



Washington Township

Comprehensive Plan

November 2005



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Acknowledgements

Special thanks to the dedicated steering committee that worked on this plan. Their efforts on behalf of their community have resulted in a substantial plan that will serve Washington Township well.

Washington Township

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Chapter 1

Introduction

Executive Summary

Planning Process

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Executive Summary

The Washington Township Board of Trustees initiated the writing of a new comprehensive plan in the Summer of 2003. A steering committee consisting of residents and Township officials was created and they began working together to consider goals, background issues and strategies for the unincorporated Township to use for the next 3 to 5 years. The result of their efforts is the 2005 Washington Township Comprehensive Plan.

The planning process was based on a strategic planning process due to the dynamic environment of northwest Franklin County. The strategies formulated addressed three main policy areas: community character, environment and public facilities.

The strategies in the plan reacted to the current development pressure in the area and its effects on township residents quality of life. The four main issues facing the area are: the conflicts created by high density developments neighboring rural/agricultural land uses, the environmental constraints for development in this area, the protection of environmental resources and the amount of needed infrastructure improvements to accommodate a rising number of residents.

The strategies formulated by the steering committee include: conservation development design, low density residential development, preserved open space, creation of an architectural review board, Amlin as the Township center, limited non-residential land uses, cooperation with neighboring jurisdictions, preservation of priority environmental features, conservation of Hayden Run and its headwaters, open space acquisition, concurrency of public services, roadway improvements, encourage bicycle, pedestrian and equestrian paths and expanding parks and recreation facilities.

The strategies are designed to address the concerns of the residents for their rapidly changing environment to ensure good quality of life for the region's residents.

The plan is divided into chapters detailing the planning process, the background information on Washington Township, the vision, goals and issues the committee formulated and the final chapter contains the strategies.



Planning Process

The Washington Township Trustees established the Washington Township Comprehensive Plan Steering Committee to write an update of the Township's 1993 Comprehensive Plan. The committee began its work in August of 2003.

The Committee was comprised of members of the community and members of the Washington Township Zoning Commission and Township officials.

A Strategic Plan

The plan was developed with a strategic planning process designed to guide growth and facilitate change. A strategic plan is meant to respond quickly in areas of intense pressure and a rapidly changing environment like that in Washington Township. The strategic plan is more dynamic and responsive in such an environment than a traditional plan.

The planning effort focused on the community character, environment, and public facilities strategies. The Steering Committee formulated a vision and goals for the Township and devised strategies to meet those goals.

These strategies became the implementation recommendation by the steering committee to guide growth in Washington Township for the future.

Strategic Planning Process



Public Open House

Plan Schedule

August 14th, 2003	Background Data Review
September 18th, 2003	Strategies
July 21st, 2004	Background Review
August 4th, 2004	Vision
August 18th, 2004	Vision and Goals
September 22nd, 2004	Public Open House
October 6th, 2004	Public Facilities Strategies
October 27th, 2004	Public Facilities Strategies
November 3rd, 2004	Environmental Strategies
November 17th, 2004	Environmental Strategies
December 1st, 2004	Community Character Strategies
December 8th, 2004	Community Character Strategies
December 15th, 2004	Public Facilities Strategies Review
January 26th, 2005	Environmental Strategies Review
February 16th, 2005	Community Character Strategies Review
March 16th, 2005	Community Character Strategies Review
April 13th, 2005	Committee Review Draft Document
May 11th, 2005	Public Open House



Public Open House



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Chapter 2

Background

History

Planning Efforts

Planning Environment

Surround Community Plans

Regional Planning Efforts

Community Character Survey

Environmental Resources Survey

Public Facilities Survey

Background

History

Washington Township was established in 1809 from portions of at least three of the four original townships in Franklin County. In 1803, under authority of one of the first acts of the original Ohio General Assembly, the Common Pleas Judge of Franklin County met in Franklinton to establish the first townships. The judge established Darby and Franklin Townships extending west from the Scioto River and Liberty and Harrison Townships extending east from the Scioto. At the time, Franklin County included all or portions of Delaware, Union, Madison, Pickaway and other counties.

The border between Darby and Franklin Townships was an east-west line extending from a point on the Scioto River one mile north of the mouth of Roaring Run, which later became known as Hayden Run. The line extended to Treacle's Creek, a tributary of the Big Darby Creek in what is now western Union County.

As the population grew, additional counties and townships were split off from those in existence. Delaware County was established in 1808 and Pickaway County in 1810. Washington Township originally included all or portions of lands that would later become Perry, Norwich and Brown Townships.

The Sells family established the town of Dublin on the west bank of the Scioto River in 1810. The town of Amlin was established near the end of the 19th century along the railroad in the western portion of the Township.

Remnants of the original Darby Township exist today under those names in Madison County and Union County. (The Madison County Darby Township borders both Washington Township and the Union County Darby Township.) Remnants of the original Franklin, Liberty and Harrison Townships exist under those names in Franklin, Delaware and Pickaway counties, respectively.

Washington Township Planning Efforts

Washington Township Zoning

Washington Township administers zoning for the unincorporated area of the Township. House Bill 1 adopted by the state legislature in 1953 allowed Ohio townships to establish zoning regulations and to enforce them. In November of 1953 the Township Trustees voted to establish zoning administration for Washington



