, CURB INLETS</td>
<td>8,785</td>
</tr>
<tr>
<td>DETENTION BASINS, WETLANDS</td>
<td>32.4 acres</td>
</tr>
<tr>
<td>OPEN-CHANNEL DRAINAGE (streams, ditches)*</td>
<td>151,400 feet</td>
</tr>
</tbody>
</table>

*90% of Westerville’s surface area drains to Alum Creek. The remainder drains to Hoover Reservoir (Big Walnut Creek)
Stormwater Recommendations

The following recommendations outline the desired outcomes for wastewater management in Westerville. These goals and strategies were developed through the public engagement process and refined by the Citizen Advisory Team.

**DESIRED OUTCOME**

**D11** Stormwater quantity is maintained and quality is improved throughout the projected growth.

**RECOMMENDATIONS**

- **D11.1** Establish processes to ensure detention and retention facilities and water quality features are maintained.
  
  The maintenance of privately owned detention and retention facilities and water quality structures is critical to ensure our receiving waterways are not adversely impacted. A review of our current monitoring process should be completed and recommendations made to ensure maintenance is being performed as needed.

- **D11.2** Employ sustainable methods for roadway construction.
  
  Utilize sustainable methods in the design of streets, such as using high-quality materials and consider stormwater filtration landscaping.

- **D11.3** Review stormwater policies of neighboring communities for consistency.
  
  Watersheds have geographic limits that are not constrained by jurisdictional boundaries. The city should understand the efforts of neighboring jurisdictions to better maintain stormwater runoff at the current levels and improve the stormwater quality relating to Westerville’s drinking water supply.

- **D11.4** Create an education program to guide individual citizens on how to reduce stormwater runoff and improve water quality.
  
  Collaborate with Franklin Soil and Water Conservation District on education and outreach to the public through mailings, social media, in-person workshops and other methods as to how citizens can reduce stormwater runoff and improve water quality (rain barrels, rain gardens, planting of trees and grasses along waterways, etc.).

- **D11.5** Consider a Stormwater Utility Fee to improve and maintain existing infrastructure as well as fund new, more comprehensive projects.
  
  This potential revenue source would specifically be used to improve stormwater management, erosion control, maintenance of streams, improve infrastructure integrity and longevity, and energy efficiency. Municipalities that employ this funding strategy consistently leverage green infrastructure grants from the EPA for larger stormwater management projects.

**DESIRED OUTCOME**

**D12** Natural infrastructure is used to reduce impervious surfaces and preserve natural open spaces.

**RECOMMENDATIONS**

- **D12.1** Incorporate green infrastructure approaches into the City’s capital projects.
  
  Include green infrastructure components into capital projects where feasible particularly with constructing and reconstructing roadways and parking lots. Consider permeable pavements, tree and landscape plantings, infiltration planters, bio-retention swales, and the preservation / restoration of natural landscapes such as wetlands.

- **D12.2** Create Low Impact Development (LID) and green infrastructure guidelines, education and encouragement programs.
  
  Develop programs to encourage developers to incorporate LID and green infrastructure components into their developments including rain gardens, bio-swales and other stormwater reduction techniques that will reduce stormwater run-off and at the same time improve water quality.

- **D12.3** Invest in projects supporting self-sustainability.
  
  Consider projects such as additional community gardens, farmers markets, or small energy production services to assist local businesses.
FIBER

Internet usage has evolved dramatically in the last few years—changing how we all shop, bank, search for services, share pictures, acquire and listen to music as well as watch movies. Residents and businesses are increasingly reliant on the Internet for their daily needs. The expectations for internet performance (speed and capacity) continue to increase and that trend is expected to accelerate. A number of communities, including Westerville and others in Central Ohio, are turning to municipally-provided broadband internet service, or fiber, as a means to promote economic and social development within their communities. Fiber connectivity has proven to be an essential utility to support business operations and economic and educational development throughout the City of Westerville.

