

Big Darby Town Center Master Plan

Design Charrette
25-28 January 2010

Big Darby Town Center Schedule

Phase 1	Advisory Group Meeting	27 Oct '09
	Focus Group Meetings	28 Oct '09
	First Public Meeting	28 Oct '09
Phase 2	Advisory Group Meeting	8-9 Dec '09
	Town Center Design Charrette	25-28 Jan '10
	Second Public Meeting	28 Jan '10
Phase 3	Advisory Group Meeting	March/April '10
	Third Public Meeting	March/April '10

Three Questions:

1. What are the best things about this area?

- What should we preserve, build on, or complement with design?

2. What are the worst things?

- What are the current problems that should be/could be solved through design?
- What are your concerns that we need to address?

3. What is your vision for the Town Center?

- What uses would you like to see?
- What should the character be? Are there good examples within the region?

Strengths of the Town Center Area

- 1. Quiet and scenic setting. Darby is listed as a state and federal scenic river.
- 2. Watershed and associated park system with bike and pedestrian trails
- 3. Rural landscape. This area is the start of the eastern prairie, landscape is notable.
- 4. Proximity to Downtown Columbus, Hilliard, and Dublin, while still feeling like you are in the country
- 5. Gateway into Franklin County from the West
- 6. Multi-jurisdictional agreements in place.
- 7. MetroParks, Nature Conservancy and Franklin Soil and Water are already investing in conservation in the watershed
- 8. Hilliard School District

Weaknesses of the Town Center Area

1. Lack of good retail, restaurants and basic amenities.
2. Minimal pedestrian connectivity to schools, services, and retail, as well as a lack of public transportation.
3. Stormwater management and issues with flooding.
4. Escalating crime and the blighting influence of vacant stores and properties on West Broad.
5. Perception of this side of town
6. Southwestern School District
7. Many different land owners in the town center area. Multi-jurisdictional involvement.
8. Loss of agricultural land, and at the same time, agricultural uses have been part of the water quality problem.

Visions for the Town Center Area

1. Authentic Central Ohio village - real and from the heart.
2. Green network that links the natural features and park spaces, while expanding pedestrian and bike trails throughout.
3. Enhance public transportation to serve the Darby Area and provide access to areas in and around Columbus (Hilliard, Dublin, Downtown Columbus, the University, etc.)
4. A variety of uses to include: stores, restaurants, pharmacy, library, and other conveniences. Also, a variety of residential types and sizes including larger lots.
5. A community gathering space - village green, square, or lawn.
6. Sustainable infrastructure and development, in keeping with the environmental goals of the Accord

Visions for the Town Center Area (continued)

- 7. Sensitive to the existing rural character - keep the countryside close
- 8. Streets should be unique and livable, they shouldn't be barriers. (good examples include German Village, Worthington, Victorian Village around Goodale Park)
- 9. Nurturing and thriving place, think about who is raised there and what they are able to accomplish
- 10. Inviting
- 11. Accommodate all ages and generations of the family.

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What we've accomplished

- Understanding the site and regional context
- Identifying relevant precedents
- Initial Public Input: Strengths, Weaknesses, and Visions
- Initial basemapping and analysis diagrams
- Development scenarios for discussion
- Establish Town Center Design Principles
- Verify analysis drawings and information
- Identify constraints
- Test capacity, densities and location of the Town Center
- Develop conservation and development strategy

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What's to come

- Testing of design alternatives
- Development program refinement
- Reconvening of focus groups and open public meetings
- Final plan recommendations and documents
- Implementation Strategy

Design Charrette:

Monday	Tuesday	Wednesday	Thursday	Friday
1:00pm Team Arrives and Sets Up	9:30am Transportation Focus Group	D E S I G N	D E S I G N	8:30am Client Wrap-Up Meeting
3:00pm Client Meeting	10:00am Southwestern Schools			
5:00pm Advisory Committee Meeting	11:00am Environment Focus Group	W O R K S E S S I O N	W O R K S E S S I O N	
6:30pm Public Meeting (Technical Presentations)	1:00pm Developers & Land Owners Focus Group			
	2:30pm Utilities & Infrastructure Focus Group			
	3:00pm Hilliard Schools			
	4:00pm Public Safety Focus Group	5:30pm Client Review	6:30pm Public Meeting (Design Presentation)	

Big Darby Town Center Design Team

Process/Urban Design

Urban Design Associates

Landscape Design

Design Workshop

Environment/Ecology

Applied Ecological Services

Infrastructure/Engineering

STV, Inc.

Traffic Engineering

Walter Kulash

Market Study/Implementation Strategy

RCLCO

Regulatory/Funding Strategy

Bricker & Eckler

Ecology & Environment

Recap from early focus groups:

- Honor goals of BDA – emphasize protection of open spaces and natural resources in this sensitive watershed
- Link wetlands, woodlands, and riparian areas in a network of green corridors
- Protect biodiversity and rare species in aquatic and terrestrial ecosystems



Stormwater Considerations

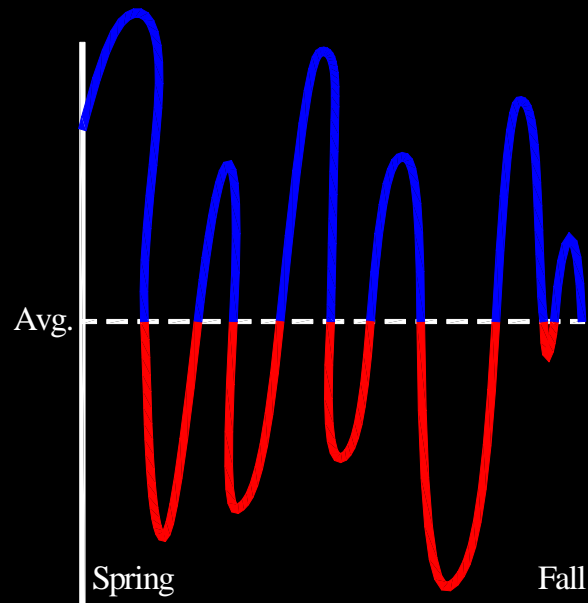
Recharge requirements (OEPA permit)

- AES analysis estimates 2-5.5% of developed area needed for infiltration elements
- 10% of developed area for naturalized treatment wetlands
- Drain tile lines run through portions of project area
- Stream setbacks protected through County ordinance
- Stormwater quality/quantity regulations – aim to exceed minimum requirements



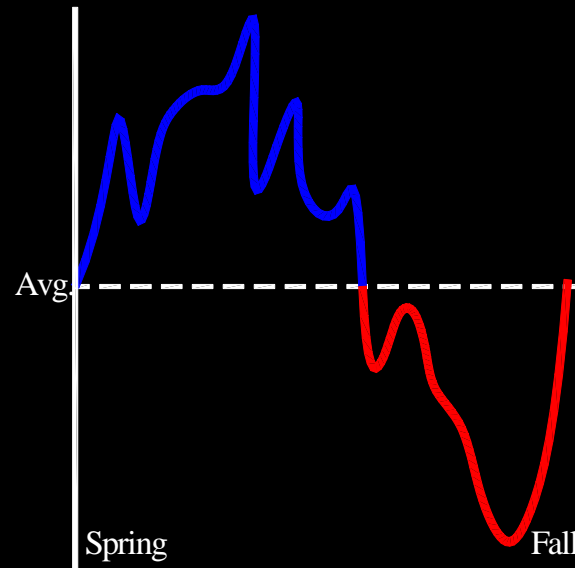
Annual Hydrographs and Normal Average Water Levels for Restored Wetlands.

Designed by Engineers vs. Ecologists



Engineering Approach to Hydrology

- * Unpredictable Swings in Water Levels
- * Creates Biological Instability
- * Promotes Habitats for Weeds and Poor Aesthetics
- * Promotes Poor Water Quality

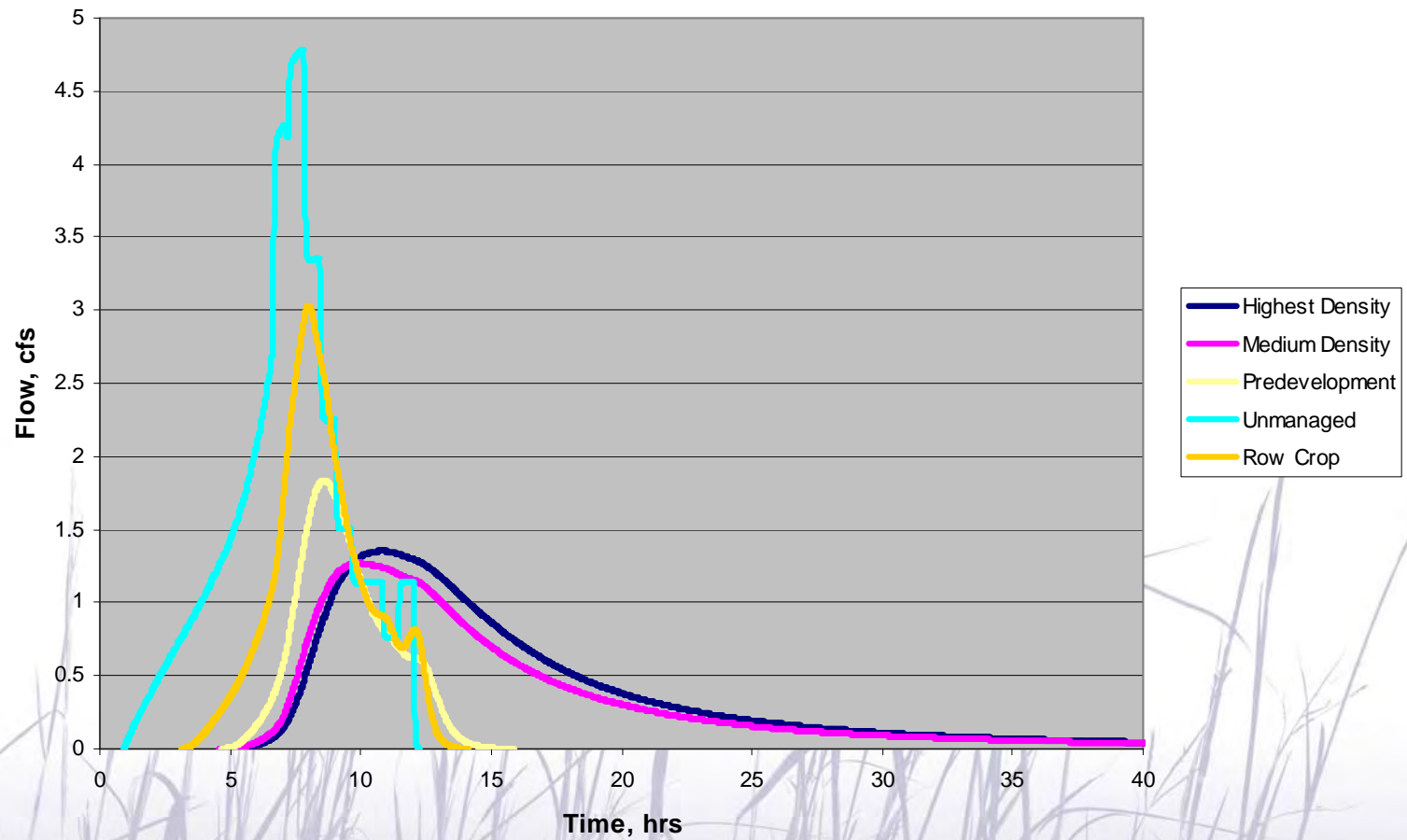


Ecologist Approach to Hydrology

- * Annual Seasonal High and Low
- * Predictable Hydraulics and Seasonal Trajectory
- * Promotes Habitat for Stable yet Dynamic Plant Communities (Diversity of Plants and Animals)

Initial Hydrologic Analysis

Surface Runoff Hydrographs for 2-yr, 12-hr Storm



Water Quality Modeling

Percent Removal:

	High Density	Medium Density
Total Suspended solids	99.95%	98.9%
Total Phosphorus	97.8%	94.5%
Metals	96.9%	93.1%
Hydrocarbons	99.3%	97.7%

Total pollutant loads (lbs/yr) for “typical” year:

	High Density	Medium Density
Total Suspended solids	4.32	63.75
Total Phosphorus	0.56	1.07
Copper	0.08	0.14
Lead	0.01	0.03
Zinc	3.49	5.44
Hydrocarbons	1.46	3.52

Same two watersheds with same stormwater treatment elements modeled using P8 Urban Catchment Model. Larger percentage area devoted to filtration planters in high-density scenario.



AES Approach to Stormwater Management

Naturalized stormwater treatment through the Stormwater Treatment Train (STT):



APPLIED ECOLOGICAL SERVICES, INC.

Stormwater Treatment Train



Filtration/Infiltration Elements in an Urban Setting



Environmental Services, 2009, City of Portland, OR



APPLIED ECOLOGICAL SERVICES, INC.

Ecological Planning Maps



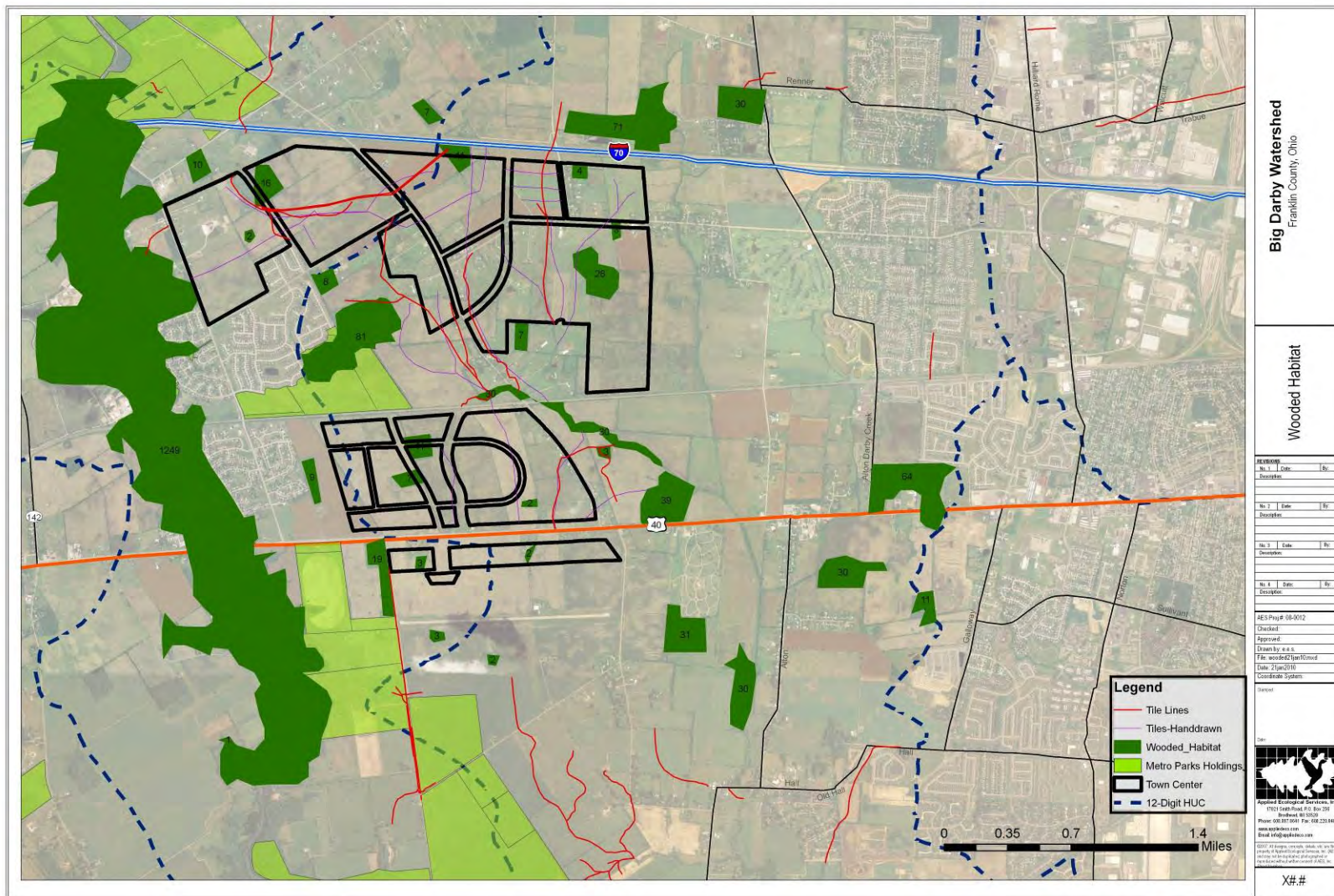
APPLIED ECOLOGICAL SERVICES, INC.

Historic Vegetation



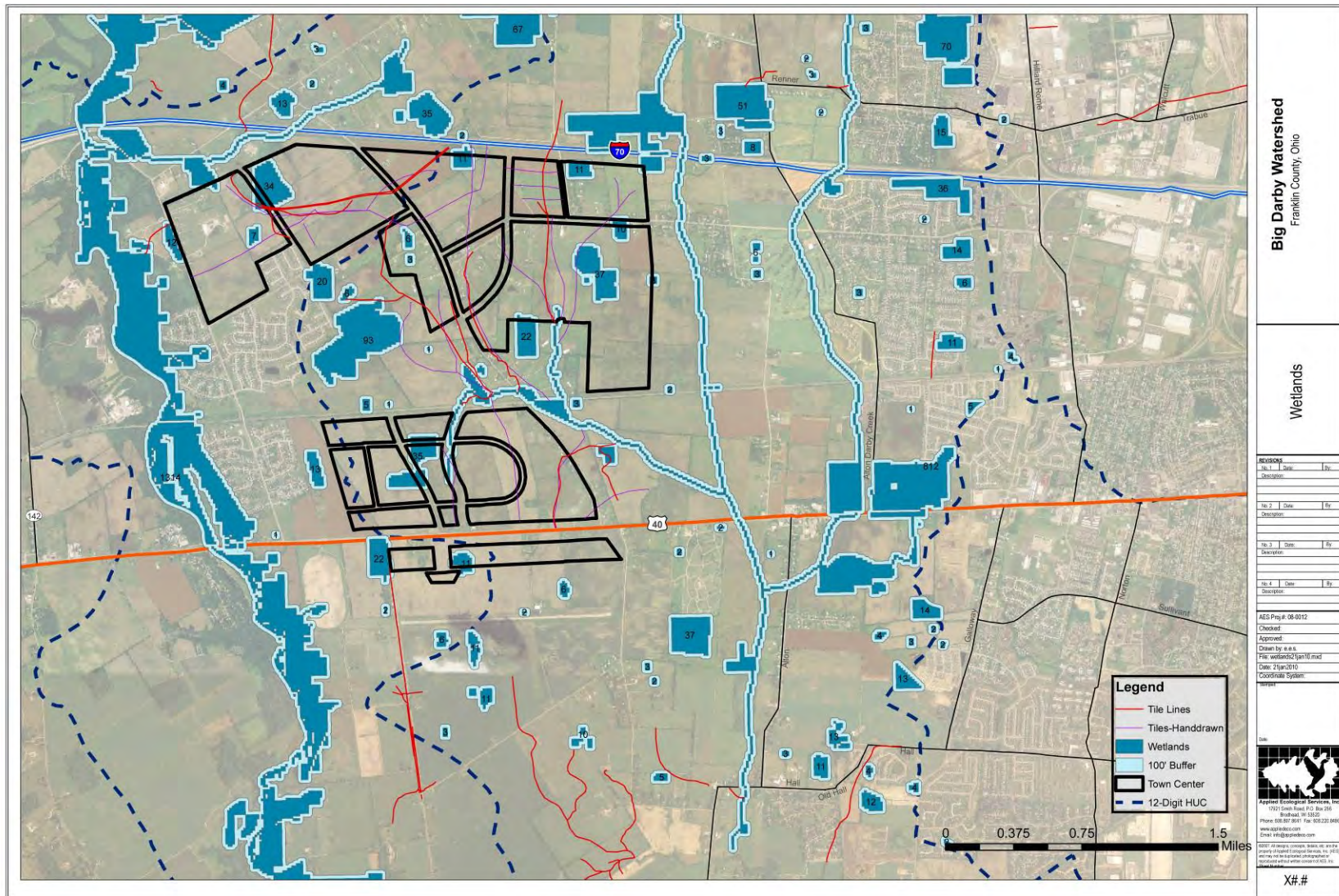
APPLIED ECOLOGICAL SERVICES, INC.