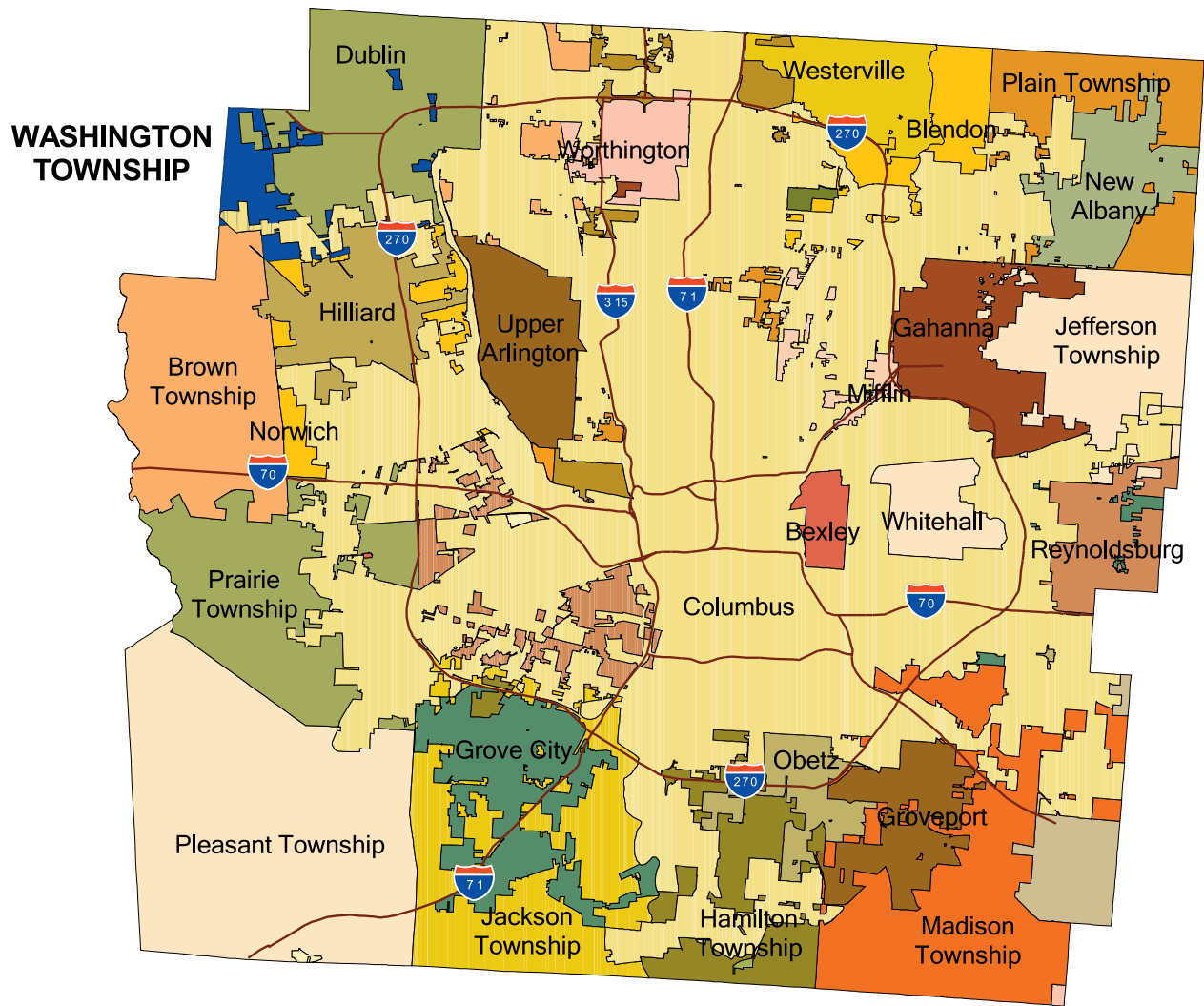
Ray Patch General Store, Amlin



Farmstead along Shier Rings Road

Planning Area

Washington Township, Franklin County



Township. They received the necessary signatures to begin the first township zoning program in Franklin County.

The Board of Trustees adopted the zoning code in January of 1954. The Board of Zoning Appeals met for the first time in May of 1954. The Washington Township Zoning Resolution was last updated in May of 2002.

Washington Township 1993 Comprehensive Plan

The 1993 Comprehensive Plan was adopted April 27, 1993. Washington Township initiated this effort with the Mid-Ohio Regional Planning Commission in the summer of 1992. A steering committee was formed with residents and members of the Board

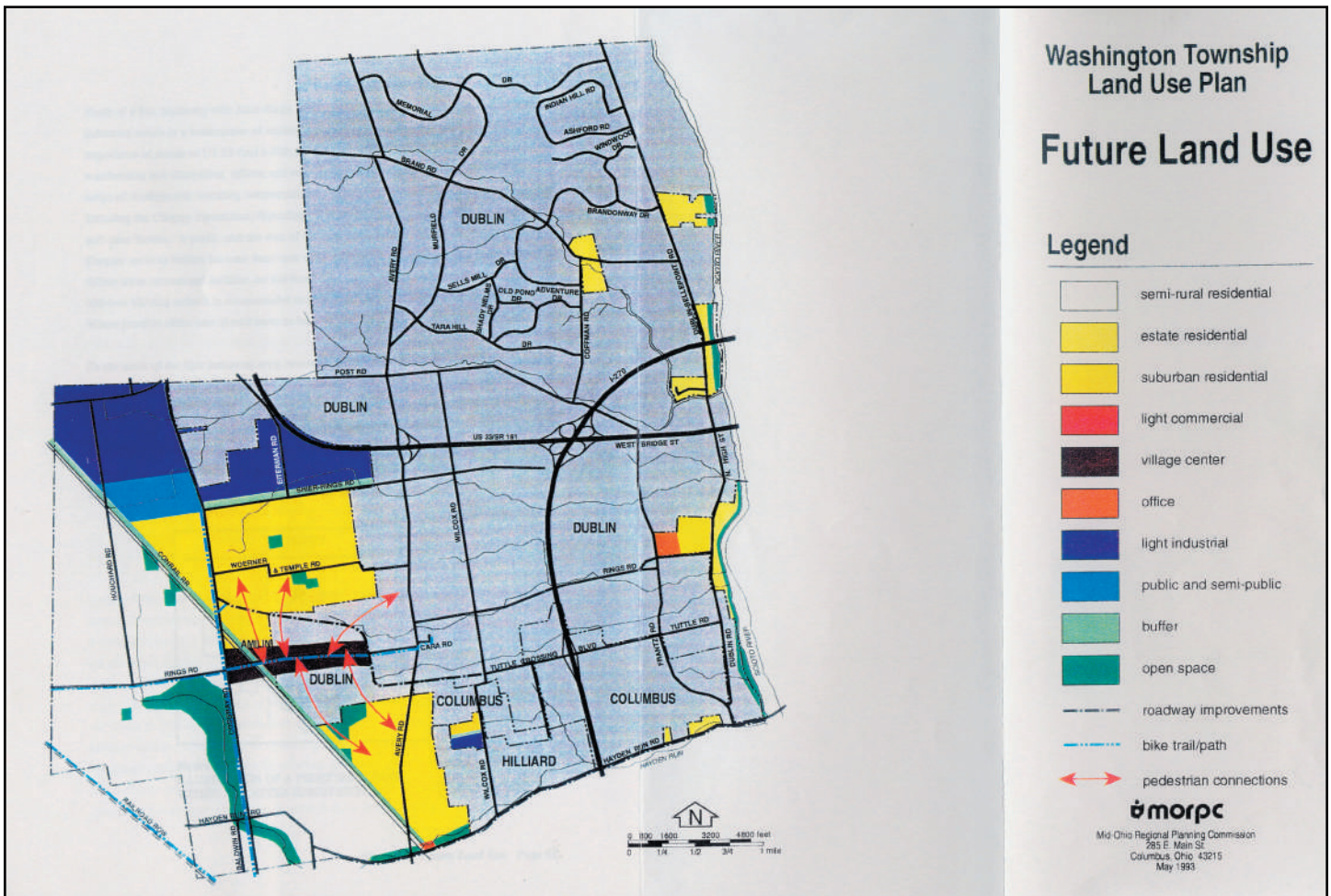


The Rings Road Corridor in Amlin

of Zoning Appeals and Zoning Commission. The future vision of the Township in the 1993 plan stressed the continuation of rural character in the Township in the face of increasing development pressure. Amlin was considered the community's focus and the vision emphasized Washington Township's role as an equal partner in the northwest Franklin County region.

The plan emphasized the environmental constraints on development in Washington Township. The plan contained an evaluation of hydric soils, high water tables, significant slopes, water resources, major wooded tracts and species habitat. The plan noted that these components of the natural environment in Washington Township make it difficult to responsibly develop at high densities or with intense uses. Currently, Washington Township residents do not have access to centralized sewer and water. This places an additional constraint on development.