Existing Assets

The WeConnect® Community Data Center is a carrier-neutral facility that provides co-location opportunities as well as an array of managed services and cloud services designed to help local businesses grow. The benefits of new technological services to residents, businesses, institutions, and government agencies provided by WeConnect® are the “first of their kind” to deliver and secure economic strength and development in the area. Although the City owns the data center infrastructure, Involta LLC manages operations and commercial broadband carriers provide internet services. The associated underground conduit and manhole system was constructed over the past 15 years culminating with the construction of the Data Center in 2011.

Future Needs

A public utility is a service viewed as an everyday necessity to the public at large. Fast internet (1 Gbps), at an affordable price, has become and will grow as an everyday necessity for businesses and residents. As such, the public utility model needs to be seriously considered, to ensure equitable and inclusive access. It is recommended that the city establish fiber connectivity for residents, as it did with electricity back in 1898 ensuring equitable access to electricity and inclusion for all residents. Experts at the Fiber to the Home (FTTH) Council say fiber-to-the-home connections are the only technology with enough bandwidth to handle projected consumer demands during the next decade reliably and cost effectively. Media companies (Time Warner Cable, AT&T, Verizon, Comcast, etc.) echo the FTTH Council in their assessment, claiming that existing services will not be able to handle the demand at the rate it is growing. To remain competitive in attracting and retaining the brightest and best to live and work in our community, the city needs to extend the public utility infrastructure to support the needs of an information society.

Fiber Recommendations

DESIRED OUTCOME

D13  Fiber optic is considered an important public utility

RECOMMENDATIONS

D13.1  Explore the business model for the delivery of 1 GB of affordable fiber optic service to every house.

D13.2  Ensure that fiber infrastructure supports economic development and education.

D13.3  Maintain network in a manner that is equitable and inclusive of access.

Access to fiber adds

3.1%

to the value of a home

That is an additional $5,437 for a sample median home price or like adding

- a full fireplace
- half a bathroom
- quarter of a swimming pool

Gigabit Effect

Homes with one Gbps broadband sell for over 7% more than similar homes where only 25 Mbps or less is available.


The Impact of Fiber

40 miles of fiber would put 85% of residents within one-half mile of fiber, nine telecommunication carriers and 200 business connections.
COMMUNITY FACILITIES

The City of Westerville maintains high quality community facilities, as evident by its public buildings, shelters, streets, and parks. Westerville residents embrace, support and expect excellent educational, cultural and recreational facilities. The cost of providing and maintaining these services and facilities should be borne equitably, balancing the needs of the community with those of the individual. All of the operating and capital costs for these facilities continue to draw from diverse revenue streams to finance capital facility projects. Maintenance of facilities is anticipated well in advance and is included in the City’s 5-year Capital Improvement Program (CIP). Facility investments of financial significance are considered from even a longer term perspective. This is evidenced by the future need for a Public Safety/Justice Center. This facility has been considered in past CIP reviews in advance of being scheduled for design in the fifth year of the most recent CIP plan. Successfully planning for the development of major capital facilities, such as water, sewer, public safety and governmental and recreational buildings, requires a comprehensive process and years of planning forward.

This section focuses on City-owned buildings, and a summary of the City’s Facilities masterplan is outlined in Future Needs.
Existing Assets
See table of existing public facility assets within the city on page 184.

Future Needs
As the City grows, so does the demand from residents and businesses for the continuation of optimal service and access to facilities. The City has been and will continue to plan for moderate growth, and approaches the planning for public buildings whether that be new, renovated or updated facilities from the following three principles;

EFFICIENT, by co-locating departments that work closely together, developing spaces adaptable for multiple functions or departments, ensure the building systems (electrical, HVAC, etc.) are designed to be energy efficient, and that all buildings are properly maintained – to ensure optimal health, efficiency and production.

ACCESSIBLE, all community members can access all public facilities by all modes of transportation. The entrances and signage are easy to understand and clear.

A CIVIC PLACE, one of timeless architecture, a space where governance and democracy promotes inclusion, civic engagement and an open process.