Wooded Habitat



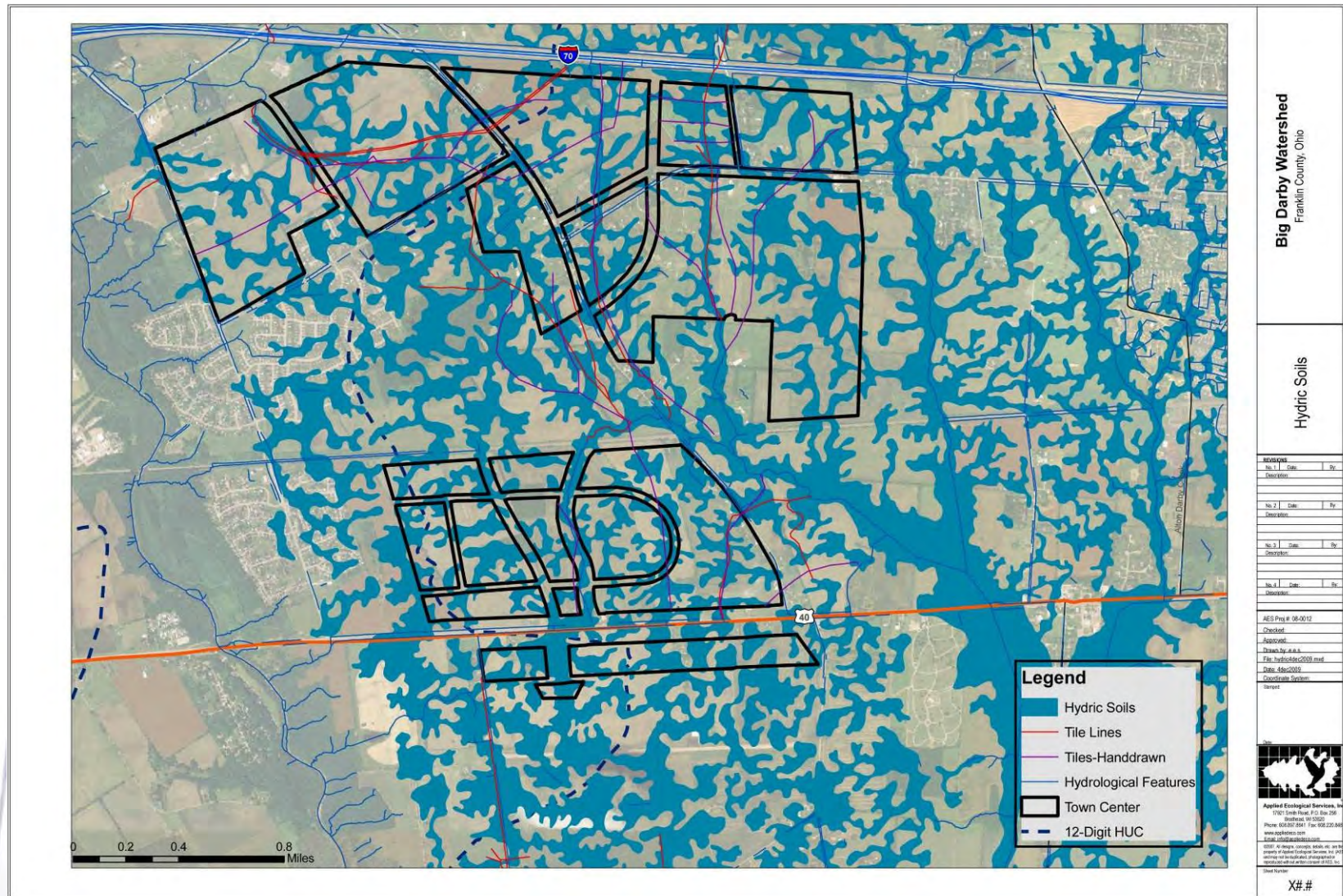
APPLIED ECOLOGICAL SERVICES, INC.

Wetlands



APPLIED ECOLOGICAL SERVICES, INC.

Hydric Soils



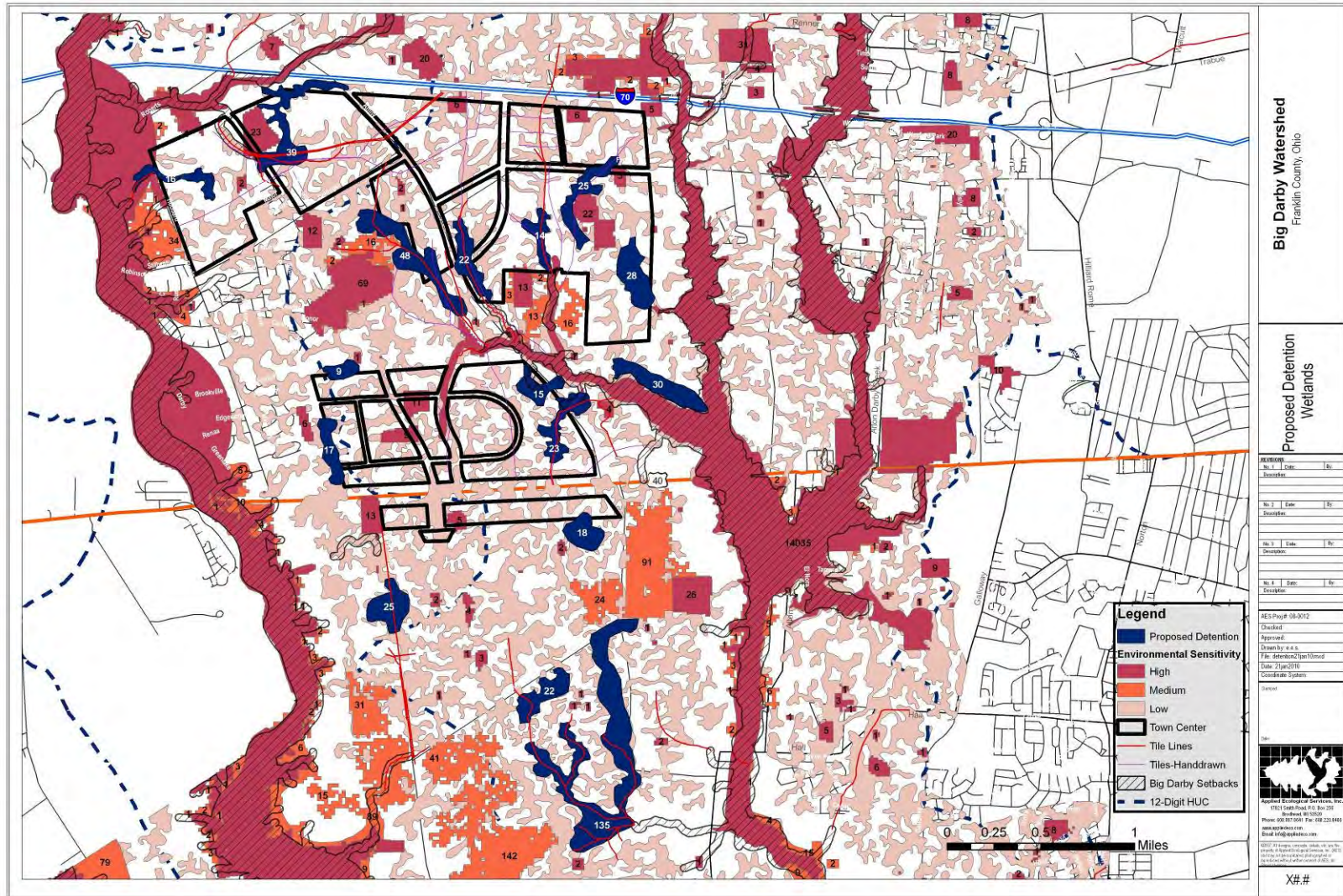
APPLIED ECOLOGICAL SERVICES, INC.

Drainage Corridors



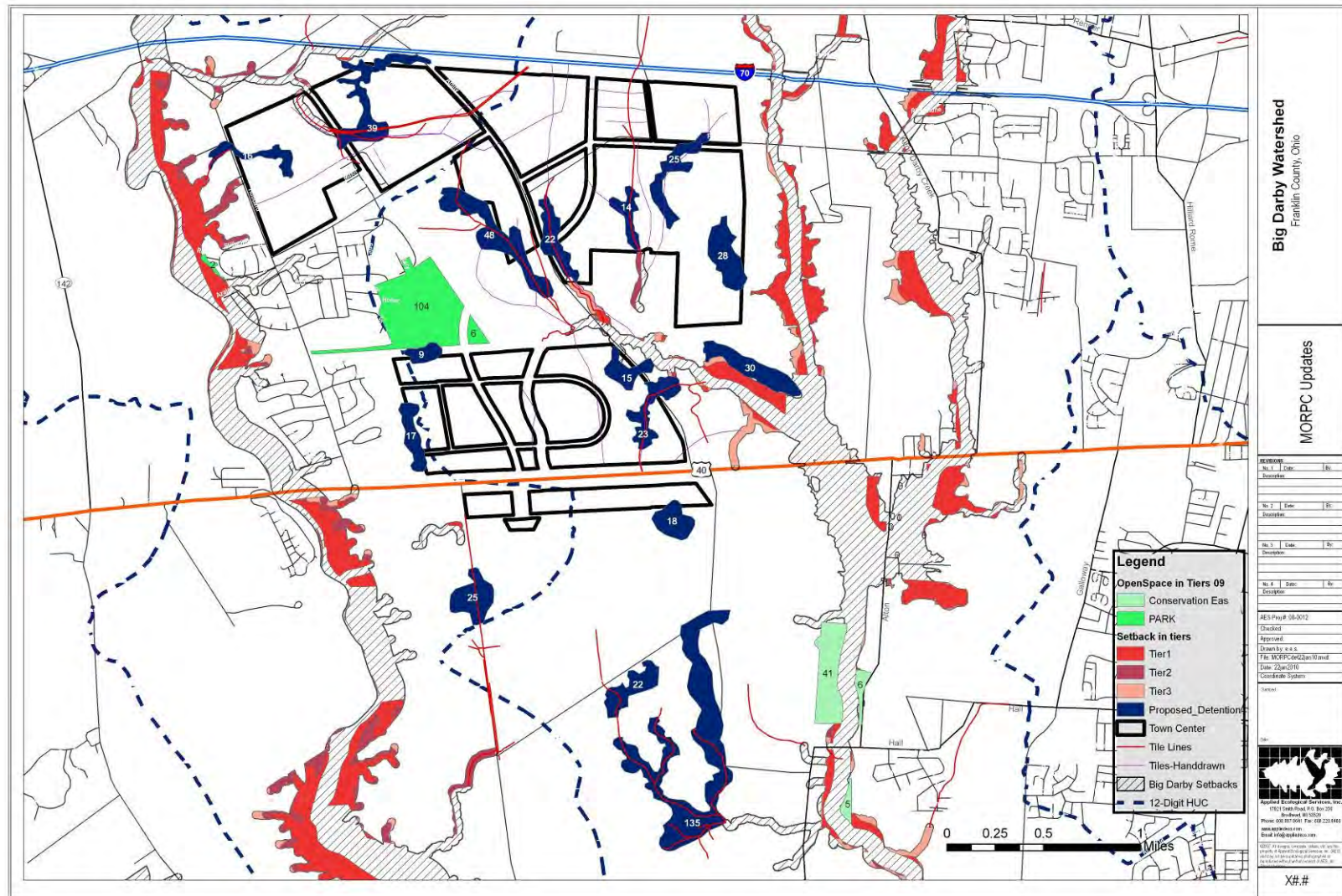
APPLIED ECOLOGICAL SERVICES, INC.

Potential Stormwater Wetland Locations (Blue)



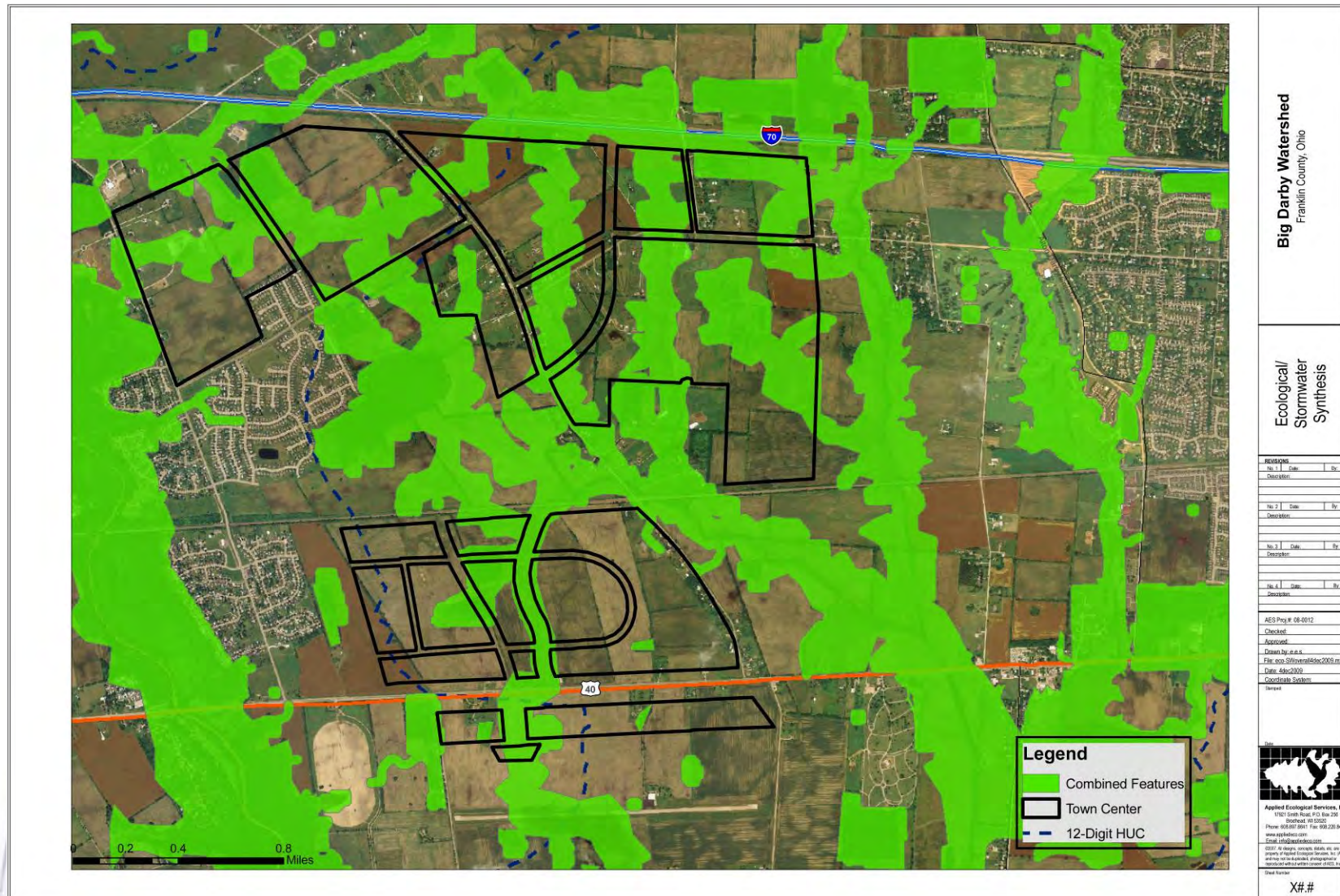
APPLIED ECOLOGICAL SERVICES, INC.

MORPC Updates to Open Space Map



APPLIED ECOLOGICAL SERVICES, INC.

Ecological/Stormwater Synthesis



APPLIED ECOLOGICAL SERVICES, INC.