The protection of priority environmental resources in the course of development is stressed in the 1993 Washington Township Plan. These resources include the slopes, water resources, wooded



tracts, and species habitat.

Aerial photographs from 1990 and 1992 were used to inventory the Township's built environment. The land uses in Washington Township according to the 1993 plan include; rural residential, single family residential, multi-family, commercial, office, industrial, semi-public, and wooded areas. Special focus was included on Amlin.

Future land use forecasts were also done to anticipate the growth areas in the Township. The forecast took 1980 and 1986 data and predicted the future land use based on the past trends. The greatest expectation for non-residential growth was for office land use to increase 203%. A retail floor area was expected to grow 45%, and industrial floor area was expected to increase 26%. Residential land use was expected to gain 4,249 homes by 2010, which is an increase of 577% from the residential units in 1986. A population forecast was also completed predicting an additional 10,131 residing in unincorporated Washington Township and the City of Dublin by the year 2000 and adding another 18,541 people by 2010. The total forecasted population for these communities is 40,879 people by the year 2010.

The priorities of Washington Township in the 1993 plan included:

- The natural environment
- Low density development
- Preservation of historic resources
- Provision of parks and green space
- Ensuring development that is sensitive to the environmental constraints of the area
- Preservation and enhancement of existing residential areas
- Increasing opportunities for input on future development
- Protection and enhancement of Amlin as the continued Township center.

The future land use map was created to guide development to achieve the objectives of the Township residents.

The future land use map for Washington Township in 1993 shows more intense uses and higher residential densities to the east of the Conrail Railroads. In addition, the map provided for light industrial land uses in the northern portion of the Township. It also designated open space around Hayden Run, and Amlin was indicated as a village center.



The City of Dublin



Commercial Development



Residential Development

The 1993 plan objectives and recommendations were implemented through changes to the Washington Township zoning resolution, encouraging protection of natural resources through development performance standards added to the Township zoning resolution. The plan discouraged development that affects the agricultural areas and the historic agricultural character of the Township. It also urges development of higher intensities to remain to the east of the Conrail rail line, development of a 'village center' zoning category to encourage mixed use, traditional neighborhood design in new developments provided they have central water and sewer. The plan also encouraged the redevelopment in Amlin, and encouraged the establishment of a historic resources commission.

Planning Environment

Planning Area

The unincorporated Washington Township is a little over 2,761 acres of land in the Northwest corner of Franklin County. Union County and Dublin border it to the north, Madison County to the west, Hilliard and Brown Township to the south and the City of Columbus is to south and east. There have been a number of annexations from Washington Township to the various surrounding municipalities since 1995, reducing the unincorporated area by approximately 1,500 acres of land.

Population

The current population of unincorporated Washington Township as of the 2000 US Census is 1,421.

Population density in the area is roughly 326 persons per square mile. Compare that to the average population density in the City of Columbus, which is 3383.6 persons per square mile.

Surrounding Township, County and Municipal Plans

Dublin Community Plan

The City of Dublin last updated their comprehensive plan in 1999. They are currently undergoing the process of updating their plan again.

The current comprehensive plan does address the undeveloped land in Dublin's expansion area (north of Rings Road and East of Houchard Road). The plan calls for 'orderly growth to protect the health and welfare, maintain and protect Dublin's quality of life, and expand the area that enjoys the benefits of Dublin's services by annexing land.'

In a survey that the City of Dublin conducted, 80% of the residents of Dublin wanted to protect the rural character of outlying areas. The plan seeks for ways to protect that rural character and for the conservation of open space as well as the protection of environmentally sensitive areas and corridors.

The City of Columbus Interim Hayden Run Plan can be viewed at www.columbusinfobase.org

The Dublin Plan update is acutely focused on the additional pressure of Columbus’s expansion into the Hayden Run corridor. The

PROPOSED LAND USE MAP



additional housing units in the area burden the services provided by the city of Dublin, most notably to the transportation network.

Hilliard Master Economic Plan

Hilliard’s Master Economic Plan outlines their development for the future. The city is expanding their residential land uses, as well as looking at ways to expand their commercial and office base.

Hilliard places a high priority on the relationship between the residential land use and the high level of service it requires and the benefit of taxes on commercial, office and industrial land uses. Hilliard requires all development to balance the creation of jobs,

which adds money to the budget to pay for increased services, with residential land uses which costs money. Therefore, future development in Hilliard will be balanced between new homes and job creation.

Columbus Hayden Run Corridor Interim Plan

The City of Columbus has completed a planning effort in the Hayden Run Area. Their designated planning area encompasses most of unincorporated Washington Township.

The City Council passed the Interim Hayden Run Corridor Plan on June 14th of 2004. Below is their future land use for the area.

The Hayden Run Corridor plan was completed by Columbus to address a planning area that may be subject to annexation to the City of Columbus in the future. They are planning for higher densities than what is called for by the current Washington Township Comprehensive Plan. Because of densities whatever development they were to administer in this area would involve extension of central sewer and water.

Regional Planning Efforts

Northwest Regional Planning Group

This group consists of the jurisdictions in the Hayden Run area: Hilliard, Dublin, Columbus, Washington Township, and Brown Township. This group is looking at the future of this area and considering adequate infrastructure and appropriate land uses as development occurs.

In response to the increased development in the Hayden Run areas, representatives from the area communities gather to address the allocation of services for these additional residents. Transportation is the most prominent issues since the current infrastructure was not designed to accommodate a higher level of traffic. The traffic engineers from the various communities predict a large number roadway improvement projects necessary to move the additional cars.

Environmentally Sensitive Development Area External Advisory Group (ESDA\EAG)

The 208 Water Quality Plan for the Scioto Basin and Blacklick Creek defines the ESDA as the portion of the Big Darby Creek watershed west of the Hellbranch Run. This area is defined as environmentally sensitive and therefore more strict standards should apply to development in order to extend water and sewer