Community Facilities Recommendations

**DESIRED OUTCOME**

**D14** Our community facilities are thoughtfully and efficiently used.

**RECOMMENDATIONS**

**D14.1** Develop and use an annually updated Facilities Functional Plan to assess changing needs and strategize and prioritize capital projects.

*This plan should include: current facilities with scope and cost of maintenance; description of deficiencies and appropriate funding strategies to remedy these; an analysis of needed space with justification and possible costs; potential funding mechanisms and shared spaces with other departments; description of public outreach, participation and review process for each proposed public facilities improvement project; and description of how public facility project implements the Community Plan.*

**D14.2** Focus Facilities Functional Plan on current public facilities priorities of:

1. Expand the Community Center - incorporate current Older Adult Center programs and space needs. The existing Senior Center site becomes redevelopment opportunity on Main Street. Parks & Rec activities move out of 64 Walnut Street and into expanded center.

2. Build a Justice Center - Potential partner users to be considered are Otterbein Police; Otterbein academic programs; business incubator; and community center. Programming would include: City Police Division, the Detectives Bureau, Communications/Dispatch, Mayor’s Court, firing range. Potential partners (leasing of space to): Otterbein Police, Regional SWAT and training facilities.

3. Move 64 Walnut Street departments - Planning & Development, Informational Systems, Utility Billing and Income Tax move into renovated former Police Division building and/or renovated City Hall or other City-owned facilities. Sell 64 Walnut Street - Sell 64 Walnut Street building and possibly the former Post Office (Police Detectives Bureau) building in Uptown for private redevelopment.

**D14.3** Coordinate facilities planning with members of the Westerville Partnership.  
*To ensure coordinated schedules at the minimum, as well as the possibility of co-locating similar functions, sharing infrastructure upgrade projects and/or shared resources where applicable, The City, Otterbein University, the Westerville City School District, the Westerville Public Library and Westerville Area Chamber of Commerce will continue to coordinate facilities planning.*
NATURAL ENVIRONMENT

Westerville’s natural resources, such as trees, tributaries, wetlands, ravines, woodlands, streams and other natural areas are invaluable to the community’s parks system, water quality, air quality and overall quality of life. Preservation of natural resources maintains beautiful scenery, provides educational opportunities and offers recreation experiences for citizens. This section’s strategies are identified to protect, preserve and improve the quality of Westerville’s ecological infrastructure in a sustainable manner while providing a balance to meet the demand for development, job creation and recreation opportunities.

Existing Assets

Alum Creek Corridor, Big Walnut Creek and all of the tributaries contribute to a healthy water supply for green spaces as well as drinking water supply. The stormwater capture system feeds the stormwater runoff into these tributaries, which then feeds the larger water resources. The parks and recreational trails system (617 acres) as well as Inniswood Metro Park (121 acres) together contribute 693 acres of open greenspace to the community for physical health, personal enjoyment and social interaction. The national average of parkland per 1000 residents is 9.4 acres per person. Westerville has 15.9 acres of parkland per person. Sharon Woods Metro Park (761 acres) is not within the city limits, but is used by many residents.

The Westerville Bike and Walk (B&W) trail system is currently a 29-mile network, with future recreational trails extensions planned for Sunbury Road north of County Line and Alum Creek to Sharon Woods. The South State Street improvements and Worthington Road extension also includes recreational trails.

Currently, 145 acres are designated as agricultural use. Some of this land is valuable developable land and so it is important to balance redevelopment and growth with preservation in order to retain a sense of what established this community nearly 200 years ago.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini Parks</td>
<td>1.6 ac</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>82.3 ac</td>
</tr>
<tr>
<td>Community Parks</td>
<td>194.6 ac</td>
</tr>
<tr>
<td>School Parks</td>
<td>27.6 ac</td>
</tr>
<tr>
<td>Sports Complex</td>
<td>51.0 ac</td>
</tr>
<tr>
<td>Special Facilities</td>
<td>33.1 ac</td>
</tr>
<tr>
<td>Natural Areas</td>
<td>75.1 ac</td>
</tr>
<tr>
<td>Greenways</td>
<td>112.3 ac</td>
</tr>
<tr>
<td>Bikeways / Bike Lanes</td>
<td>29.9 mi</td>
</tr>
<tr>
<td>Loops and Other Paths</td>
<td>21.5 mi</td>
</tr>
<tr>
<td>Undeveloped Parks</td>
<td>18.1 ac</td>
</tr>
</tbody>
</table>

The table below shows the city’s current park assets.