Key Design Principles

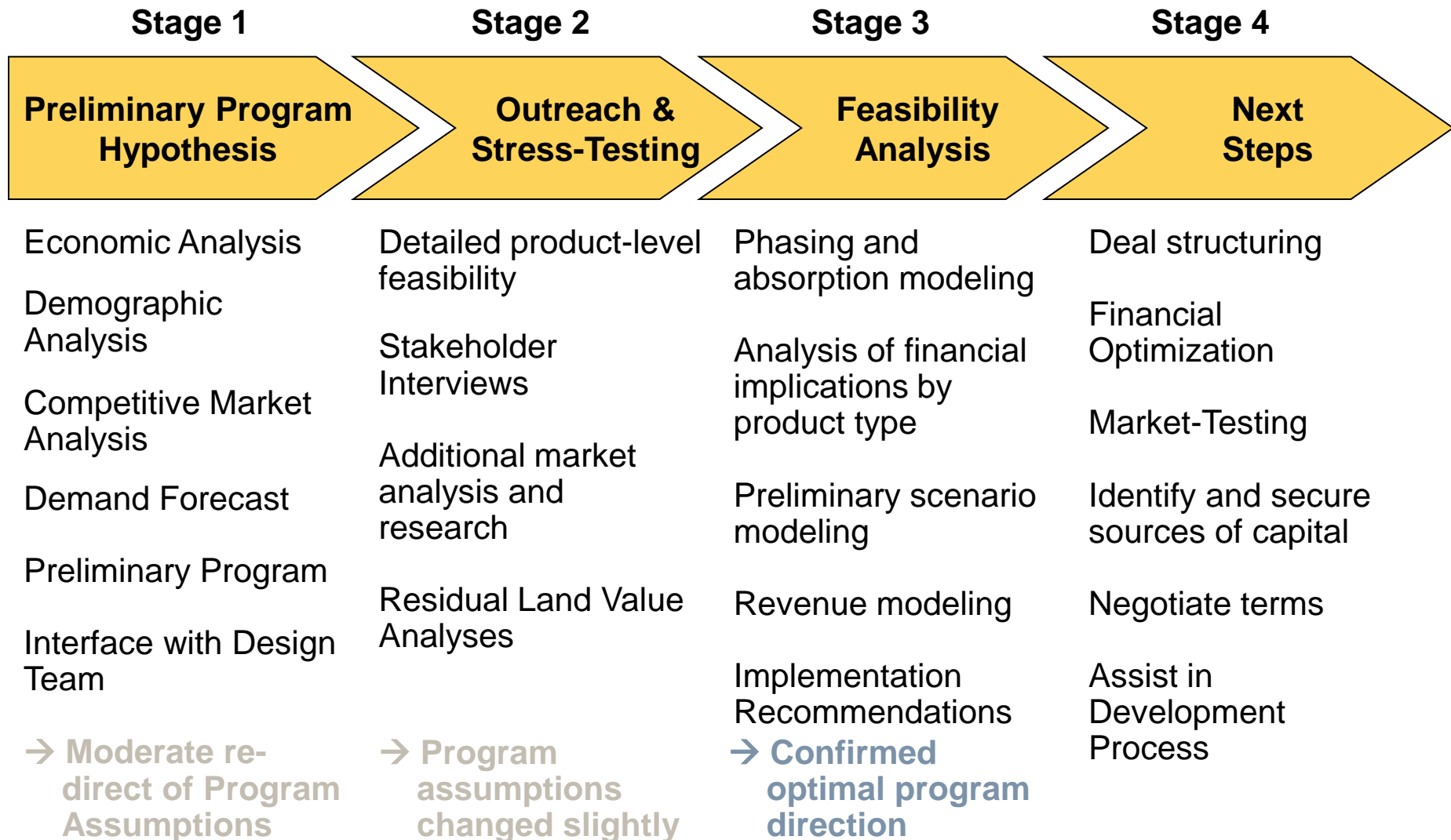
- 1) Preserve and enhance all natural features within the Town Center footprint, linking wetlands, woodlands, and riparian areas through a network of green corridors.
- 2) Preserve and restore native biodiversity.
- 3) Incorporate educational opportunities through well-located, well-integrated ecologically sensitive design. Tie into school curricula wherever possible.
- 4) Ensure that development strategies at all levels reduce impacts to natural resources and protect and restore ecosystem services.
- 5) Identify and protect threatened, endangered, and declining species in the greater Big Darby Accord planning area.



Market Analysis

U D A | D W | A E S | S T V | W K | R C L C O | B & E

BIG DARBY PROCESS REVIEW



CONCLUSIONS AND CRITICAL SUCCESS FACTORS

QUALITY “PLACEMAKING” IS CRUCIAL

RESIDENTIAL

- Single-family residential represents the most feasible and least risky development option at the Big Darby Town Center site
- In the near-term, higher density residential product is not feasible
- With appropriate “placemaking,” townhomes and eventually condominiums and apartments could become feasible
- Realistic starting price assumptions, e.g. an average sales price of ~\$200,000, are critical to the success of any residential development at the Big Darby Town Center

OFFICE

- Current demand for new office space in the vicinity of the Big Darby Town Center is minimal
- More likely destinations for new office tenants, such as Dublin/Hilliard have an oversupply of new office space
- Long-term opportunity for new office space could develop as supply and demand balance returns to Dublin/Hilliard in 10 – 15 years
- Success will depend on the attraction of “place” at the Big Darby Town Center

RETAIL

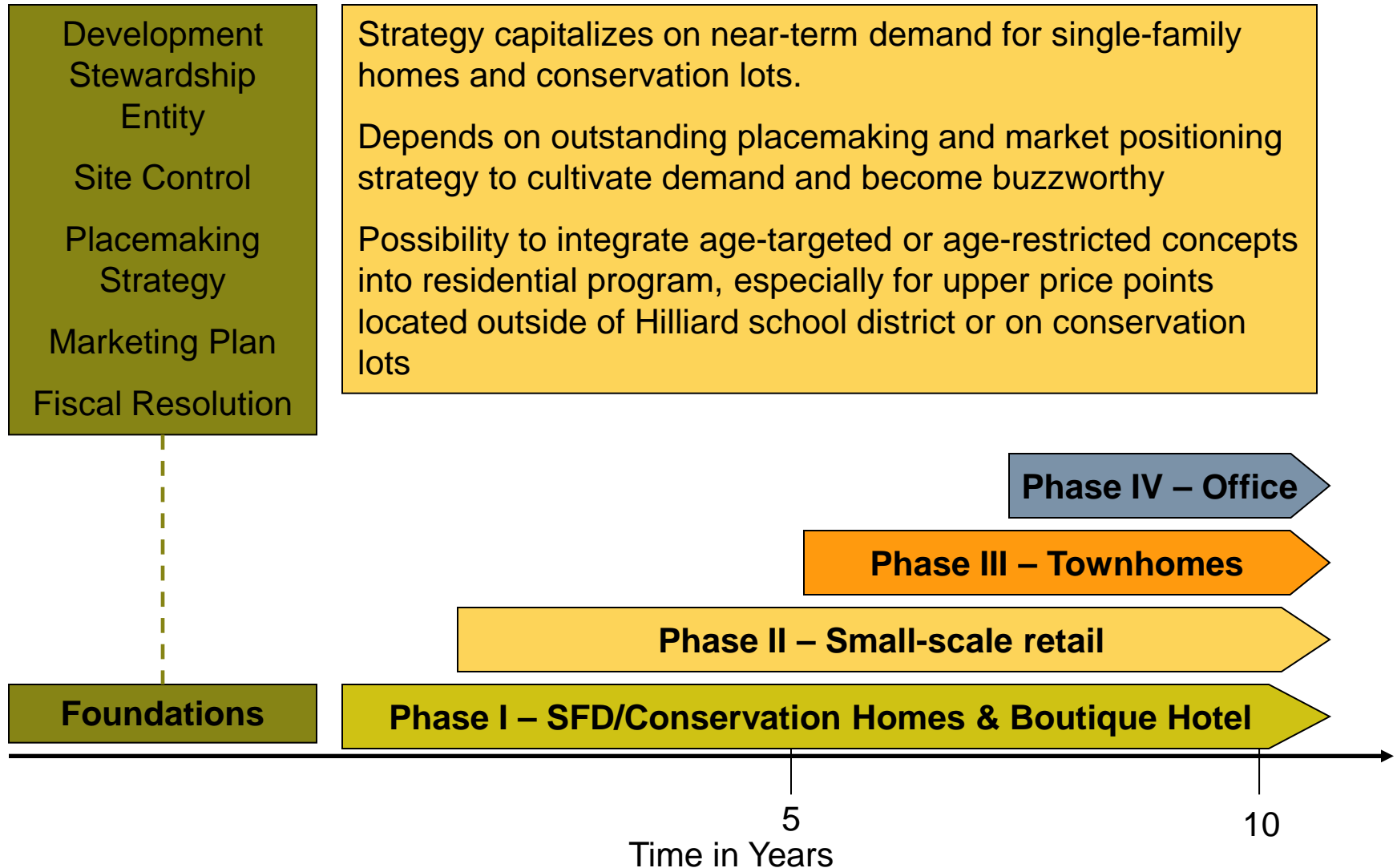
- Substantial amounts of potentially competitive retail space exists west of I-270
- Immediate site vicinity lacks retail, however and there is an opportunity to serve the local residents
- The Big Darby Town Center’s retail must offer a new and unique experience that distinguishes it from nearby competition
- Successful retail is vital to “placemaking,” but low market lease rates mean that retail space at the Town Center may be a “loss leader” for the near to medium term

HOSPITALITY

- Proposed Town Center’s proximity to the Darby House, which draws thousands of people each year, helps make a boutique hotel feasible
- The Town Center environment can distinguish the hotel from its competition
- The hospitality component may actually drive the development program, as it creates a built-in brand on which to create excitement and buzz about the location

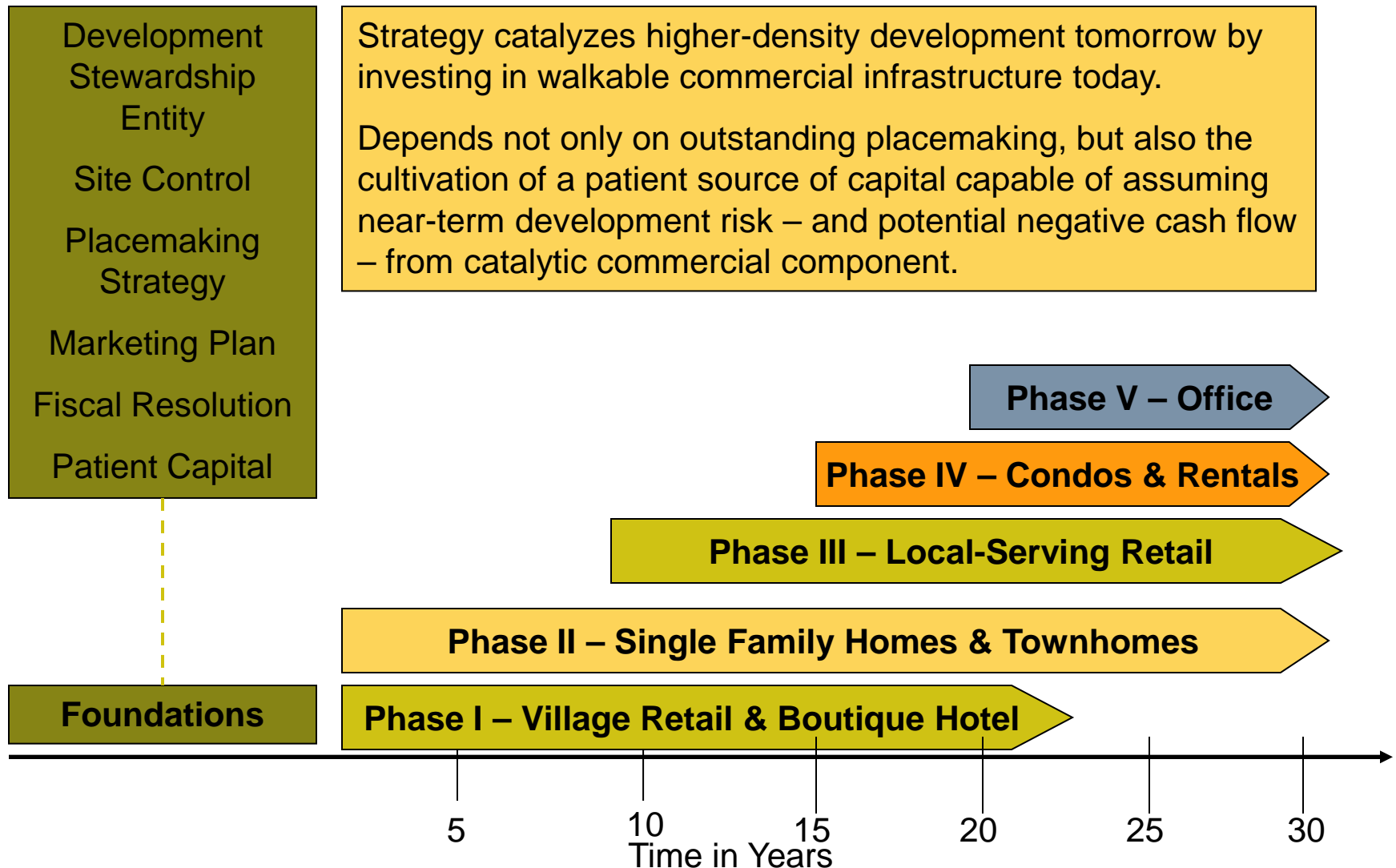
NEAR-TERM DEVELOPMENT TRAJECTORY

HARNESSES EXISTING DEMAND – COMPLETE BY 2025



LONG-TERM DEVELOPMENT TRAJECTORY

CATALYZES HIGHER DENSITY – COMPLETE BY 2045



TRAJECTORY COMPARISON

DECISION POINT FOR STAKEHOLDER GROUPS

Near Term Trajectory

Feasible via market forces

Reasonable levels of risk, maintain site control

Low levels of return

Achieves Darby goal alongside TDR or zoning intervention

Long Term Trajectory

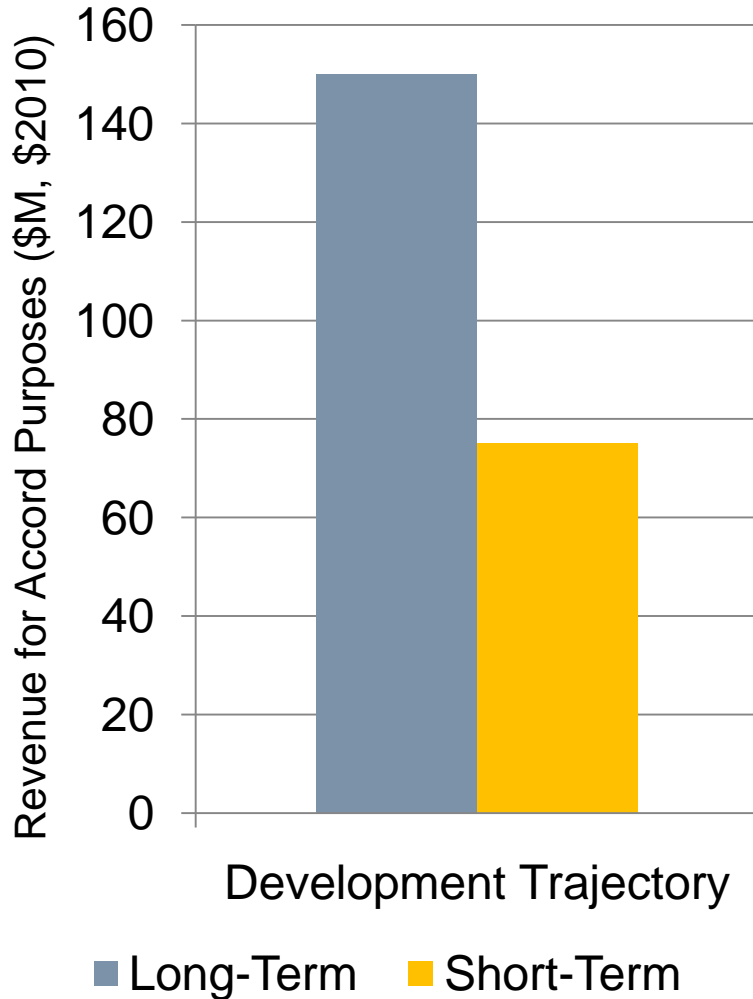
Requires a “development champion”

High level of risk, loss of site control

Achieves Darby goal via TIF and NCA funding mechanisms

May require TDR, but not required

SUPPORT OF ACCORD PURPOSES



Based on a very preliminary estimate of total Accord-purpose monies generated (in \$2010), the long-term, high-density development trajectory appears to generate value in the neighborhood of that which was forecasted in the existing Big Darby Revenue Assumptions working documents.

At this point these values are still being refined and could swing up or down by tens of millions of dollars.

What is unclear is whether this amount is enough to purchase all of the conservation land, and if not, how much.

Big Darby Town Center Program

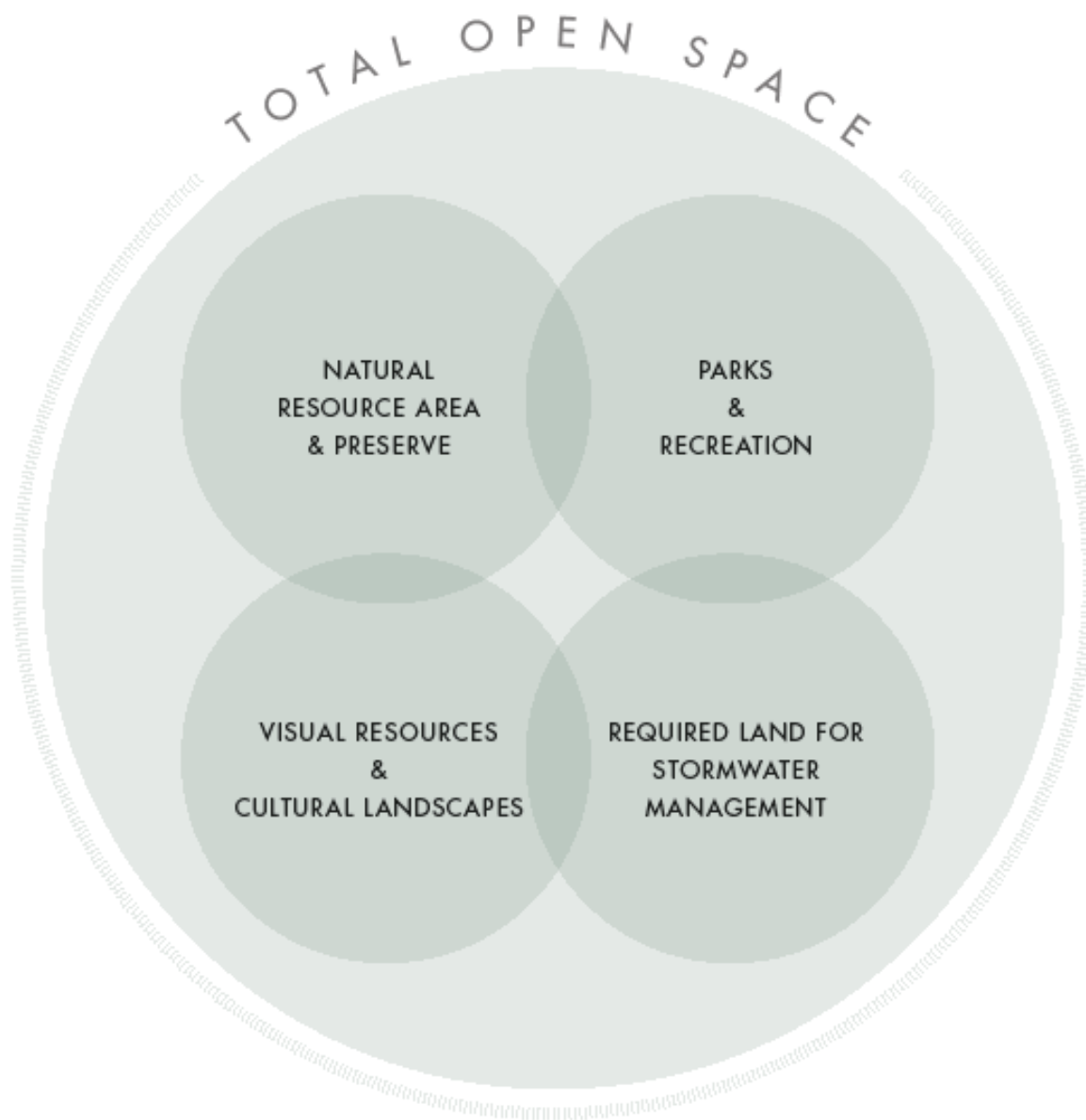
For Sale Residential	3,480 du.	1,701 ac.
Conservation Lots	145	1,243
Village Single-Family	1,020	291
Townhouse	1,835	143
Condo	480	24
Multi-family, For Rent	150 du.	7 ac.
Retail	300,000 sf.	10 ac.
Office	360,000 sf.	16 ac.
Hotel	100 rms.	8 ac.