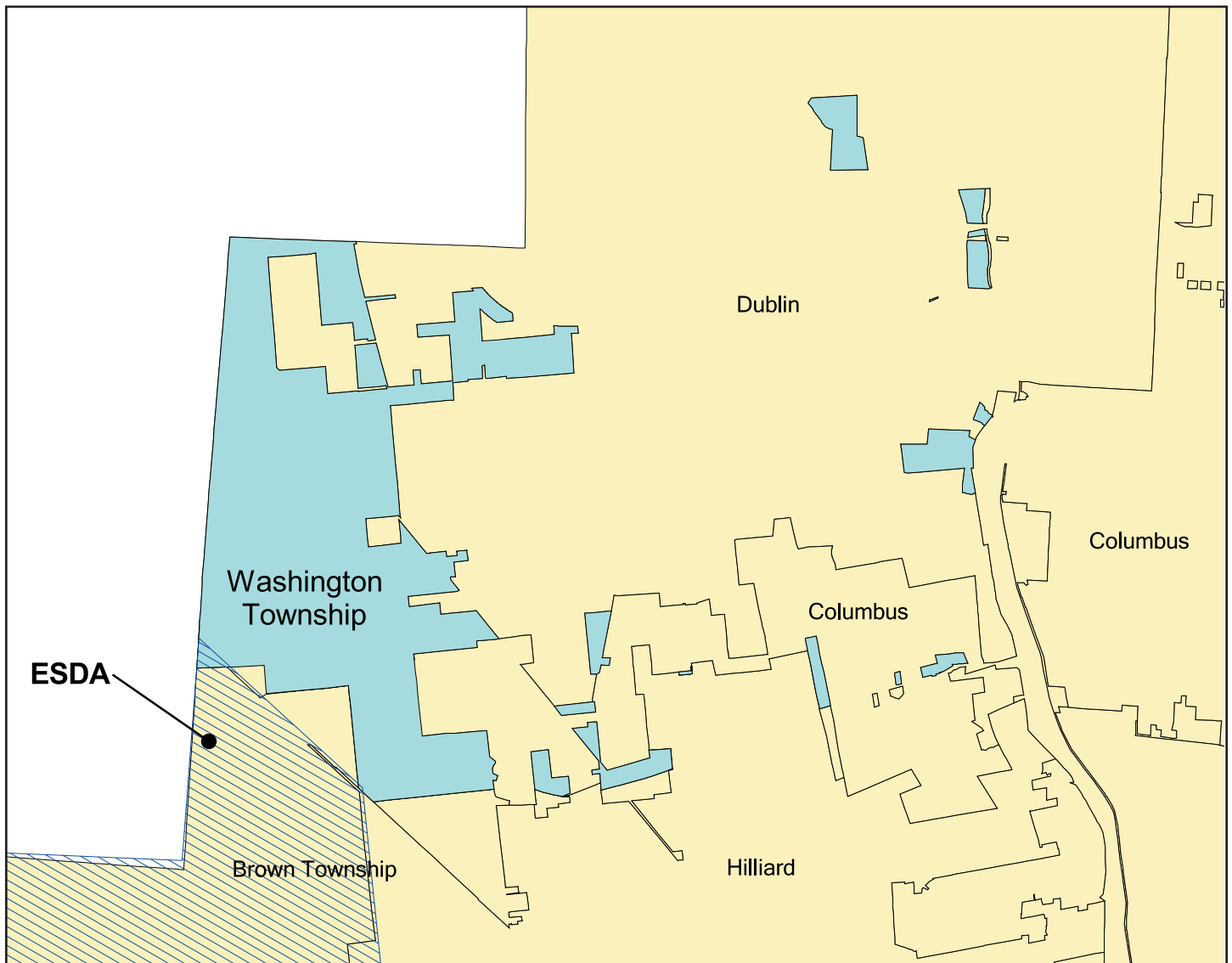


Suburban Residential Development along Cosgray Road



Big Darby Creek

Environmentally Sensitive Development Area (ESDA)



lines to a proposed development. The OEPA asked for the creation of an external advisory group (EAG) consisting of the jurisdictions in the ESDA and stakeholders including environmental groups and developers.

The EAG was asked to make recommendations in the following four areas:

1. Riparian Corridors
2. Conservation Subdivisions
3. Stormwater Management
4. Adequate Public Facilities

The Ohio EPA has prohibited development west of Hellbranch Run through a moratorium on Permits to Install (PTI). The mora-

torium is in effect until the Director of OEPA is satisfied with the development standards for this sensitive area.

The recommendations of the External Advisory Group were forwarded to the Director of the Ohio EPA in November of 2004. As of Spring 2005 the OEPA director has not commented on the proposed standards.

Big Darby Accord

In June 2004 the ten jurisdictions located in the Big Darby Creek watershed located in Franklin County began an effort to write a regional plan for the Big Darby Watershed to protect the stream and its tributaries from the encroaching development. Those jurisdictions are Washington Township, Brown Township, Prairie Township, Hilliard, Norwich Township, Pleasant Township, Village of Harrisburg, Grove City, Franklin County and the City of Columbus.

The City of Columbus extended their moratorium on extension of central sewer and water lines into the Darby watershed and Franklin County enacted a moratorium on subdivisions in the unincorporated townships in the watershed. The jurisdictions hired a consultant to lead the project.

Washington Township recognized the need for a regional plan in the watershed to protect this treasured resource and agreed to participate and contribute to the cost of the consultant.

The Big Darby Accord began its work in April of 2005 with the consultant. Area plans and regulations will be gathered and the watershed will be evaluated and a plan prescribing the necessary protections for the Big Darby Creek will be determined through a collaborative process with the jurisdictions. The moratoriums in the area expire on December 31, 2005.

National Pollutant Discharge Elimination System (NPDES) Phase II

This is an effort, at the state and local level, to address the stormwater runoff associated with development. Through the Ohio EPA and local regulations stricter mitigation practices will have to be met by developments. This is in recognition of the effect of stormwater runoff quantity on water quality.

Ohio EPA has set forth new standards and permitting process for stormwater management. The EPA issued the new permits in December of 2002. In March of 2003 Franklin County Soil and Water issued the standards necessary to meet the permit require-



Amlin United Methodist Church



Railroad Crossing along Houchard Road

ments for the OEPA.

The county is now in the process to amend the subdivision regulations to meet the standards set forth by Franklin County Soil and Water. The standards will address illicit discharge detection and elimination, construction site run-off control, post construction run-off control, pollution control and good housekeeping practices.

Hayden Run Greenways

The Central Ohio Greenways Steering Committee, Hayden Run Subcommittee developed a plan in January of 2005. The recommendations of the plan include establishing a greenway buffer on Hayden Run of 150 feet on both sides from the centerline of the stream and 60 feet on small streams draining into Hayden Run. A Hayden Run Greenway Trail is established in the plan within the greenway buffer no closer than 60 feet from the stream bank. The plan also recommends erosion and sediment control practices for development in the area to preserve the water quality of Hayden Run. Finally the plan encourages further study of the Hayden Run headwaters for protections and mitigation efforts to be implemented.

Community Character Survey

Existing Land Use

Existing land use in Washington Township is primarily residential. The housing is large lot rural residential in character, most of the homes were built in the 1990s (36.8%). However 13.8% of the housing was built before 1939. According to the 2000 U.S. Census 62% of the housing in Washington Township is owner occupied.

The character of the area is mainly rural\agricultural. 198 parcels in Washington Township are over 5 acres, 113 of these are over 20 acres. This demonstrates the rural character of the area and the large lots that dominate the landscape.

In the area of Amlin there is existing commercial and the area is zoned as a Village Center with a designated commercial center along Rings Road.

There is also a neighborhood commercial standard district but no parcels are currently zoned neighborhood commercial.

Zoning

The Washington Township Board of Trustees administers the zoning in Washington Township. The zoning districts are divided



into four categories, residential, commercial, industrial and special districts. Within each of these districts there are specific standards, permitted uses, and affiliated development standards.