The Wetlands at Highland Park.
Future Needs
Sustainable management of existing natural resources including considerations in waste management, energy conservation, alternative energy solutions, use of environmentally friendly products and environmental education needs to be integral to the City’s services and maintenance programs. Citizen awareness and appreciation of land conservation, water and air quality, as well as an economic development tools are also needed to assist in community efforts to holistically plan for the future. High standards for stormwater quality will balance development with clean water supply, and this will need to include public education on source water supply contaminants, riparian waterway conservation, increased water sports participation (such as kayaking and paddle boarding), and environmental education from the K-12 level. There is interest in the community to leverage vegetable gardening and native plants; tree, bug and bird identification; and composting as part of being a ‘City within a Park’. Otterbein University environmental educational programs are currently working with summer camp/educational programs to pursue these projects.

PARKS
Based on the comparative analysis of the City’s demographics, current parks and recreation facilities, surveys and citizen input, facility and program trends, the following needs are noted:

- A southeast neighborhood park, 5 to 10 acres needed.
- A community park, 30 to 40 acres (on east side of city).
- Sports complex, 25 to 80 acres.
- Greenways and preservation of woodlands, ravines and riparian corridors.
- Recreational trails missing connections and easements especially east to west routes.
- Acquire, protect and preserve east and west banks of Alum Creek and Big Walnut Creek.

Source: PROS, p. 71

TABLE: ENVIRONMENTAL RESOURCES
The table below shows the environmental assets in the form of the environmental partners and physical assets as well as some opportunities to improve the natural environment in the community.

<table>
<thead>
<tr>
<th>ENVIRONMENTAL RESOURCES</th>
<th>PARTNERS</th>
<th>ASSETS</th>
<th>CHALLENGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARTNERS</td>
<td></td>
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<tr>
<td>OHIO DEPARTMENT OF NATURAL RESOURCES</td>
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<tr>
<td>FRANKLIN COUNTY GREENWAYS</td>
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<tr>
<td>COLUMBUS &amp; FRANKLIN CO METRO PARKS</td>
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<tr>
<td>CENTRAL OHIO GREENWAYS</td>
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<tr>
<td>FRIENDS OF ALUM CREEK AND TRIBUTARIES (FACT)</td>
<td>STREAMS</td>
<td>Alum Creek, Big Walnut Creek, Spring Run, Alkyre Run, Spring Hollow, County Line Run, Indian Run and other intermittent streams</td>
<td></td>
</tr>
<tr>
<td>FRIENDS OF BIG WALNUT CREEK</td>
<td></td>
<td>RESERVOIRS</td>
<td>Hoover Reservoir (in City of Columbus, but Westerville benefits from proximity)</td>
</tr>
<tr>
<td>OTTERBEIN UNIVERSITY ENVIRONMENTAL SCIENCE</td>
<td></td>
<td></td>
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<tr>
<td>WESTERVILLE CITY SCHOOL DISTRICT NEIGHBORHOOD ASSOCIATIONS</td>
<td></td>
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<tr>
<td>SHADE TREE COMMISSION</td>
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<tr>
<td>LOCAL GARDEN CLUBS</td>
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<tr>
<td>MID OHIO REGIONAL PLANNING COMMISSION (MORPC)</td>
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<td>FRANKLIN SOIL &amp; WATER CONSERVATION SERVICE</td>
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<tr>
<td>ASSETS</td>
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<td>WETLANDS</td>
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<tr>
<td>TREE CANOPY</td>
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<tr>
<td>RAVINES AND SLOPES</td>
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<tr>
<td>SOIL</td>
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</tr>
<tr>
<td>WILDLIFE</td>
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<tr>
<td>URBAN FOREST MANAGEMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPECIES DIVERSITY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CITY SIDEWALK PROGRAM – TREE ROOTS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAXIMIZING THE URBAN FOREST VALUE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND ACQUISITION/ PRESERVATION</td>
<td></td>
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</tbody>
</table>
Natural Environment Recommendations