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IMPLEMENTATION

1. 30-year development plan is risky as-is, but the prospect of dealing with multiple government jurisdictions will likely kill any chance of private developer participation
2. Critical to establish one entity with the authority and capacity to oversee the project from concept to completion. This entity, which could take one of many forms, needs to be in place as soon as possible and be the undisputed sole source of information, decision making, and land use authority for the Town Center and Accord lands.
3. Various methods of implementation have been proposed. Choosing the right method depends on a clear understanding of the public sector's ability to raise capital, its capacity to handle complexity, its tolerance for risk, and the degree of control it needs to exercise over the development.

Open Space & Recreation



Natural Resource Area & Preserve: 700 acres Tier lands out of the 2,000 acres from AES analysis.

Stormwater Infiltration Elements: 2% to 5.5% of the developed area recommended by AES. Additionally 10% of the developed area should be targeted for larger naturalized stormwater treatment.

Parks and Recreation : approximately 24 acres according to the National Recreation and Park Association Standards.

Visional Resources and Cultural Landscapes: feedback from stakeholders essential in final identification of these resources.

Future community population assumptions: approximately 7,400 people

Park Type	*NRPA Guidelines	Town Center	Typical Acres per Park	Number of Parks	**TSS Standards
	acres/1000 people	acres per site			acres/1000 people
Pocket Park	.52/1000	4	0.50	8	NA
Neighborhood Park	.85/1000	6	8.00	1	2/1000
Community Park	.93/1000	7	21.50	possibly 1	6.5/1000
Athletic Complex	.89/1000	7	15.00	possibly 1	NA

TOTAL

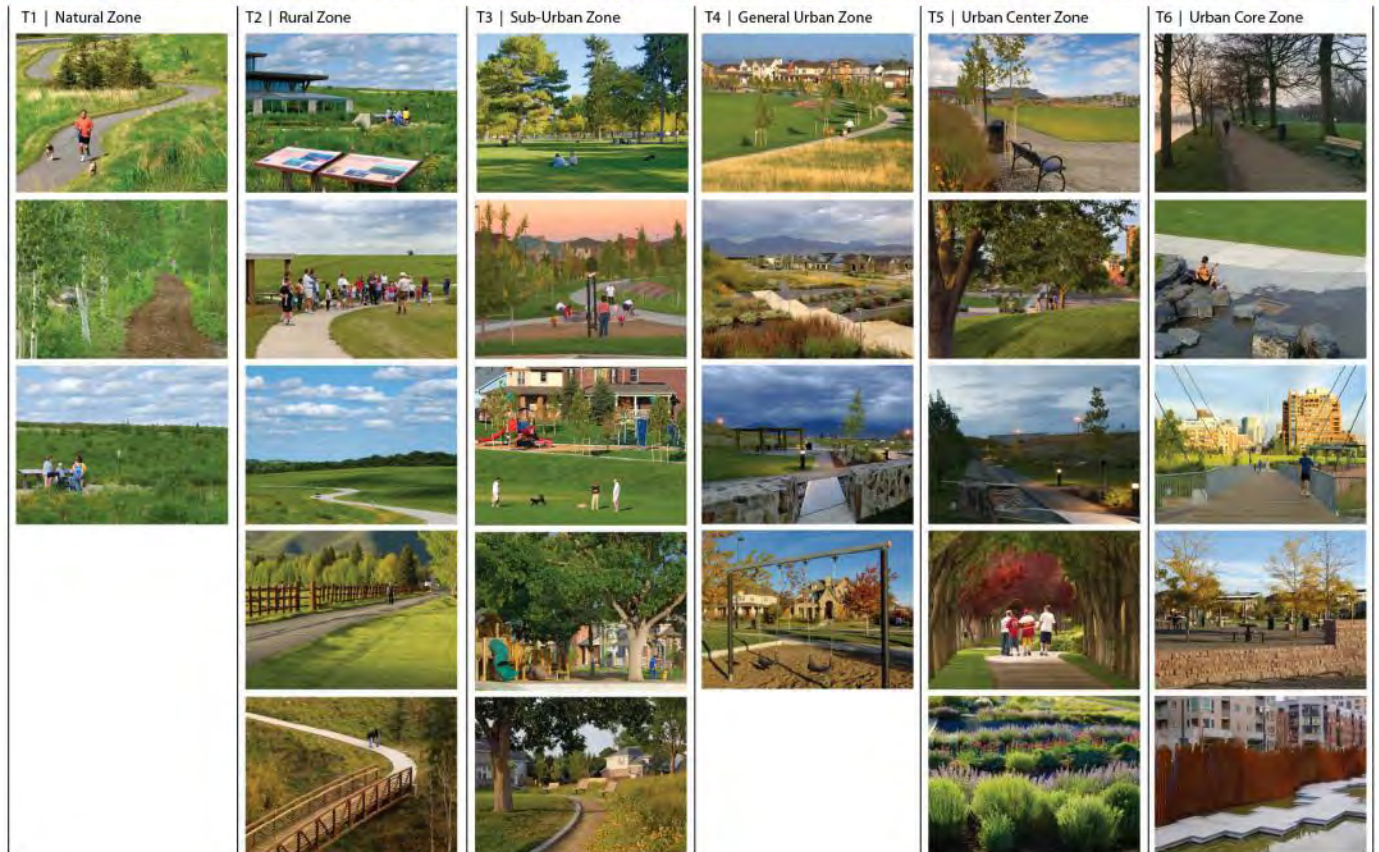
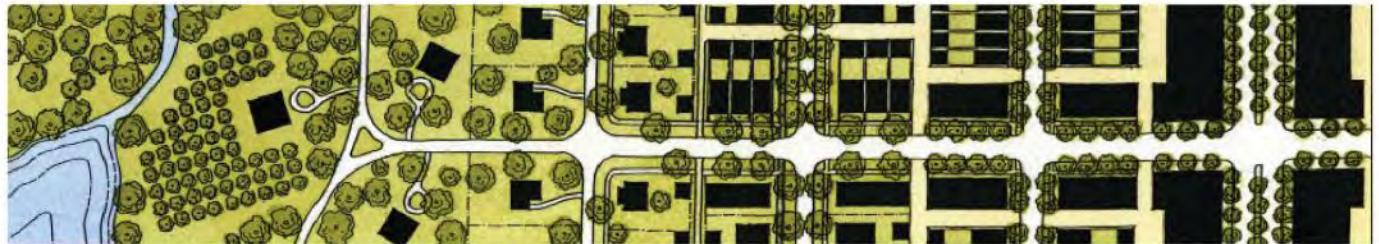
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* Based on Parks Planning Guidelines 3rd Ed. National Recreation and Park Association

Sport	Facilities per 1,000 population	Town Center # of Facilities		Notes
Multicourt	Min 1 + 1/2,000 - light 25-50%	3.7		1.5 mile maximum radius
Handball	Min 1 + 1/5,000-10,000	1.5		
Volleyball	1/2,000 to 1/3-4,000	3.7		communities 10,000+
Shuffleboard	Min 1-2 + 1/2,000 - light 25%	1.5		communities over 500
Basketball	1 goal/500 1 goal/1,000 + one full court 1 acre/5,000 persons	7.4		communities under 3,000 communities over 3,000
Croquet	1/2,000-light 25%	3.7		
Horseshoe	Min 2 + 1/2,000 - light 25-50%	3.7		communities over 500
Softball	Min 1 + 1/3,000 - light 50%	2.5		communities over 1,000
Little league	1/10,000 Min 1 + 1/4,000 - light 25%	1.9		
Baseball	1/3,000 Min 1 + 1/6,000 - light 50% 1/30,000 1/6,000	1.2		community over 1500 community 1 mile max radius
Football / soccer	Min 1 + 1/5-15,000 Min 1 + 1/8,000 for football 2 acres/1,000 1/80,000	0.9		
Tennis	Min 1 + 1/2,000 - light 50-76% 1/1,000 1/2,000 1500 s.f./player 1 acre/5,000	3.7		community 0.67 miles radius
Athletic field	Approximate 20 acres 1/5,000-lighted accommodate 200 people/acre	1.5		1-2 miles or 20 minutes
*Time Saver Standards for Landscape Architecture, 2nd Edition, Table 210-1, p 210-13				

Recreation Programmatic Elements and Community Amenities

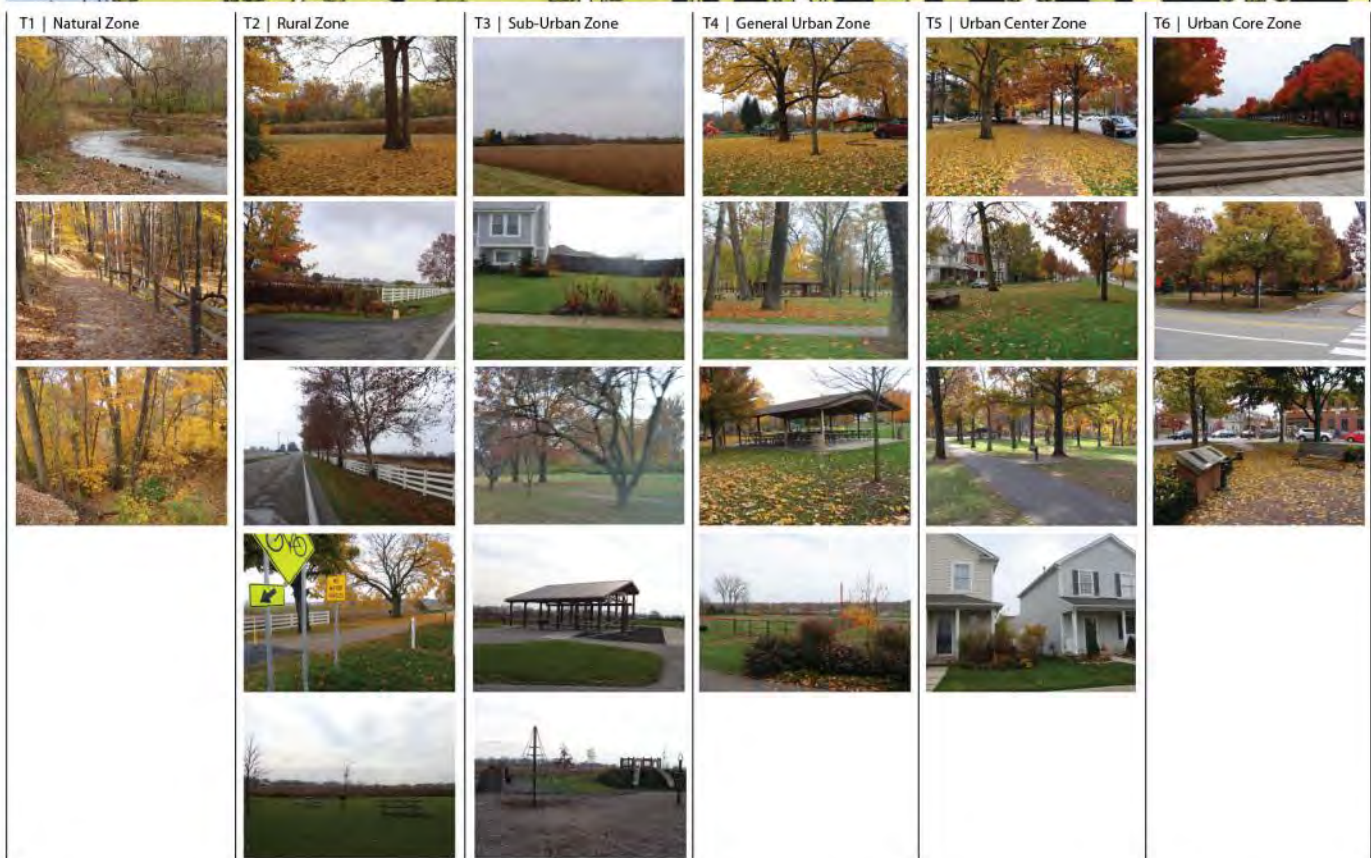
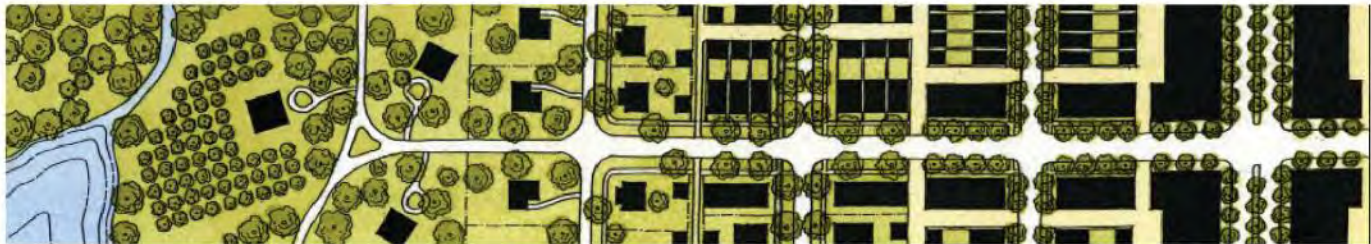
National Precedent



DRAFT

Visual Resources and Cultural Landscapes

Regional Precedent



DRAFT

Infrastructure & Utilities

U D A | D W | A E S | S T V | W K | R C L C O | B & E

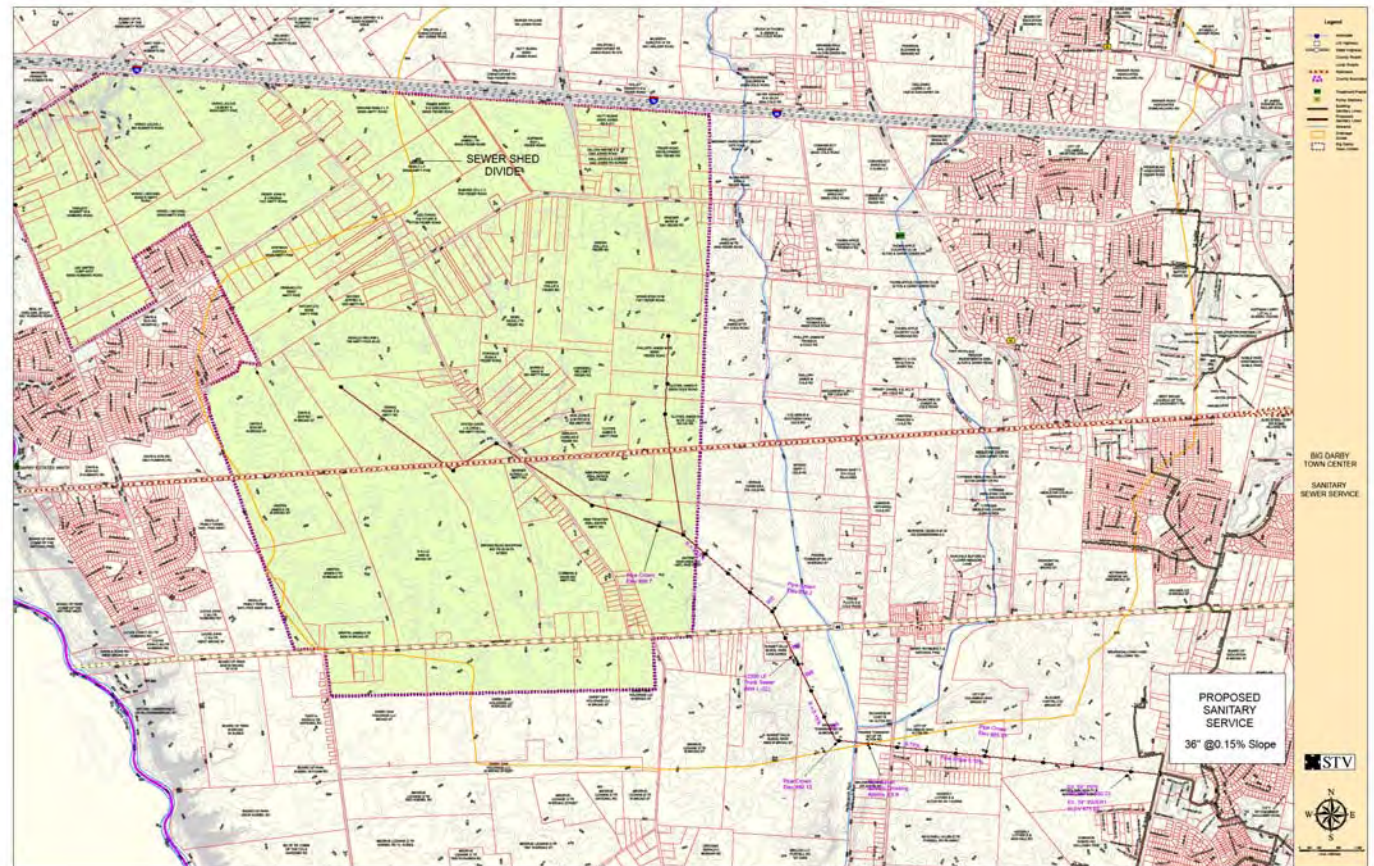
Big Darby Town Center – Utilities and Infrastructure

Design Principles

- Provide Utility Service with the Goal of Minimizing Environmental Impacts to Big Darby Creek and Tributaries
- Provide Utility Service that is Cost Effective – Preserve Project Funds for Environmental Conservation Goals

Sanitary Sewer Service

- Big Darby Town Center Flows
- Estimated Peak Daily Sanitary Flows : 21 cfs / 13.7 MGD (Peak Flow with I/I)
- Estimated Average Daily Sanitary Flows: 8.1 mgd (Average Flow with I/I)
- Development Scenarios:
- Scenario #1: 5000 sfdu
- Scenario #2: 3200 SFDU, 1500 TH, 1000 MFDU
- Scenario #3: 3000 SFDU, 1500 TH, 1000 MFDU, 300,000 sf Commercial/Retail