Zoning for the Township is more intense on the eastern side of the Township. The densities are greater and commercial and industrial districts are located to the east of the Conrail Railroad Line. West of that rail line is the less intense residential uses that are zoned semi-rural residential - which requires lots of not less than 5 acres. Also the map places a village center zoning category in the area of Amlin.

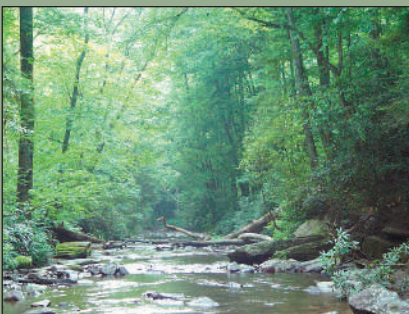
Regional Character

Northwest Franklin County is a highly developed portion of the county. It is an attractive place for families and businesses. The suburban municipalities of Hilliard and Dublin are fast growing communities with amenities like good schools, new housing stock, and job centers with many companies locating office uses in the area. There are also a number of retail centers and shopping malls in the area. There are a number of recreation activities ranging from Dublin's extensive pedestrian and bike paths to Glacier Ridge MetroPark to Sports Ohio Recreation Center.

Environmental Resources Survey

Water Resources

The most prominent stream corridor in Washington Township is Hayden Run, which drains into the Scioto Watershed east of Washington Township. Hayden Run is home to three unique plant species living on the walls of Hayden Falls Gorge; the rare Maidenhair Fern and Purple Cliffbrake Fern and the state-endangered Spreading Rock Cress, which is only found at Hayden Falls and one other place in all of Ohio and is now considered globally rare. Hayden Falls Park contains 139 plant species, 25 breeding bird species, 6 fish species and 4 species of reptiles and amphibians.

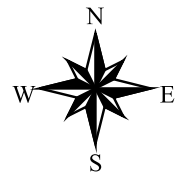
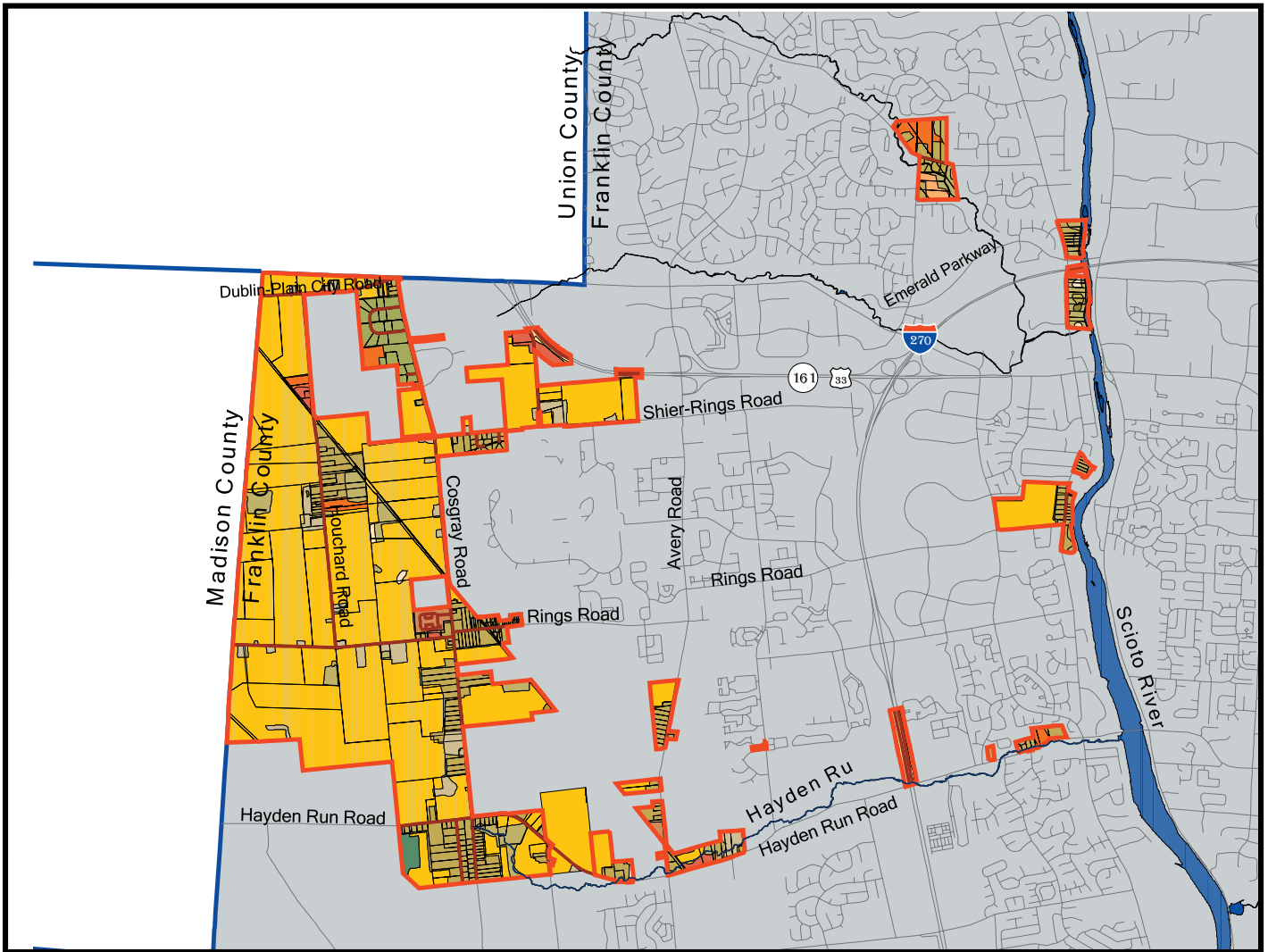


Hayden Run

The headwaters of Hayden Run are located on a 6-acre woodlot at the termination of Houchard Road into Rings Road. This is an environmentally sensitive area of the Township. Any pollutant joining a tributary of Hayden Run will travel to the main run and then to the primary stream. The 100-year floodplain in the headwater reach (north of Hayden Run Road and west of Cosgray Road) is nearly 300 feet wide on each side of Hayden Run.

The city of Dublin contains South Fork Indian Run and North Fork Indian Run both tributaries also draining to the Scioto Water-

Existing Land Use



Legend

- | | |
|---------------------------------------|---------------------------|
| Commercial and Services | Shopping Centers |
| Cropland | Shrub and Brush Rangeland |
| Deciduous Forest Land | Streams and Canals |
| Educational | Transitional Areas |
| Farmsteads | Undeveloped |
| Golf Courses | County Boundary |
| Highways | Interstates |
| Industrial & Commercial Complexes | Township Boundary |
| Mobile Home, Trailer Parks | Washington Township Roads |
| Multiple Unit Residential | County Roads |
| Non-Forested Wetlands | |
| Nurseries and Ornamental Horticultura | |
| Parks | |
| Ponds | |
| Reservoirs | |
| Residential | |



Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources
 j:\planning\township comprehensive plans\washington township

Riparian Corridors

In order to protect the water quality of a stream the riparian corridor must remain intact. The components necessary to protect the aquatic ecosystem are:

1. Physical Morphology
The physical structure of the corridor including floodplain, meander pattern, etc
2. Biology
The presence of native flora and fauna to support temperature regulation, prevent erosion, slow water flow, allow for permeation

shed.