The following recommendations outline the desired outcomes for protecting and improving the natural environment in Westerville. These goals and strategies were developed through the public engagement process and refined by the Citizen Advisory Team.

DESIRED OUTCOME

D15  Local ecological infrastructure is better understood.

The City commits to Identifying, mapping, promoting and preserving a strategically planned green infrastructure (GI) network which provides ecological, economic and social benefits.

RECOMMENDATIONS

D15.1 Create a detailed resource Geographical Information Systems (GIS) data map of all ecological infrastructure resources.

The City should work to increase the ecological infrastructure knowledge base through field work, mapping and education programs. Data regarding tributaries, wetlands, streams, soil types, steep slopes, trees, native vegetation and wildlife will be shared with partners and guide development.

D15.2 Develop and promote environmental education programs with community partners. Greatest opportunities include:

Riparian waterway conservation – promote citizen awareness, appreciation and understanding of how local actions can impact the whole water system. This can be achieved through interpretation programs throughout the community and increased participation in the annual MORPC Riverfest event.

Environmental education - Use parks and open spaces for residents and students to participate in native vegetation gardening, tree identification and composting in order to better understand the importance of insects, butterflies, bees, birds and reptiles. This can be achieved through wetland workshops and backyard wildlife programs for residents along waterways.

Holistic calendar - Develop a calendar of educational opportunities with all partners (see table ??) to reduce duplication and fill gaps (in location, times of the year, or age demographic).

Otterbein University - Environmental educational programs at the university can be made more readily available to the public and possibly partner with the city or other organizations to provide summer youth educational camps.
**DESIRED OUTCOME**

**D16** *Natural resources are sustainably managed.*

Please see the Parks, Recreation and Open Space Masterplan (PROS) for further details of these Recommendations below. The PROS Plan includes water resources and open space protection masterplans, recycling and energy conservation, street tree masterplan, and native species use.

**RECOMMENDATIONS**

| **D16.1** | Complete a water resource protection master plan for wetlands, streams and ponds.  
*The plan should include stream setback guidelines, minimum widths for greenway corridors along streams; identify property to protect by purchase or negotiated conservation easement, 100-year floodplain identification and development restrictions, mitigation monitoring, and how to protect and restore the natural hydrology.*
| **D16.2** | Develop, expand and program open space, parks, greenways and recreational trails for increased participation, awareness and education of the community.  
*Pursue conservation easements and public access to balance active and passive interactions in all areas.*
| **D16.3** | Encourage a waste management program to increase recycling.  
*More detail to follow.*
| **D16.4** | Pursue energy conservation community-wide, starting with public facilities.  
*Utilize techniques such as solar panels, xeriscaping to reduce high maintenance of turf and use of lawn mowers, efficient heating and cooling, and passive solar design.*
| **D16.5** | Maintain the City Tree Master Plan, and progress towards the city tree canopy goal of 40%.  
*Street trees play an important role aesthetically, environmentally, symbolically and contribute to positive public health in the community. The master plan will address tree replacement, arbor management and health, root pruning in sidewalk program, funding, tree education, and tree inventory.*
| **D16.6** | Encourage use of native plant species and remove invasive plant species.  
*Native plants need minimal irrigation, have lower maintenance requirements, have natural defenses against local pests, and attract birds and butterflies, supporting the local ecology of central Ohio.*
| **D16.7** | Acquire land and preserve open space to meet growing needs of the community.  
*While most land has development rights, if particular parcels or portions of parcels are deemed important to conserve, then a permanent conservation easement will need to be acquired or purchased.*
NATURAL ENVIRONMENT