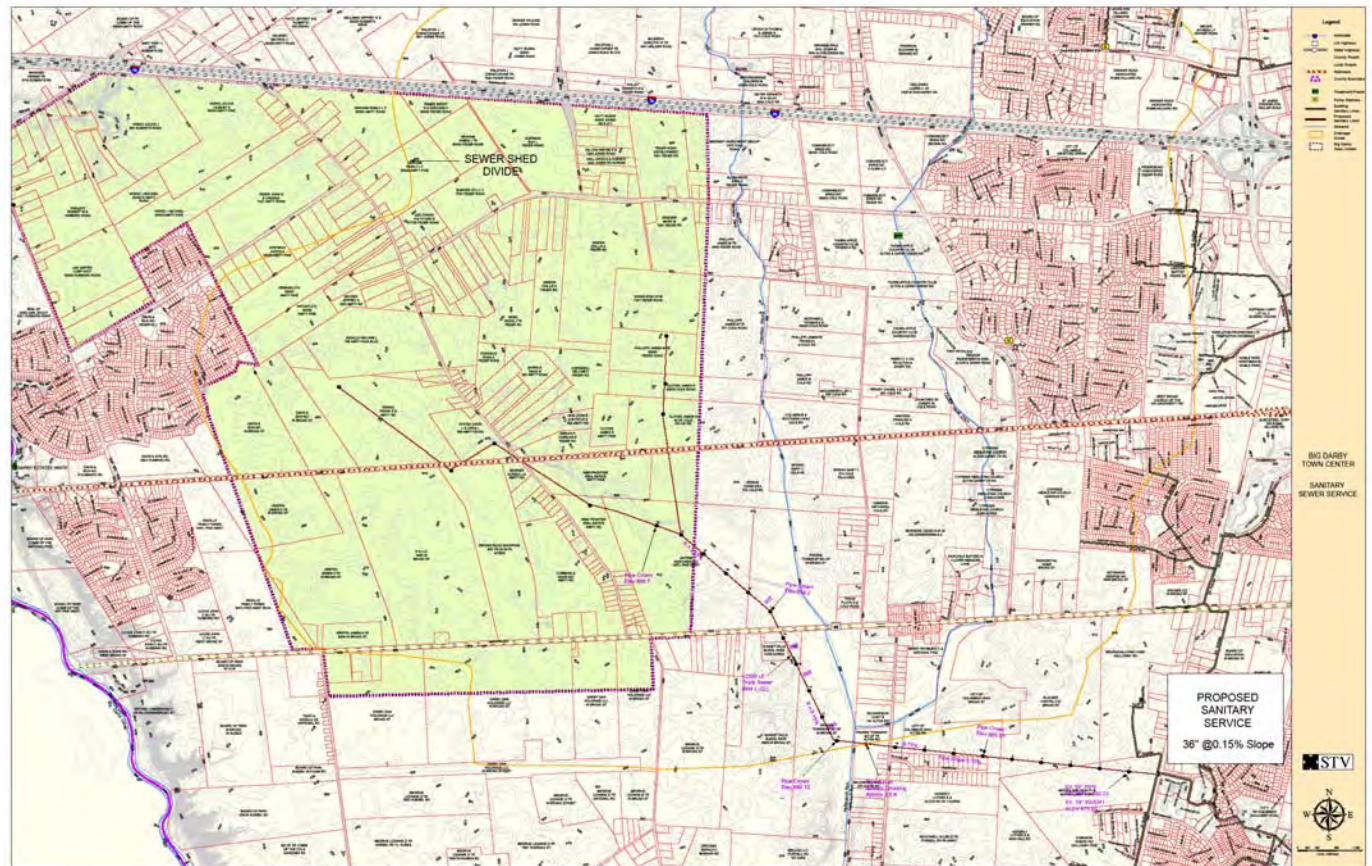


Big Darby Town Center – Utilities and Infrastructure

Sanitary Sewer Service Options & Background

Connect to City of Columbus Centralized Sewer

- Connect to City of Columbus Centralized Sewer - Utilize Existing Capacity of Jackson Pike Wastewater Treatment Plant
- Combined Peak Capacity of Jackson Pike and Southerly Wastewater Treatment Plants 300 MGD
- Treatment Plant Capacity Increasing to 150 MGD at Jackson Pike and 330 MGD at Southerly WTP
- City of Columbus Programming to Enhance Collection System Conditions to Reduce Infiltration/Inflows into Sanitary Sewer Collection System
- Big Darby Town Center Outfall Sewer - Connect to 54" Big Run Trunk Sewer
- Big Darby Town Center Gravity Outfall Sewer – approximate 36" sewer – 12,300 LF - \$4.3 million
- Outfall Sewer – Preliminary Analysis Gravity Sewer Outfall Feasible if Flexibility in Design Criteria
- If Pump Station Required – Approximate Cost \$6 million
- Sewer Capacity Charges - \$5574 per unit / \$27.9 million

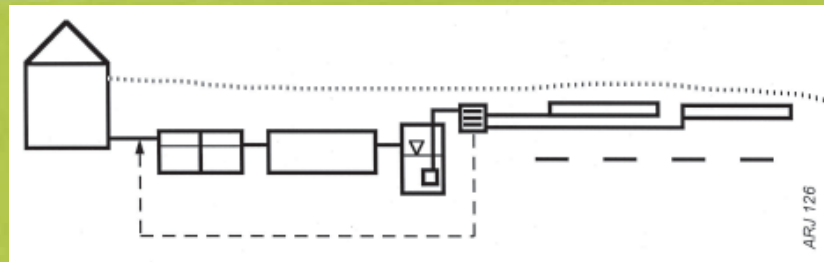
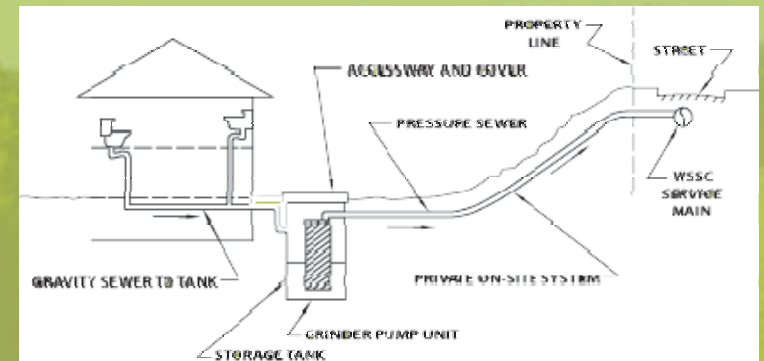


Big Darby Town Center – Utilities and Infrastructure

Sanitary Sewer Service Options

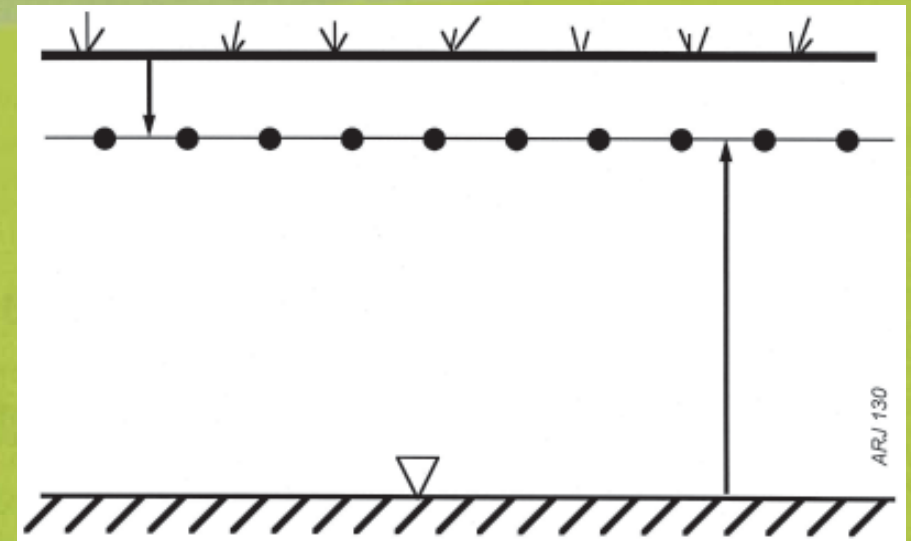
NW Corner of Site:

- Onsite Natural Sewershed Divide – Ridge of Site - Northwest Corner of Site Drains West Directly to Big Darby Creek - More Difficult To Provide Sewer Service
- Grinder Pumps – Pump over to east and into Central Sewer System
- Conservation/Large Lot with Community Based Septic and Land Application or Drip Irrigation
- Considerations – well drained soils, groundwater table depth, land area requirements for drip irrigation fields



Drip Irrigation Graphic

source Penn State College of Agricultural Sciences www.abe.psu.edu



Sanitary Sewer – Other Treatment Plants

-
- Legend**
- Interstate
 - US Highway
 - State Highway
 - County Road
 - Local Road
 - Railroad
 - County Boundary
 - Sewerage Plant
 - Pump Station
 - Sanitary Lines
 - Stream
- Sewer Service Areas**
- City of Columbus (Water Plant)
 - Franklin County (Sanitary Engineer (Citywide))
 - Lake County (Sanitary Engineer (Citywide))
 - Franklin County (Sanitary Engineer (Citywide))
- BIG DARBY**
- SANITARY WASTEWATER TREATMENT PLANTS AND PUMP STATIONS**
- STV
7125 Ambassador Road, Suite 200
Baltimore, MD 21244-2727
Tel: (410) 964-9112, Fax: (410) 299-2794
- 0 2,000 4,000 8,000 12,000 16,000
1 inch = 4,000 feet



7125 Ambassador Road, Suite 200
Baltimore, MD 21244-2727
Tel. (410) 944-9112, Fax: (410) 296-2794



0 2,000 4,000 8,000 12,000 16,000 Feet

1 inch = 4,000 feet

Big Darby Town Center Utilities & Infrastructure

Water Service Options

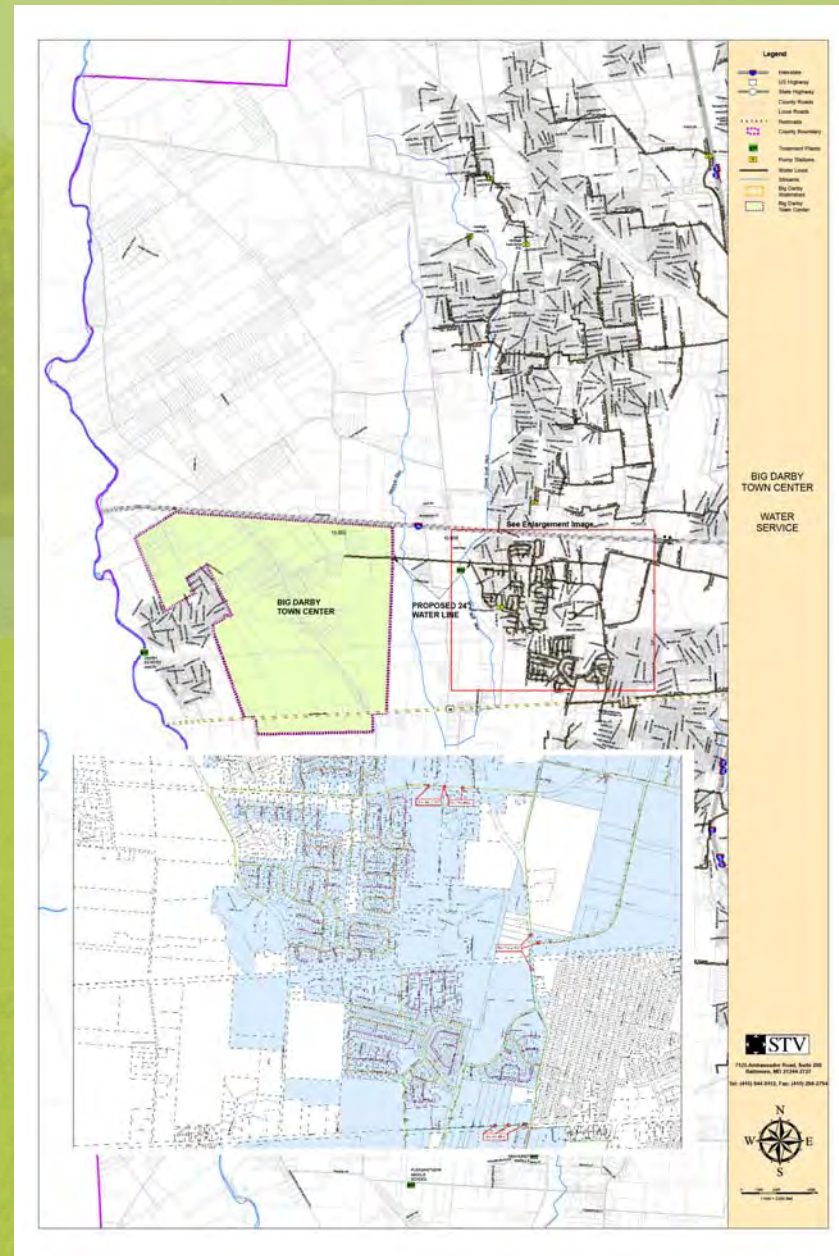
- Water Service Option - Connect to Central City of Columbus Water Supply System
- Big Darby Town Center Domestic Flows 2.275 mgd and Fire Flows 2500 gpm
- Existing Twin Water Storage Tanks at Hilliard Rome Road – 4 mgd Storage Capacity
- Existing 36" and 24" Water Mains along Hilliard Rome Road
- Existing 12" Water Main along Feder Road - Not Adequate to Serve Big Darby Town Center – Replace or Supplement Feder Road Water Main



Big Darby Town Center – Utilities and Infrastructure

Water Service Options

- Connect to Central Columbus Water System Option 1: Utilize Existing Water Storage Tanks at Hilliard Rome Road – Extend 24" Water Line along Feder Road – 12,000 L.F. – Estimated Cost \$5.8 Million
- Connect to Central Columbus Water System Option 2: Construct New Water Storage Tank at Big Darby Town Center Site 755k Gallon Tank – Extend 16" Water Line along Feder Road – 12,000 L.F. – Estimated Cost \$5.85 Million
- Stand Alone Water System: Requires Water Supply – Adequacy of Groundwater Source? Well Yield? – Requires Onsite Water Treatment – Quality of Groundwater Unknown – Further Information Needed to Evaluate Feasibility and Cost



Big Darby Town Center – Utilities and Infrastructure

Electric Service

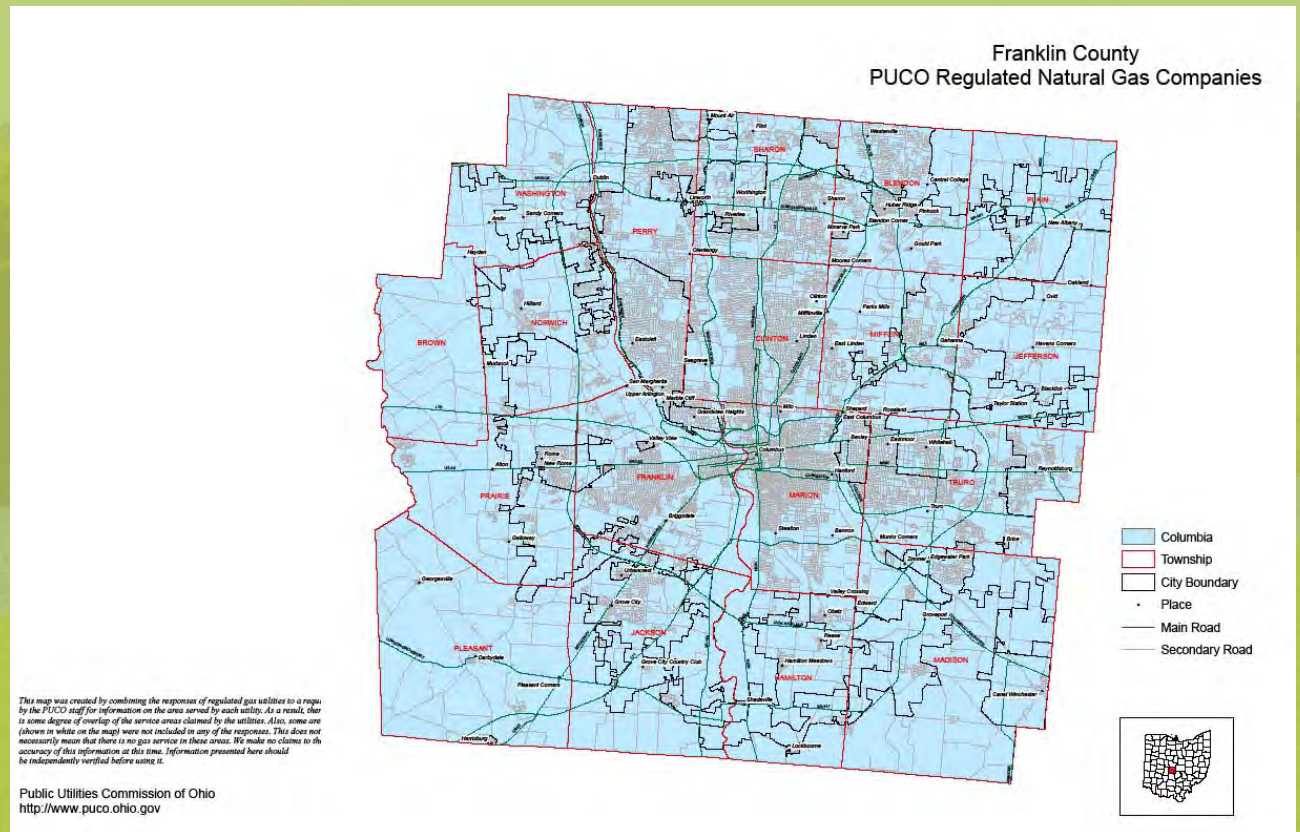
- American Electric Power Company Service Area
- Existing 3 Phase Service Along Amity Road and Feder Road
- Proposed Substation Near Columbus South Ohio Railroad & Cole Road
- Capacity to Serve Yes
- Developer Required to Trench AEP Extends Overhead Service to Site – Cost Premium for Buried Line – Cost Sharing for Commercial Service

Gas Service

- Columbia Gas of Ohio Service Area
- Nearest Service 16" high pressure Line Hilliard Rome Road – 4" Service Line Feder Road – 8" Service Line Dellinger Road west of Amity Road