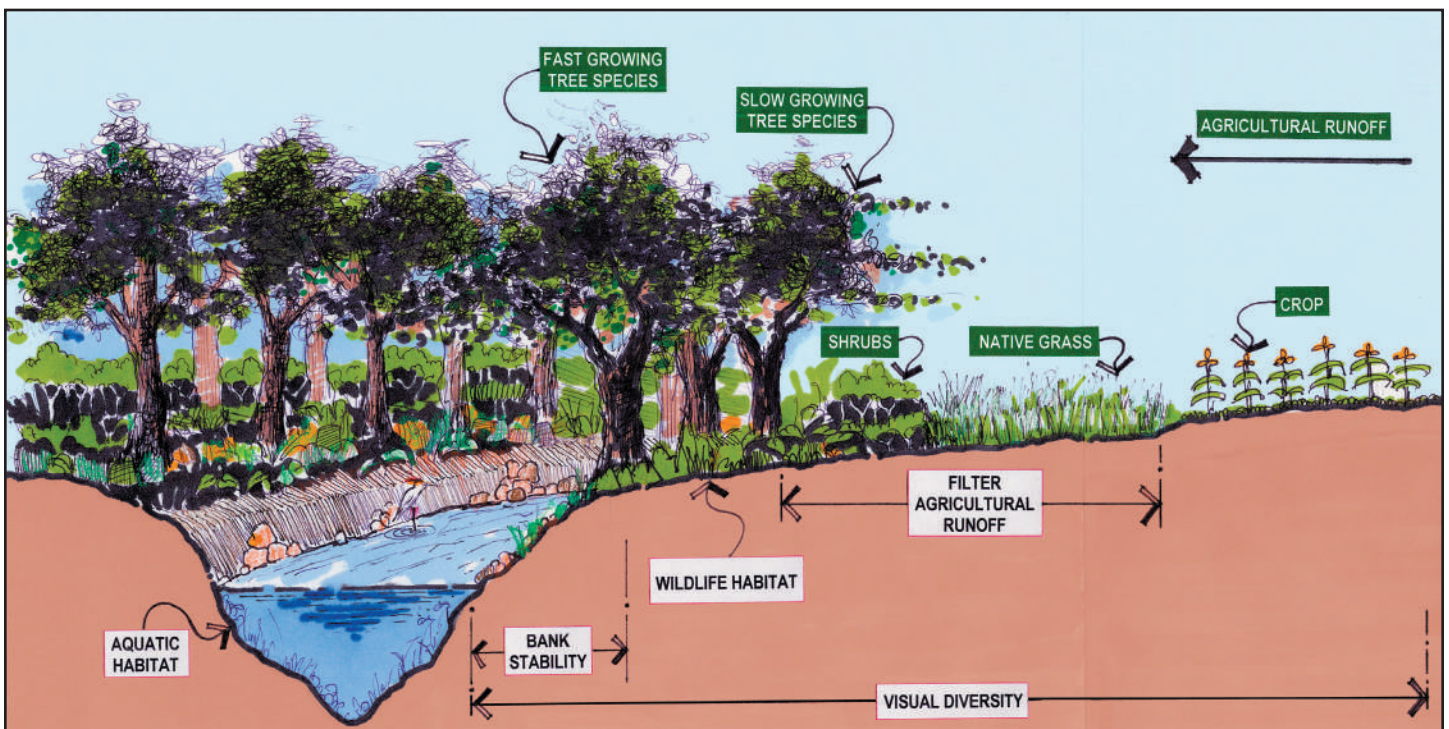
Waterways are complex ecosystems that are affected by conditions within and outside of their banks. Not only must waterways themselves be protected but the riparian corridor surrounding them must as well. The riparian corridor helps filter and slow the water entering the waterway from storm events.

The water quality of a stream or tributary is highly related to the biological integrity of the riparian corridor surrounding a waterway. If this area is not maintained in a native state increased sediment and pollutants will enter the stream and reduce the water quality.

There are two key components to the stream corridor to reduce pollution and sediment load into a waterway:

1. Morphology - the form and structure of the area surrounding the stream.
2. Biology - the presence of native flora and fauna
The morphology and native flora and fauna in the riparian corridor filters sediment and pollutants, maintains temperature and slows the flow of water allowing more to filter into the ground and not directly into the waterway. It is essential that riparian corridors around streams and tributaries be protected and not disturbed.

Development is one of the main threats to the riparian corridor



and its functions. The impervious surface coverage associated with development increases stormwater runoff and moves the rainwater more rapidly over smooth, hard surfaces than over natural vegetation. As a result, urban streams rise more quickly and there is an increased pollutant load in the water. Depending on the amount of watershed impervious cover, the annual volume of stormwater runoff can increase by up to 16 times that for natural areas. These impervious surfaces include rooftops, driveways, sidewalks, and any other hard surface that cannot absorb rain. The more water running off these surfaces, the more quickly and less filtered the water will rejoin the proximate waterway and the greater the damage to water quality of the ecosystem.

Woodlots

Washington Township is home to a number of wooded lots especially in areas proximate to Hayden Run. Woodlots serve a number of functions. They provide species habitat, they help regulate the temperature of waterways, help stabilize soil, improve the aesthetics of an area and abate visual and noise pollution.

Wetlands

There are significant wetlands present in Washington Township. The presence of hydric soils and a high water table present a large number of wetlands as part of the water system.

There are three components that must be present for an area to be considered a wetland:

- 1) At least periodically, the land supports predominantly hydrophytes (aquatic plant life);
- 2) The substrate is predominantly undrained hydric soil; and
- 3) The substrate is non -soil and is saturated with water or covered by shallow water at some time during the growing season of the year.

Wetlands are transition zones between land and streams in a watershed, which acts to improve water quality, floodwater storage, varied habitat of flora & fauna, biological productivity and general aesthetics.

They act as natural areas to store water from surrounding areas and release it slowly to the adjoining streams. This helps prevent bank erosion, allows for groundwater recharge and helps increase base flow of water systems during dry seasons. Also wetlands act as natural water filters which help in suspended solids to drop out to the wetland floor and this kind of nutrient



Woodlots along Houchard Road

rich environment encourages aquatic plant life, which in turn helps to enrich the fish and wildlife habitat thus maintaining the ecological balance of a watershed area.

Soils

Soils in Washington Township are predominantly seasonally wet, subject to ponding, and possess limited slope. Soil conditions of this nature pose obstacles for intense development. These soils are present through the majority of the Township with more suitable soils present near the tributaries. Urbanization is possible provided the services are centralized and not reliant on on-lot septic and well systems. However, impediments to construction remain including limitation on streets, building foundations, basements and underground installations.