Riparian Waterways
- River / Stream
- Water Body
- Wetland
  * Source: U.S. Fish & Wildlife Service
  National Wetland Inventory
- Floodway
  * Development restrictions exist
- Floodplain - 100 yr.
  * Some development restrictions
- Floodplain - 500 yr.
  * No development restrictions

Parks / Open Space
- Westerville Park
- Open Space
- School Ground
- Metro Park
- Cemetery
- Westerville City Boundary

Elevation (ft)
- **788 - 825**
- **825 - 875**
- **875 - 938**

* Each contour represents a change in elevation.
Elevation in Westerville ranges from 788' - 938'.

Date: 3/31/2017

The information from which this map was compiled is constantly being updated and is subject to change. The information has been compiled from various sources, which we believe to be reliable. However, we do not warrant this information.
### Existing Public (City-owned) Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>SF</th>
<th>Year Built</th>
<th>Recent Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall</td>
<td>21 S. State St</td>
<td>16,586</td>
<td>1875</td>
<td>City Hall Addition: 1988; City Hall Renovations: 2004; Court/Chambers Improvements: 2011</td>
</tr>
<tr>
<td>Police Station</td>
<td>29 S. State St</td>
<td>16,848</td>
<td>1988</td>
<td>Dispatch Center: 2003; PD Station Renovations: 2003</td>
</tr>
<tr>
<td>Old Post Office Police</td>
<td>28 S. State St</td>
<td>4,001</td>
<td>1935</td>
<td>2003</td>
</tr>
<tr>
<td>64 E. Walnut St Police</td>
<td>64. E. Walnut</td>
<td>28,432</td>
<td>1960</td>
<td>Acquired: 1997; Renovated: 2004</td>
</tr>
<tr>
<td>Community Center Parks &amp; Rec</td>
<td>350 N. Cleveland Ave</td>
<td>95,591</td>
<td>2001</td>
<td></td>
</tr>
<tr>
<td>Senior Center Parks &amp; Rec</td>
<td>310 W. Main St</td>
<td>18,450</td>
<td>1986</td>
<td>Exerior Wood Resurfacing: 2012; Complete HVAC Replacements: 2011; Shingled Roof Replacement: 2011</td>
</tr>
<tr>
<td>Electric Division</td>
<td>139 E. Broadway Ave</td>
<td>12,287</td>
<td>2000</td>
<td></td>
</tr>
<tr>
<td>Fire Station #111</td>
<td>400 W. Main St</td>
<td>18,450</td>
<td>1986</td>
<td>Exerior Wood Resurfacing, 2012; Complete HVAC Replacements: 2011; Shingled Roof Replacement: 2011</td>
</tr>
<tr>
<td>Fire Station #112</td>
<td>727 East Schrock Rd</td>
<td>21,730</td>
<td>2004</td>
<td></td>
</tr>
<tr>
<td>Fire Station #113</td>
<td>355 N. Spring Rd</td>
<td>8,999</td>
<td>1998</td>
<td></td>
</tr>
<tr>
<td>Service Department</td>
<td>370 Park Meadow</td>
<td>30,000</td>
<td>2014</td>
<td></td>
</tr>
<tr>
<td>Water Plant</td>
<td>312 W. Main St</td>
<td>5,520</td>
<td>1969</td>
<td>$10.5 Million Upgrade Scheduled for Completion in Q2 of 2016</td>
</tr>
<tr>
<td>Armory Building Police Storage</td>
<td>240 S. State St</td>
<td>10,492</td>
<td>1938</td>
<td>Acquired: 2007</td>
</tr>
<tr>
<td>Former Martin Property</td>
<td>Sunbury Road</td>
<td>11,760</td>
<td>1977</td>
<td>Acquired: 2015 For ROW needs for Sunbury Road Improvements. Site might be used for future green space, park and/or recreation needs</td>
</tr>
</tbody>
</table>

**Total Square Footage = 317,060**