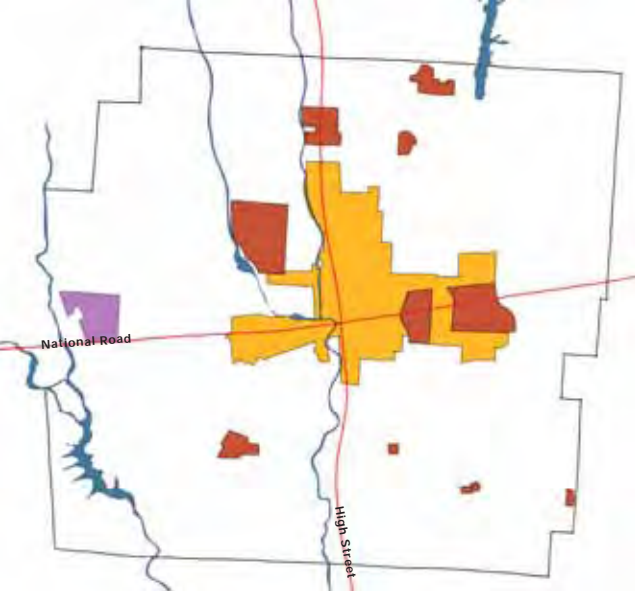
Telecommunications Service

- AT&T Ohio

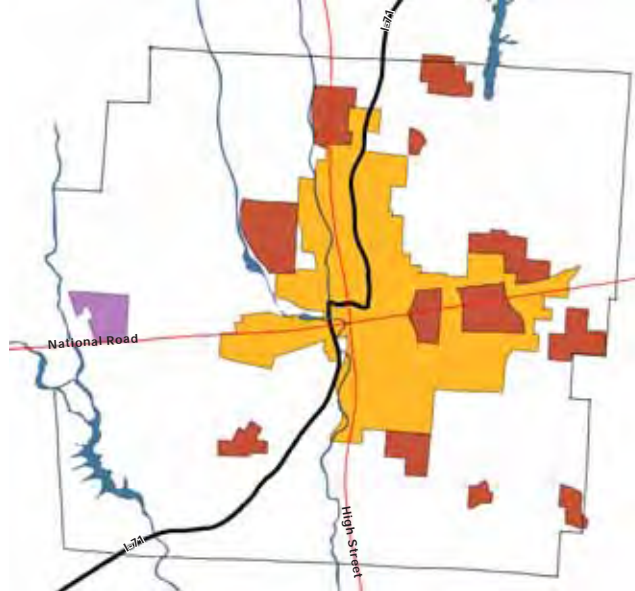


Urban Design

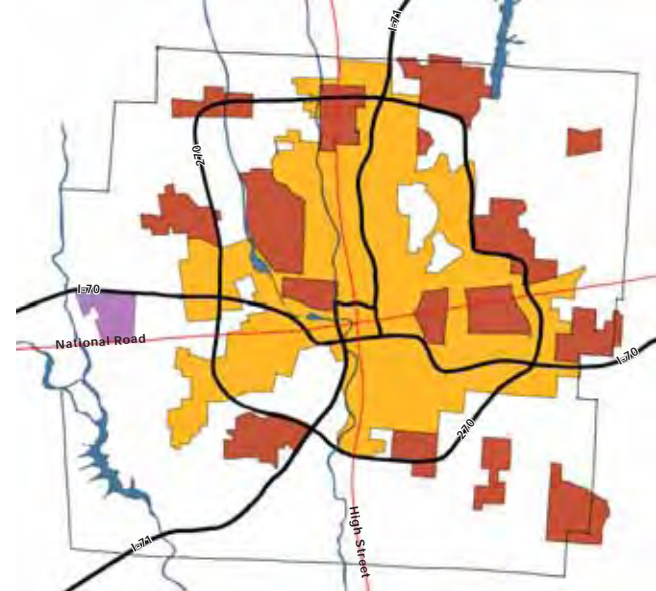
U D A | D W | A E S | S T V | W K | R C L C O | B & E



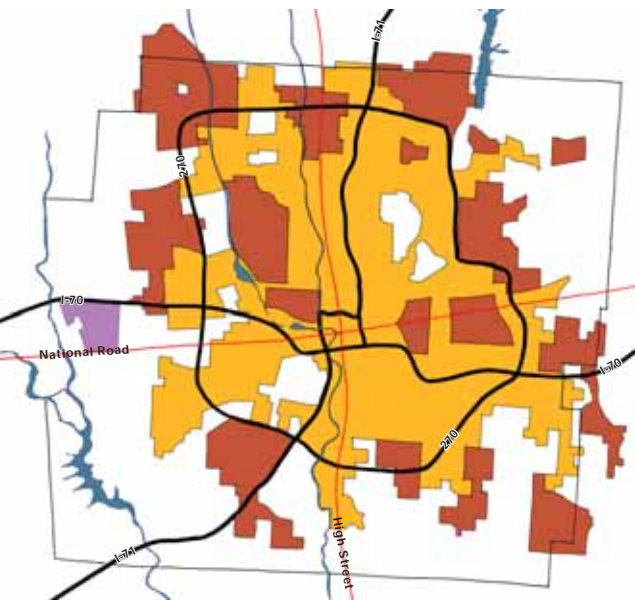
1950 | 42 Sq. Mi. | Population 375,900 | 9,000 People per Sq. Mi.



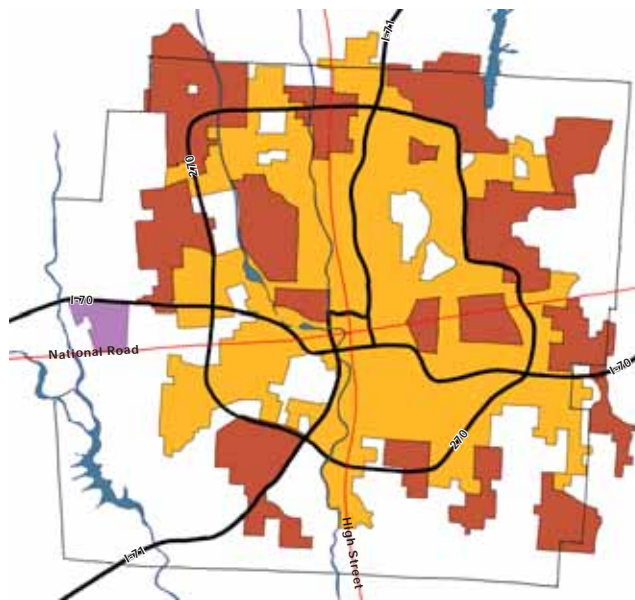
1960 | 93 Sq. Mi. | Population 471,000 | 5,000 People per Sq. Mi.



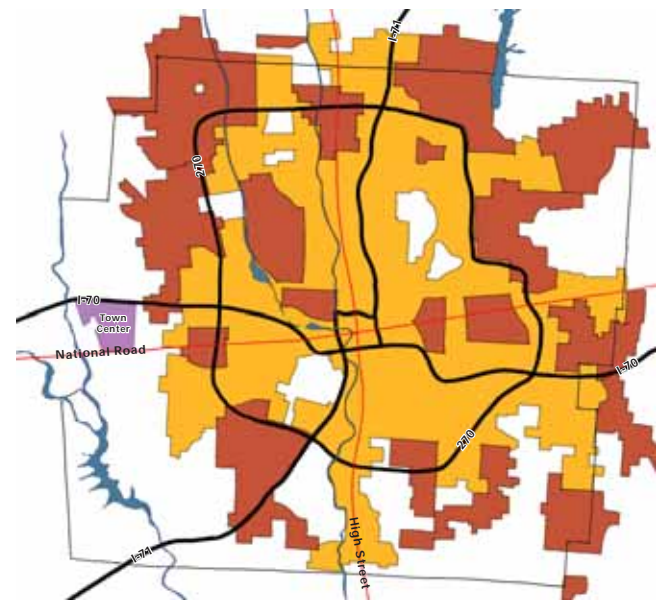
1970 | 146 Sq. Mi. | Population 540,000 | 3,700 People per Sq. Mi.



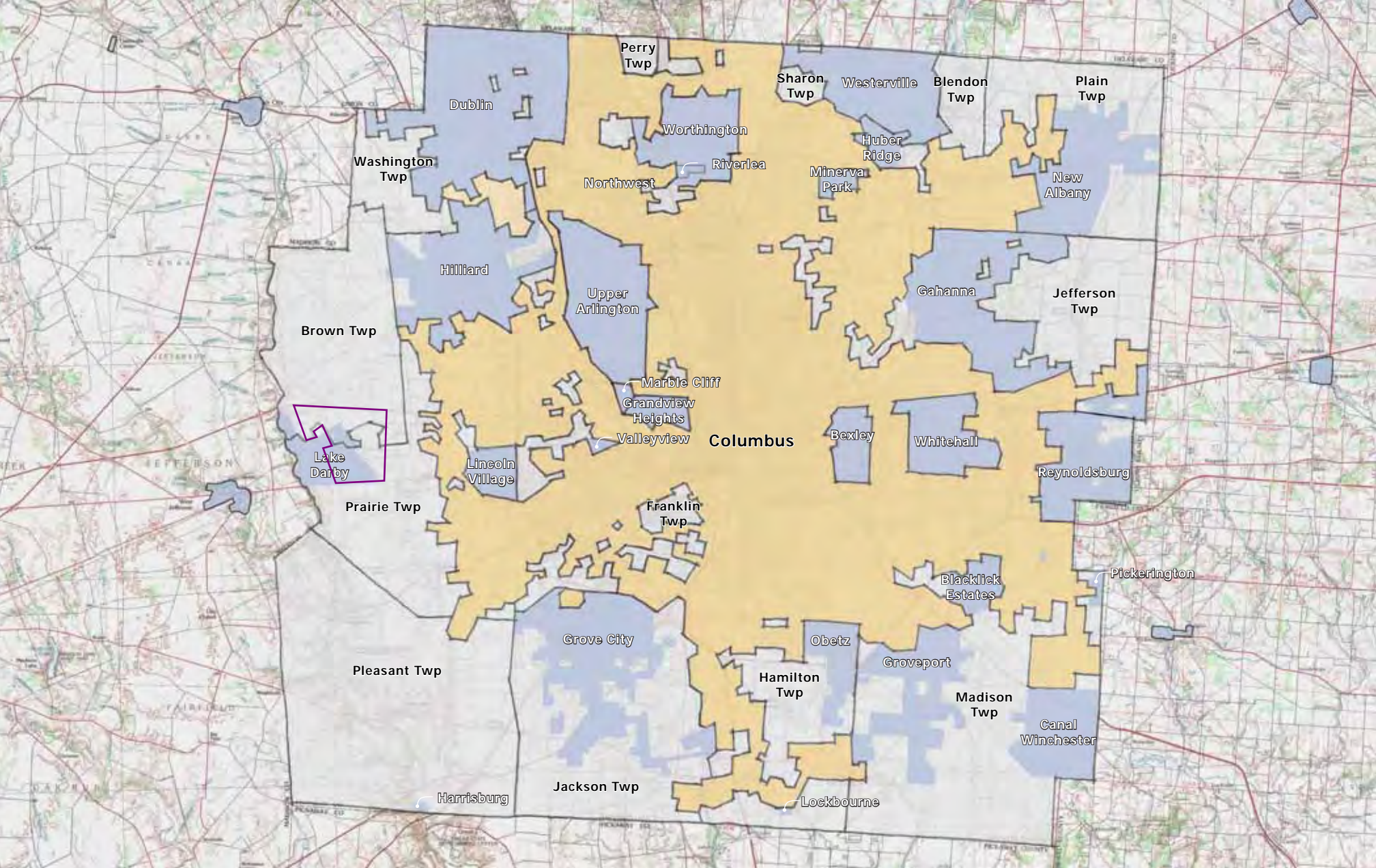
1980 | 186 Sq. Mi. | Population 564,900 | 3,000 People per Sq. Mi.



1990 | 201 Sq. Mi. | Population 633,000 | 3,100 People per Sq. Mi.



2000 | 220 Sq. Mi. | Population 711,500 | 3,200 People per Sq. Mi.



Perry Twp

Sharon Twp

Westerville

Blendon Twp

Plain Twp

Dublin

Worthington

Riverlea

Huber Ridge

New Albany

Washington Twp

Northwest

Minerva Park

Hilliard

Upper Arlington

Gahanna

Jefferson Twp

Brown Twp

Marble Cliff

Grandview Heights

Valleyview

Columbus

Bexley

Whitehall

Reynoldsburg

Lake Darby

Lincoln Village

Franklin Twp

Prairie Twp

Blacklick Estates

Pickerington

Pleasant Twp

Grove City

Obetz

Groveport

Madison Twp

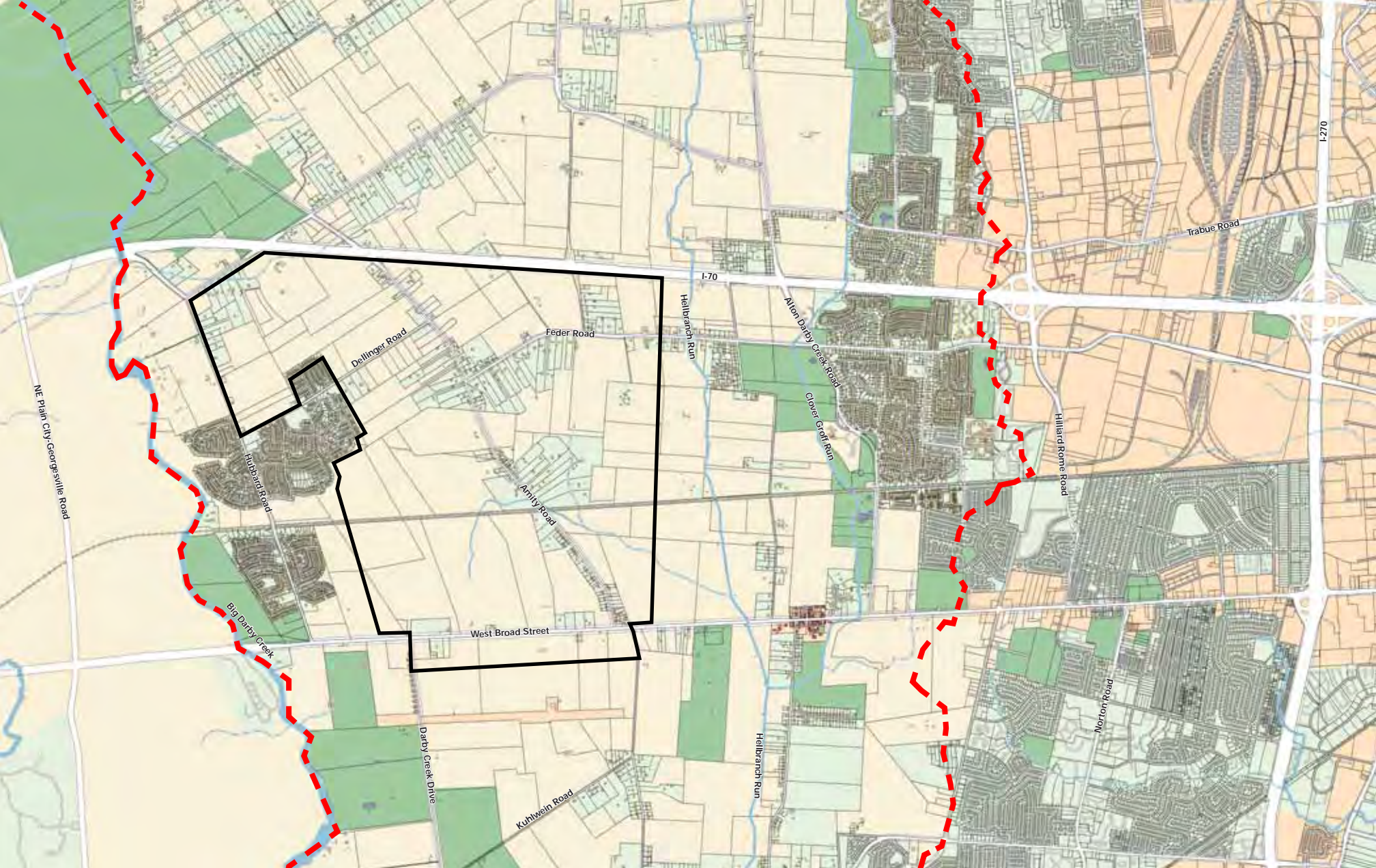
Canal Winchester

Harrisburg

Jackson Twp

Hamilton Twp

Lockbourne



NE Plain City Georgetown Road

Big Darby Creek

Hubbard Road

Dellinger Road

Feder Road

Amity Road

West Broad Street

Dabry Creek Drive

Kuhlwein Road

Helibranh Run

Helibranh Run

Allen Darby Creek Road

Clover Golf Run

Hilliard Rome Road

Norton Road

Trabue Road

I-70

I-270



Site Access and Constraints Diagram



I-70 from Amity Road Overpass



West Broad Street, Looking west from Darby Creek Road



West Broad Street, Looking west from Darby Creek Road



Train tracks looking west from Hilliard-Rome Road



West Broad Street in Prairie Township
(Lincoln Village Plaza Shopping Center)



Site Access without the new I-70 Interchange

Design Principles

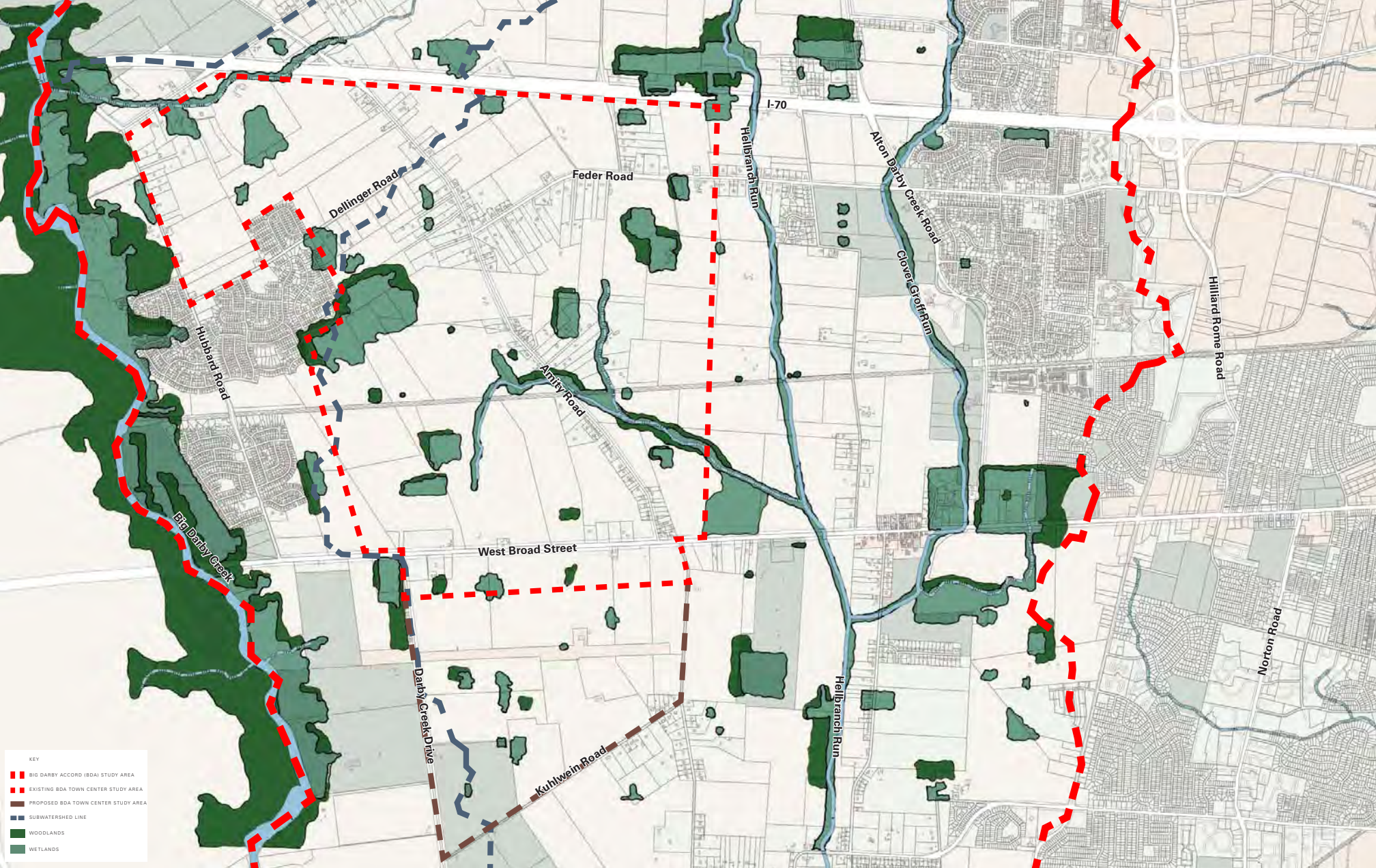
1. Create an authentic Central Ohio village, evolving the best traditions of this region, incorporating development within this rich rural landscape
2. Develop an appropriate mix of uses that generate adequate revenue for the specific purpose of conserving lands according to the guidelines of the Big Darby Accord
3. Plan roads, streets, paths and trails as the armature on which the community is supported, each providing opportunities for neighborly interaction and a full spectrum of transportation options.
4. Stormwater management needs to be evaluated on a variety of scales and incorporated in such a way as to be viable from day one - not relying on larger moves to come on later in the development phasing - addressing both the quantity and quality of runoff.
5. Preserve and enhance all natural features within the town center footprint, linking habitat, wood-

Design Principles (Continued)

- lands, and riparian areas through a network of green corridors.
- 6. Preserve and restore biodiversity in a range of native ecosystems.
- 7. Incorporate educational opportunities into the town center through well-located, well-integrated, and appropriately identified, ecologically sensitive design. Tie this into school curriculum wherever possible.
- 8. Ensure that development strategies at all levels reduce the impact on the land and help to protect and restore ecosystem services.
- 9. Identify and protect threatened, endangered, and declining species in the greater Big Darby Accord planning area.