Kokomo (Ko)

Kokomo is a silty clay loam, very poorly drained soil. Typically the surface layer is very dark gray, easily crumbled silty clay loam about 9 inches thick, the subsurface layer extends to about 16 inches deep and is a little firmer. The subsoil is 27 inches and the glacial till appears about 70 inches below surface. It is a moderately permeable soil with high available water capacity, organic matter content, and potential frost action. The shrink-swell potential is moderate in the subsoil. Runoff is very slow or ponded.

Most areas with Kokomo soil are farmed. The soil has high potential for cultivated crops like hay, pastures and trees. It has low potential for building site development, sanitary facilities and recreation uses. It is not suited for building due to moderately slow permeability, seasonal wetness, ponding and low strength.

Lewisburg-Crosby Complex at 2%-6% slopes (LeB)

These are deep moderately well drained Lewisburg soil combined with a somewhat poorly drained Crosby soil. Typically the surface layer is very dark grayish brown easily crumbled silt loam about 9 inches thick, the subsurface layer extends to about 31 inches deep and is yellowish brown, mottled, firm silty clay loam and silty clay. The glacial till appears about 70 inches below surface and is dark yellowish brown, mottled, very firm clay loam and loam. Most areas with these soils are farmed with a high potential for cultivated crops, hay, pasture and trees. The Lewisburg portion of this soil has medium potential for building sites and the Crosby portion has low suitability for building sites. There is some capacity for row crops however high susceptibility for erosion causes hazard for row crops. Pasture and hay crops can reduce the instance of erosion. The seasonal wetness,



Low permeability and high water table results in ponding.

slow permeability and low strength limit the use of these soils for most building site development, sanitary facilities and recreation uses.

Crosby Silt Loam (CrA)

This is a somewhat poorly drained soil usually occurring between Celina and Kokomo soils. The surface layer is dark grayish brown soil of crumbly silt loam texture about 9 inches deep. A transitional layer of brown mottled, firm and very firm clay loam and silty clay loam about 4 inches deep. The subsoil extends to a depth of about 28 inches is brown and yellowish brown mottled, firm and very firm clay loam and silty clay loam. The glacial till below extends to 70 inches below and is yellowish brown and brown, mottled, firm clay loam and loam. Permeability is slow. The water capacity, organic matter content and shrink-swell potential is moderate. The potential frost action is high. This soil has a medium natural fertility and good tithe. It has a seasonal high water table between depths of 12 and 36 inches late in winter, spring and other wet periods. Most areas with this soil are farmed with high potential for crops, hay and pasture. It has low potential for building site development and sanitary facilities. Seasonal wetness, low strength and slow permeability are this soil's main limitations.

Farmsteads and Historically Significant Features

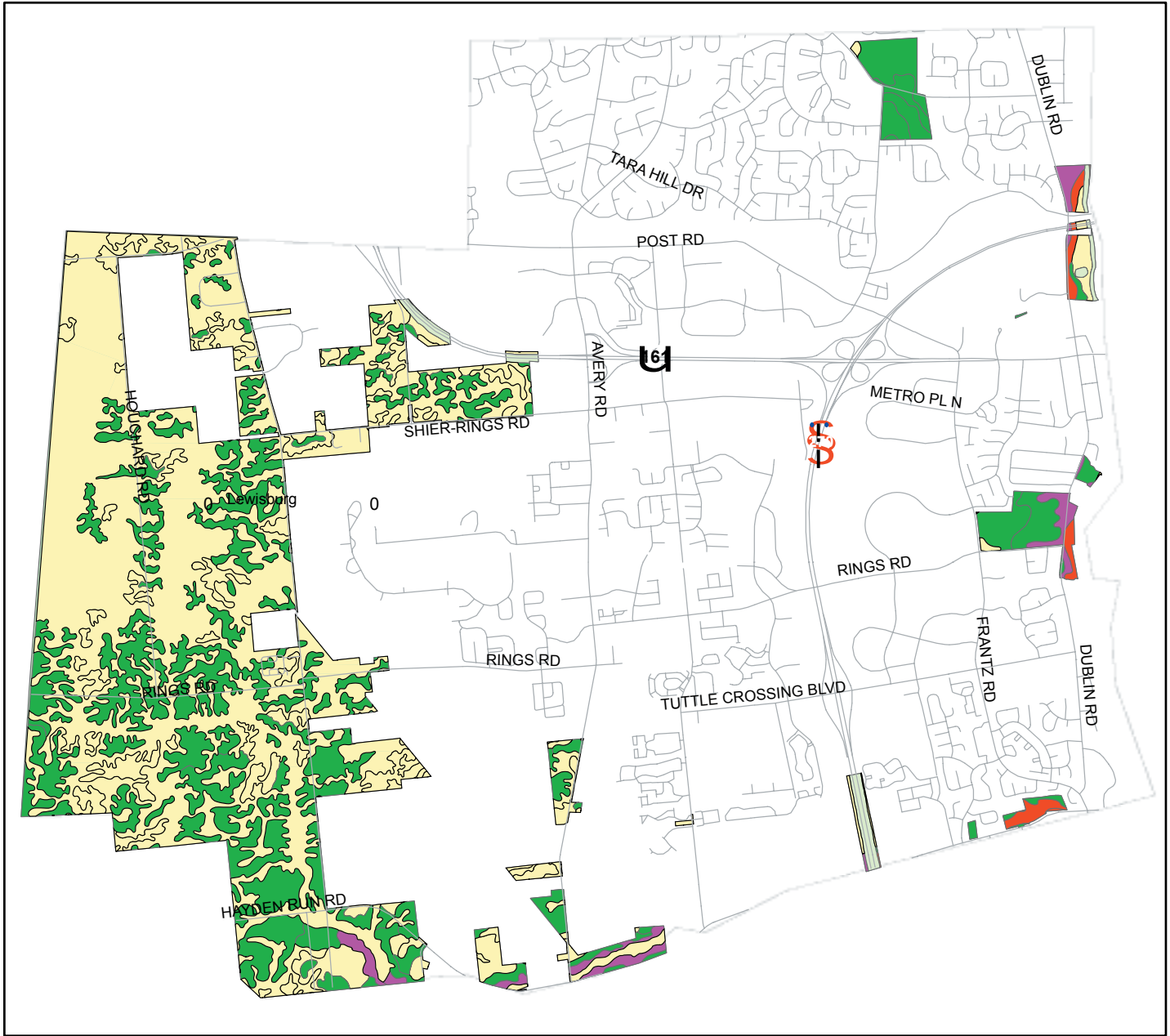
Historical structures in Washington Township are threatened by the increasing development in the area. Historic structures are often a casualty of high-density suburban development. The following is the Ohio Historical Inventory for Washington Township. Most of these structures are listed threatened and the main threat is development.