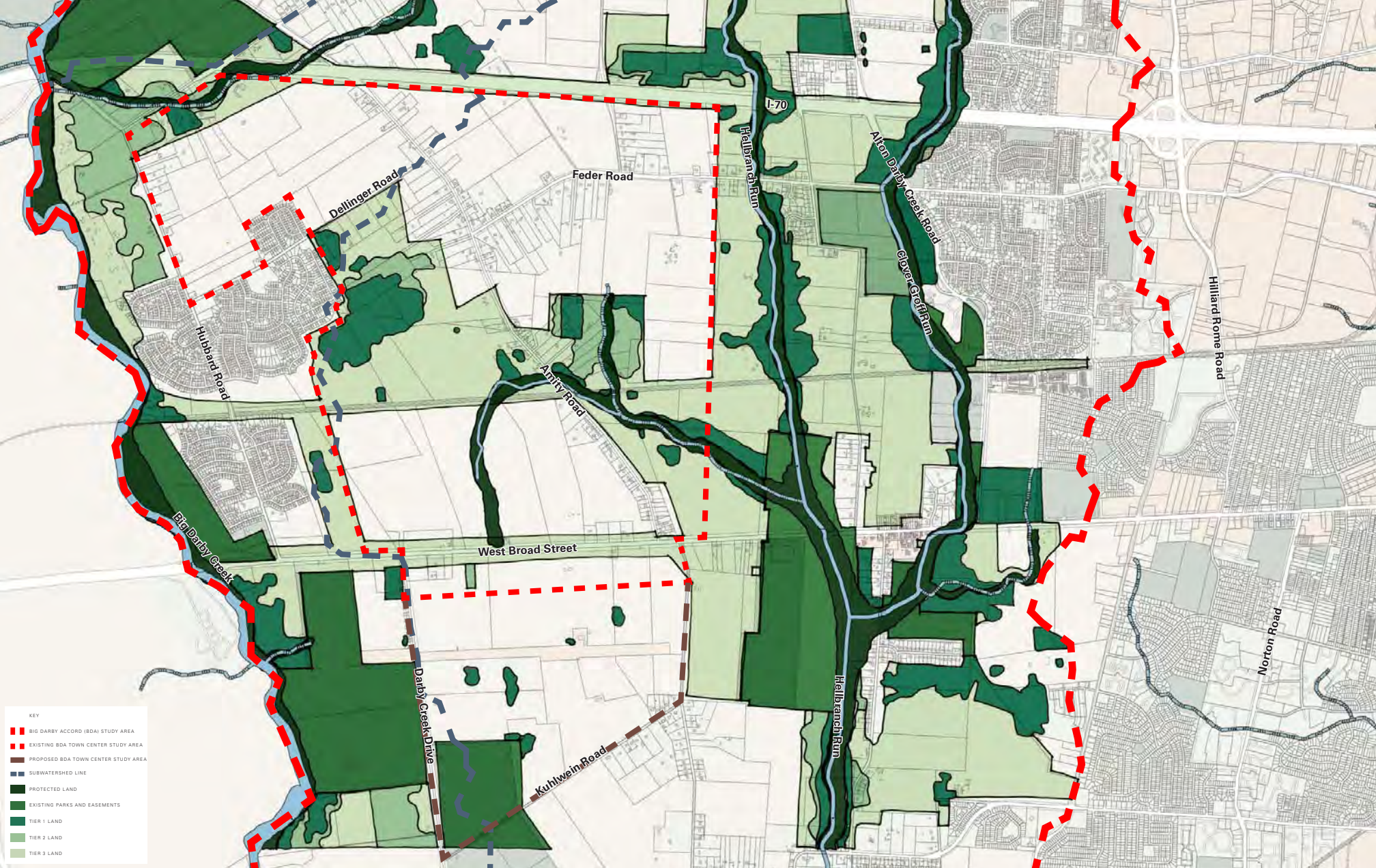
Design Principles (Continued)

10. Provide connections from the Town Center site to employment centers and natural systems throughout the broader region through the extension of bike paths, green space, and public transportation
11. Limit amount of pavement and impervious surfaces throughout the town center while incorporating character enhancing elements of the native landscape.
12. Create a successful village core that is respectful and celebratory of the rural and ecological character of the surrounding uses through appropriately designed, situated, and derived architecture and urbanism.
13. Employ 'green' development strategies to ensure high performing buildings that are energy efficient, and minimally impactful on the ecosystem.



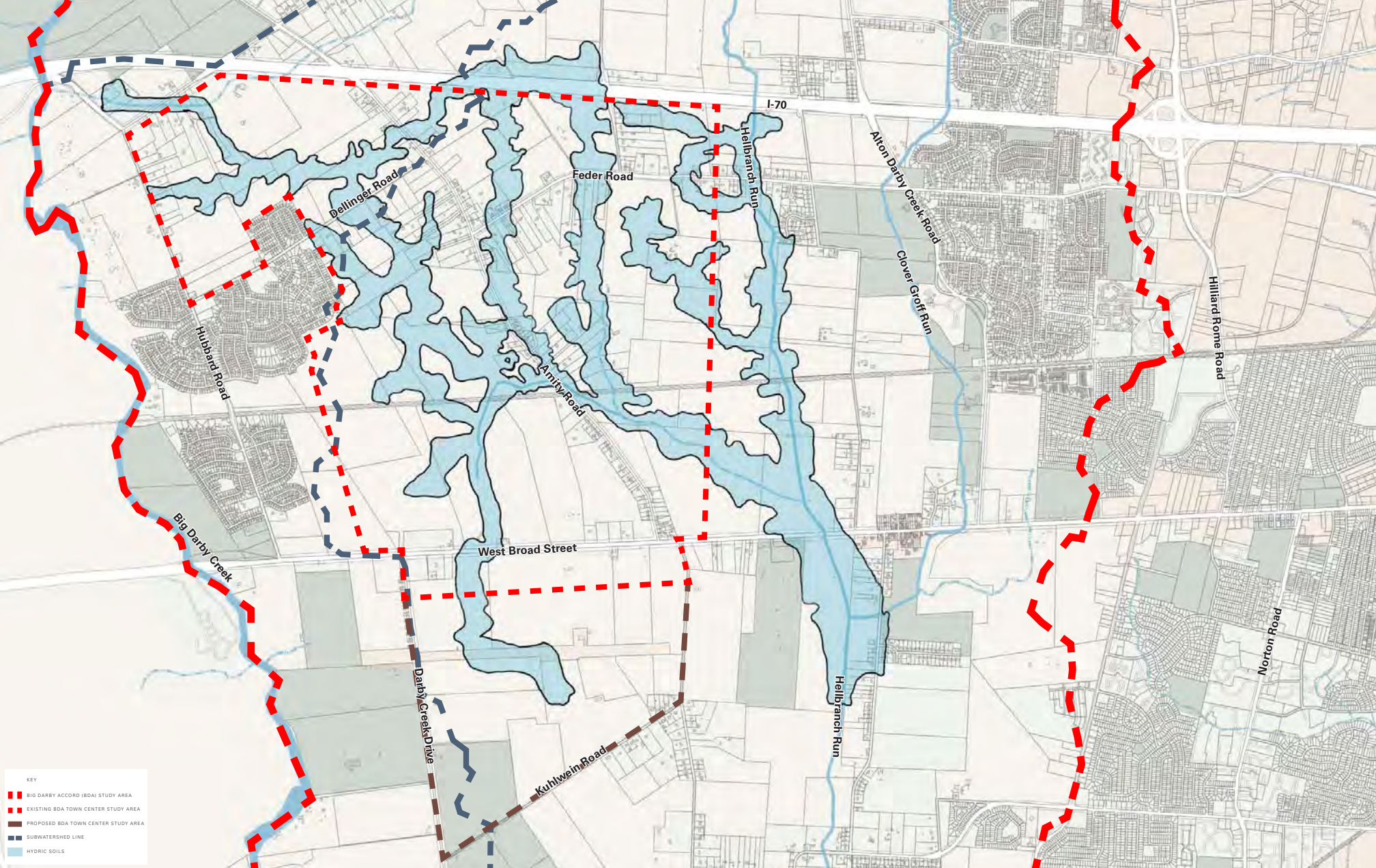
KEY

- BIG DARBY ACCORD (BDA) STUDY AREA
- EXISTING BDA TOWN CENTER STUDY AREA
- PROPOSED BDA TOWN CENTER STUDY AREA
- SUBWATERSHED LINE
- WOODLANDS
- WETLANDS



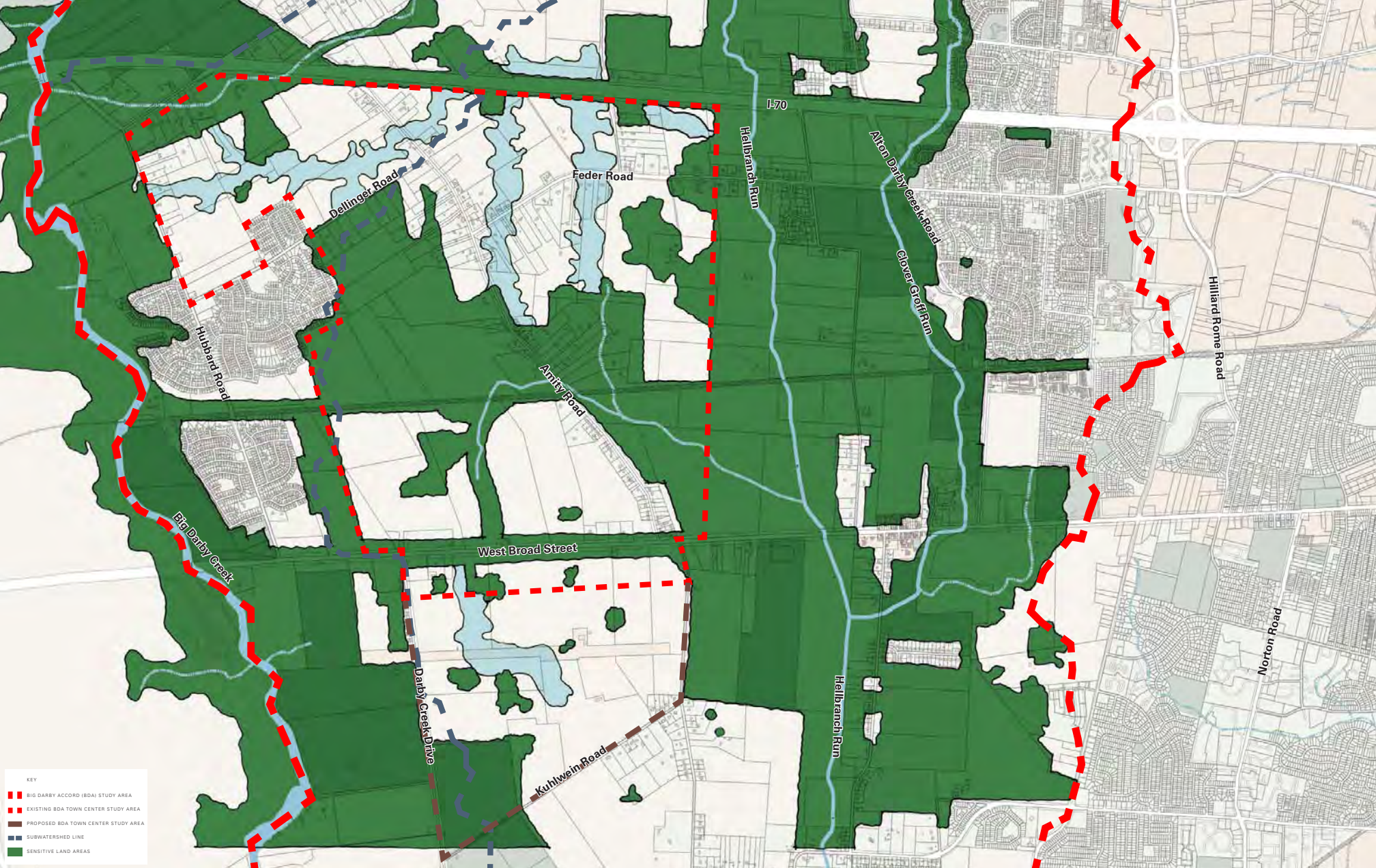
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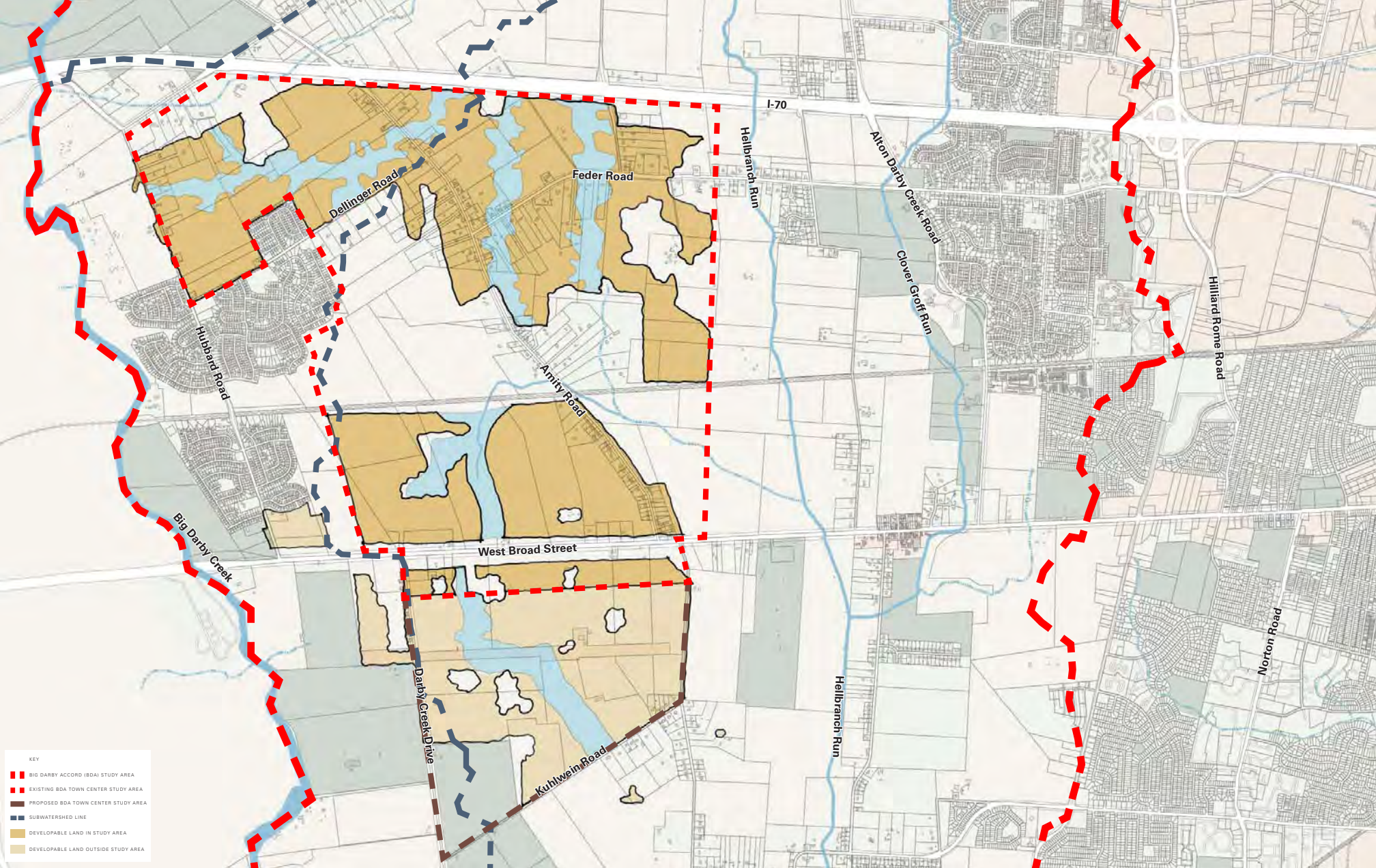
- BIG DARBY ACCORD (BDA) STUDY AREA
- EXISTING BDA TOWN CENTER STUDY AREA
- PROPOSED BDA TOWN CENTER STUDY AREA
- SUBWATERSHED LINE
- PROTECTED LAND
- EXISTING PARKS AND EASEMENTS
- TIER 1 LAND
- TIER 2 LAND
- TIER 3 LAND



KEY

- BIG DARBY ACCORD (BDA) STUDY AREA
- EXISTING BDA TOWN CENTER STUDY AREA
- PROPOSED BDA TOWN CENTER STUDY AREA
- SUBWATERSHED LINE
- HYDRIC SOILS



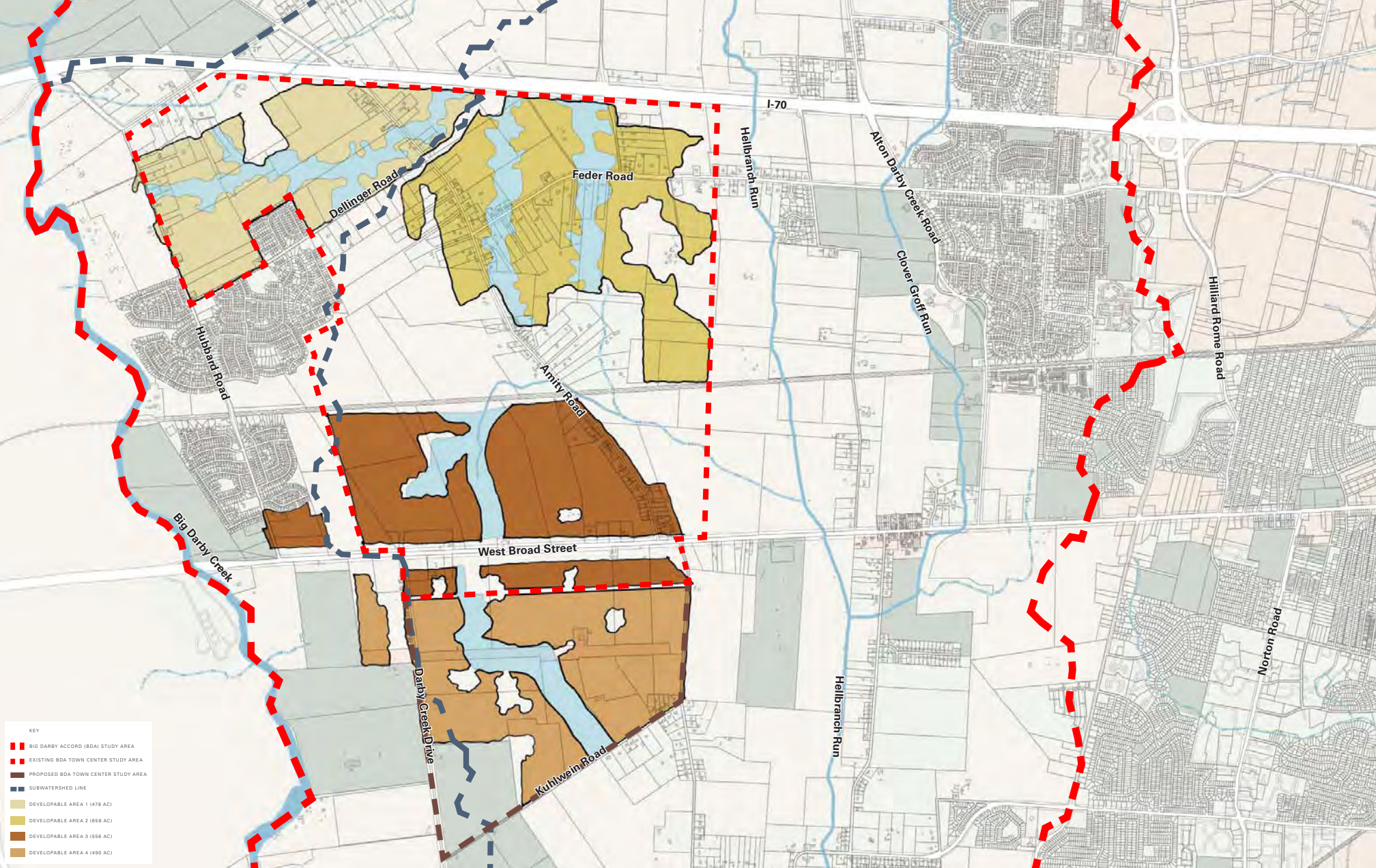


Big Darby Town Center Program | Overview

For Sale Residential	3,480 du.	1,701 ac.
Conservation Lots	145	1,243
Village Single-Family	1,020	291
Townhouse	1,835	143
Condo	480	24
Multi-family, For Rent	150 du.	7 ac.
Retail	300,000 sf.	10 ac.
Office	360,000 sf.	16 ac.
Hotel	100 rms.	8 ac.
Open Space		24 ac.

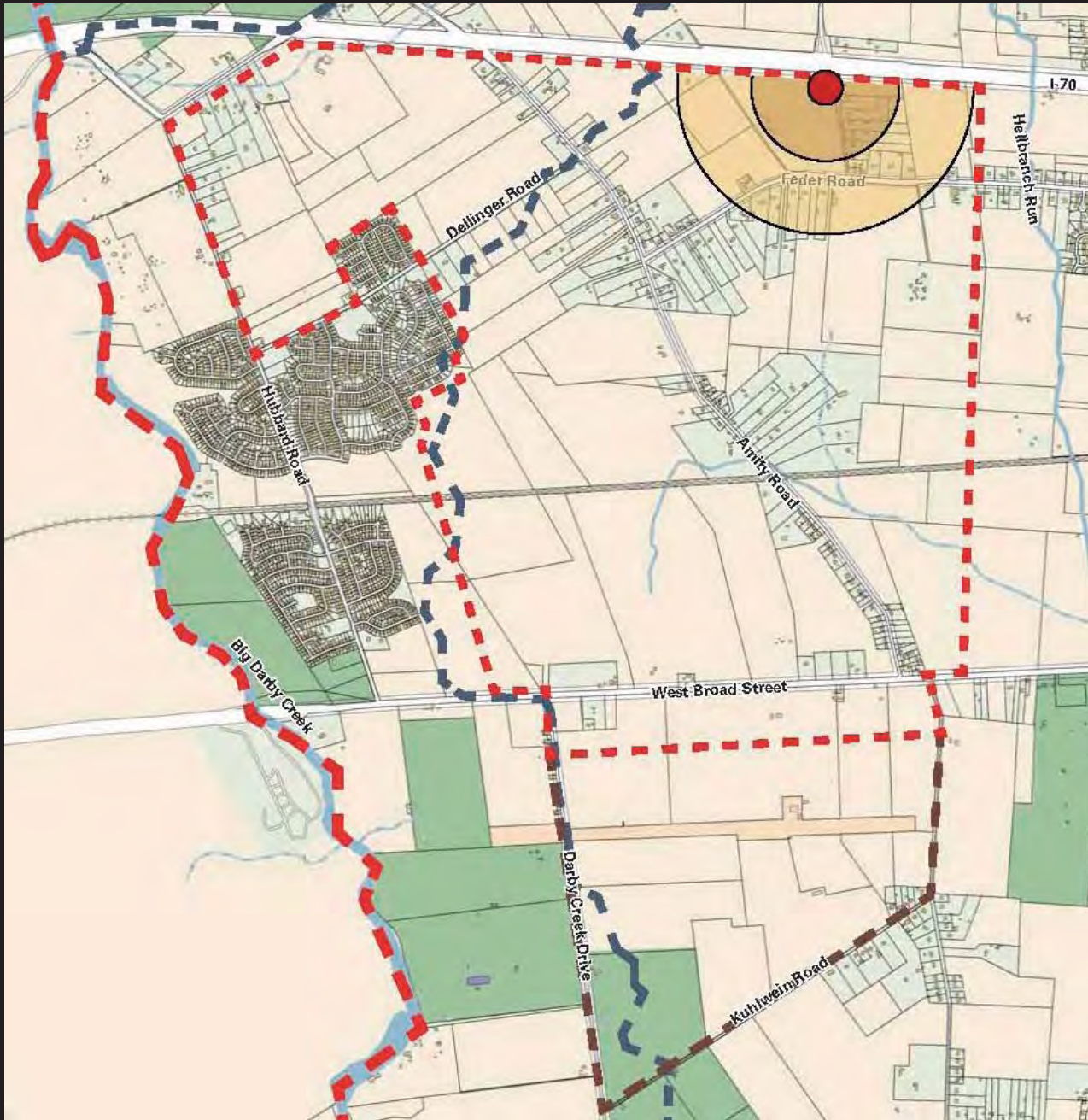
Total

1,766 ac.



KEY

- BIG DARBY ACCORD (BDA) STUDY AREA
- EXISTING BDA TOWN CENTER STUDY AREA
- PROPOSED BDA TOWN CENTER STUDY AREA
- SUBWATERSHED LINE
- DEVELOPABLE AREA 1 (478 AC)
- DEVELOPABLE AREA 2 (658 AC)
- DEVELOPABLE AREA 3 (656 AC)
- DEVELOPABLE AREA 4 (490 AC)



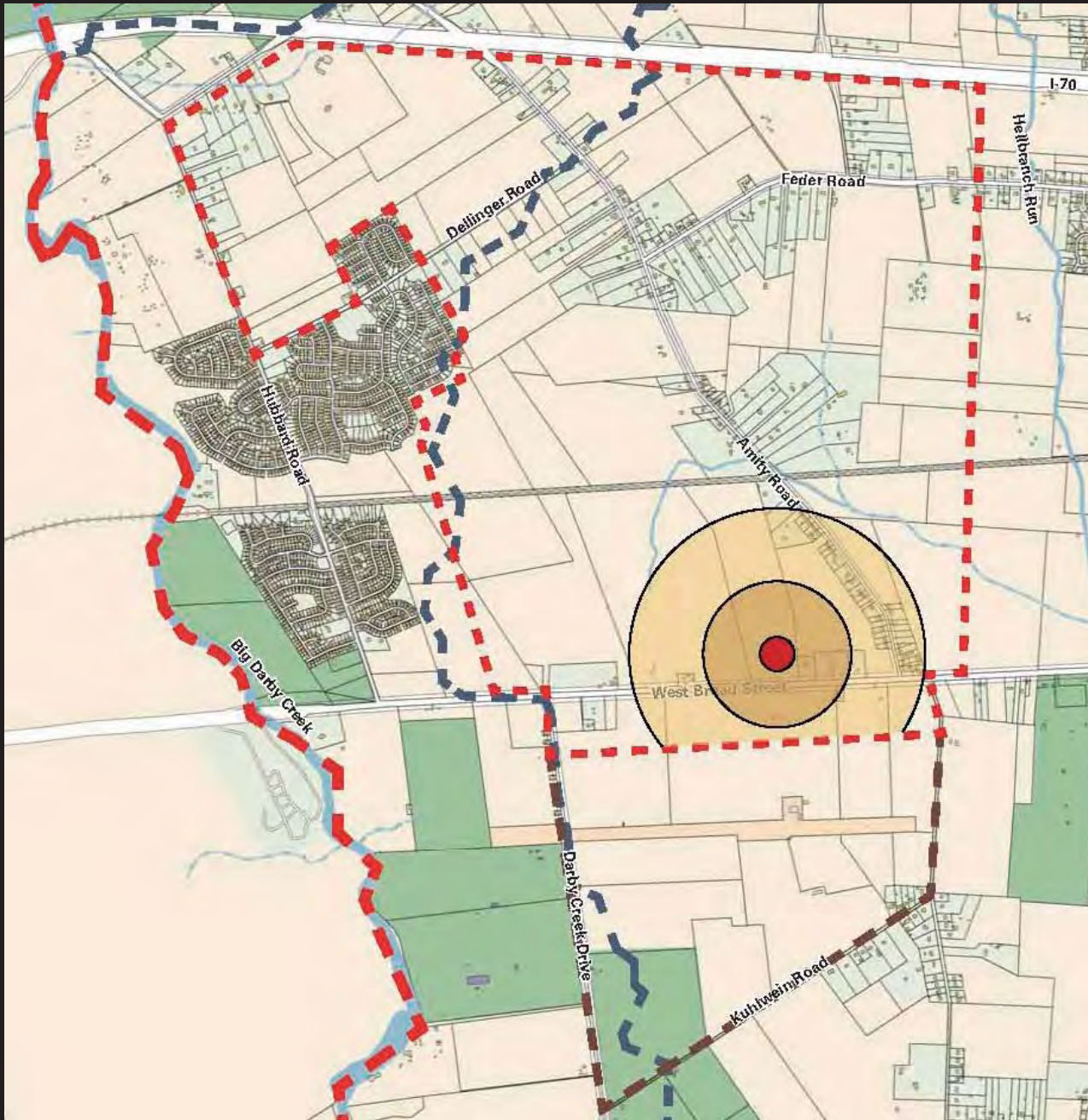
Option 1

Pros

- Hilliard School District
- Market Draw from the north
- Growth and expansion is limited

Cons

- A portion of the captured land drains directly into the Big Darby
- More ecologically sensitive
- More existing properties and property owners
- Limited access makes interchange necessary



Option 2

Pros

- Larger developable parcels with fewer land owners
- Immediate access to Rt. 40
- Fewer ecologically sensitive areas

Cons

- Southwestern School District
- Development is limited by souther boundary of the town center. Do not realize full capture of commercial uses.



Option 3

Pros

- Full development potential and draw from all sides of commercial uses
- Larger developable parcels with fewer land owners
- Fewer ecologically sensitive areas
- Proximity to Darby House supports proposed hotel
- Easily served by sewer

Cons

- Immediate access to Rt. 40
- Southwestern School District



POWELL
BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

TOWN CENTER PRECEDENTS
JANUARY 2010



SUNBURY

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

BIG DARBY TOWN CENTER PRECEDENT
JANUARY 2010



GRANVILLE

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

BIG DARBY TOWN CENTER PRECEDENT

JANUARY 2010



WORTHINGTON

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

BIG DARBY TOWN CENTER PRECEDENT

JANUARY 2010

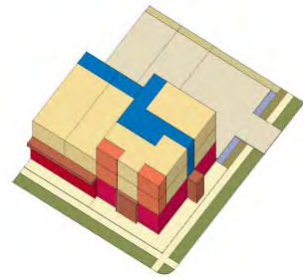
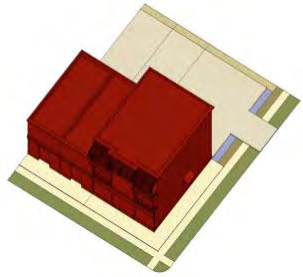
Building Types & Transects

	T6 URBAN CORE	T5 URBAN CENTER	T4 GENERAL URBAN	T3 SUB-URBAN	T2 RURAL
CARRIAGE UNITS					
TOWN HOUSES					
COTTAGE HOUSES					
VILLAGE HOUSES					
ESTATE HOUSES					
PRESERVE HOUSES					
MULTI-FAMILY					
MIXED-ISE					
CIVIC					
LARGE COMMERCIAL AND OFFICE					

URBAN BUILDING TYPES
 BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO



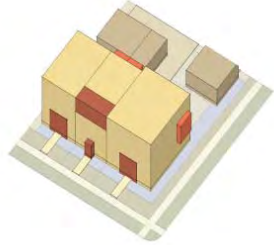
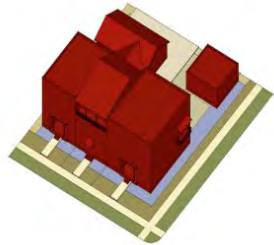
BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
 JANUARY 2010



MIXED-USE

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

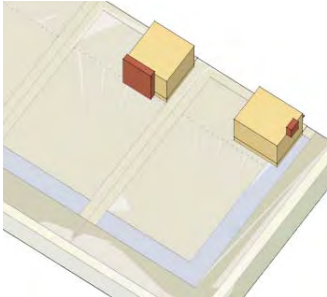
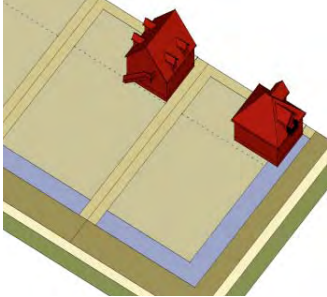
BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
JANUARY 2010



SINGLE FAMILY ATTACHED HOUSES

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

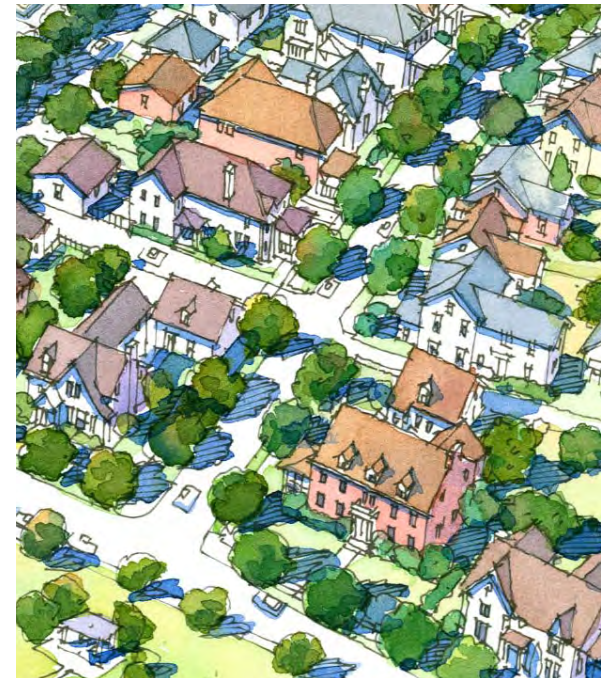
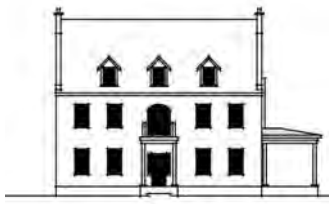
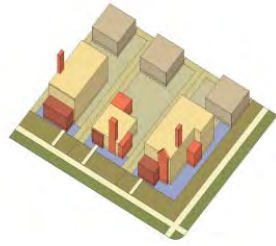
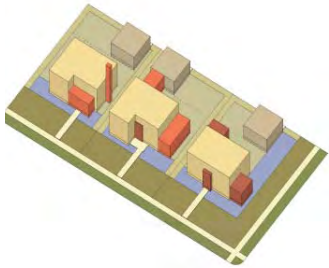
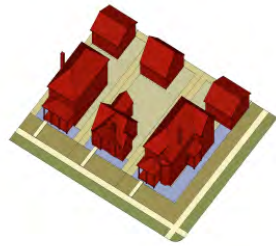
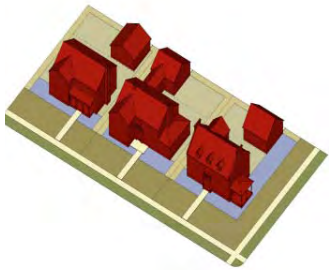
BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
JANUARY 2010



CARRIAGE HOUSE

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

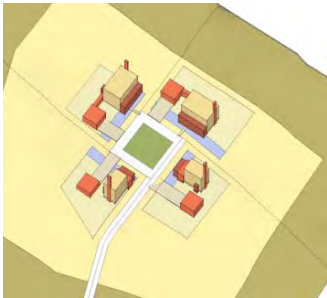
BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
JANUARY 2010



SINGLE-FAMILY DETACHED HOUSES

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
JANUARY 2010



PRESERVE HOUSES

BIG DARBY TOWN CENTER | FRANKLIN COUNTY, OHIO

BIG DARBY TOWN CENTER PRECEDENT: TYPE OF PRECEDENT
JANUARY 2010

Big Darby Town Center Master Plan

Design Charrette
25-28 January 2010