1. James Wilcox Farmhouse - 5530 Houchard Road, Wilcox was an early settler of Washington Township. Constructed in 1860s. On National Register of Historic Homes.
2. Daniel Marshall Home - 7455 Post Rd, farmstead constructed around the year 1900
3. James Wilcox (Built for one of his sons) - 7495 Rings Road, originally constructed in 1870s it has been the Ernest Wuertz farm since 1913. On National Register of Historic Homes.
4. 20th Century Farmstead - 7393 Rings Rd
5. Historic Amlin Home - 7034 Rings Road, it is the largest home



Washington Township is home to many historic sites and structures.

SLOPES

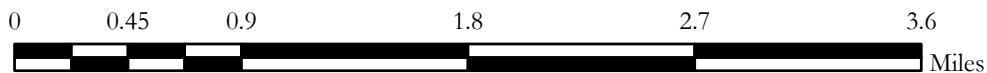


Legend

- Streets
- County Boundary
- Township Boundary

Slopes

- 0 - 2
- 2 - 6
- 6 - 12
- 12 - 18



Frankling County Development Department

Data Source: Frankling County Auditor,
Franklin County Development Department

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in Amlin and visually anchors the western edge of the village. It was constructed between 1900-1920.

6. Historic Amlin Home - 7032 Rings Road, constructed around 1900
7. Historic Amlin Home - 7012 Rings Road, constructed around 1900
8. Historic Amlin Home - 7006 Rings Road, constructed 1870-1880
9. Historic Amlin Home - 6970 Rings Road, constructed 1850-1860
10. Township Voting Hall - 6940 Rings Road, Currently a commercial building in Amlin was originally the Washington Township voting hall. Constructed 1850-1870.
11. Historic Amlin Home - 6926 Rings Road, constructed around 1900
12. Historic Amlin Home - 6886 Rings Road, constructed around 1900
13. Historic Amlin Home - 6878 Rings Road, constructed around 1900
14. Historic Amlin Home - 6870 Rings Road, constructed around 1900
15. Historic Amlin Home - 6844 Rings Road, constructed around 1880
16. Hoskinson Farm - 6191 Cosgray Road, built in 1905 by Emory and Ellen Hoskinson
17. Farmstead - 5987 Cosgray Road, built in 1890-1900
18. Farmstead - 5751 Cosgray Road, built in 1905
19. Gease Vegetable Farm - 5713 Cosgray Road built in 1900-1920
20. Amlin Church - 5441 Cosgray Road, built in 1880
21. Historic Barns - 5119 Cosgray Road, built in 1900



Rings Cemetery



Former Township Voting Hall

22. Farm Buildings - 5037 Cosgray Road, built in 1900

23. Rings Cemetery - Cosgray & Hayden Run Road, most of the tombstones in this cemetery date from the first half of the century

24. James Wilcox House- 7590 Rings Road built in 1870's and given to his daughter as a wedding present. Presently, his great, great granddaughter lives in this brick house which is listed on the National Register of Historic Homes.

25. Historic Home - 7078 Dublin Road, built in the 1920s

26. Historic Home - 7016 Dublin Road, built 1920-1940

27. George Mitchell Home - 6922 Dublin Road, built in 1822, George Mitchell was one of the original founders of Washington Township. He came from Pennsylvania in 1815. This is reportedly one of the oldest frame buildings in the Township. It is on the National Register of Historic Homes.

Public Facilities Survey

Existing facilities

Washington Township public facilities are designed to service a rural residential population. These services include roadway infrastructure, parks and recreation, schools, and police, fire and EMS. Recently the landscape surrounding Washington Township has become less rural and more suburban. The surrounding municipalities have experienced increased development and a population boom has come to northwest Franklin County.

The increased surrounding population will affect Washington Township's ability to deliver a high level of service to its existing residents.

Roadway Infrastructure

Washington Township has a low-density largely rural residential development pattern. The current roadway system is intended to accommodate such land uses. Due to higher densities in contiguous jurisdictions the current system is burdened by additional traffic load. The Washington Township roads and intersections are inadequate for the higher density development found in the surrounding municipalities.

Unincorporated Washington Township has a rural transportation



Amlin

network consisting of a few major roads: Houchard Road, Rings Road, Shier-Rings Road, and Cosgray Road. These roadways are typically without modern infrastructure (turn lanes, traffic lights, and street lighting).

Parks and Recreation

The impressive park system in Washington Township is evident of the high priority it is for the residents and the Board of Trustees. The park system includes Homestead Park, the Washington Township Community Center, Ted Kaltenbach Park, and Amlin Crossing Park. These parks provide active and passive recreation. Homestead Park offers an access point to the Rails-to-Trails bike system.

Washington Township residents also benefit from the park system available in the City of Dublin. There are 36 parks in the City of Dublin. These parks include active and passive recreation opportunities as well as an extensive bike path system.

Schools

Washington Township children attend Dublin City Schools, Hilliard City Schools as well as Jonathan Alder Schools depending on their geographic location within the Township.

Schools in the area feel the pressure of increased development as well. New residential development brings with it new student populations. The increased number of students adds burdens to the school infrastructure like buildings and bus systems. As well the increased students crowd schools and classrooms forcing districts to continuously expand. The school districts work hard to maintain their level of service despite the growing roster.

Another concern in the area is the win-win agreement among the school districts and the municipalities in regards to annexation. When a parcel is annexed from the Township into the City of Columbus it must annex to the Columbus Public School District. It has become a problem in the area of Hayden Run Road where the recent annexations and rezonings by the City of Columbus are making way for additional housing and school children. These additional children would have to attend the Columbus Public School District. This places a strain on the community since the nearest Columbus Public high school is almost 10 miles away.

Police & Fire

Police coverage is provided in the unincorporated Washington Township by the Franklin County sheriff. Deputies are specifically provided to patrol during the times of highest call volume. The



Amlin Crossing Park



Dublin Coffman High School



Hilliard Darby High School

Planned Transportation Improvements



Widen and extend roads and upgrade intersections



Develop integrated bicycle and pedestrian facilities

sheriff will respond to calls for assistance during the other hours.

There are 4 fire stations in the unincorporated and City of Dublin providing fire and EMS services operated by Washington Township. In addition there is a site for a future fire station and a fire training facility.

Planned Facilities

2020 Thoroughfare Plan

The 2020 Thoroughfare Plan for Franklin County shows the following improvements for the area. Shier-Rings Road east of Cosgray would be improved to a minor arterial (100' width). All of Cosgray Road would also be improved to a minor arterial (100' width). Eiterman Road would be extended south to Tuttle Crossing Blvd as a collector (80' width). Also Tuttle Crossing Boulevard would be extended as a major arterial (120' width) to the Madison County line.

The 2030 MORPC Transportation Plan

The 2030 MORPC Transportation Plan recommends a Rings/ Cosgray connector that would allow an Amlin bypass, a north Hilliard connector from Cosgray to Britton Parkway, a Wilcox Road extension from Leap Road to Hayden Run Road, and an intersection improvement at Cosgray Road and Hayden Run Road. This list does not exhaust the recommendations from the 2030 Plan.

2003 Regional Bicycle Transportation Facilities Plan

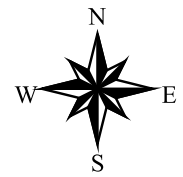
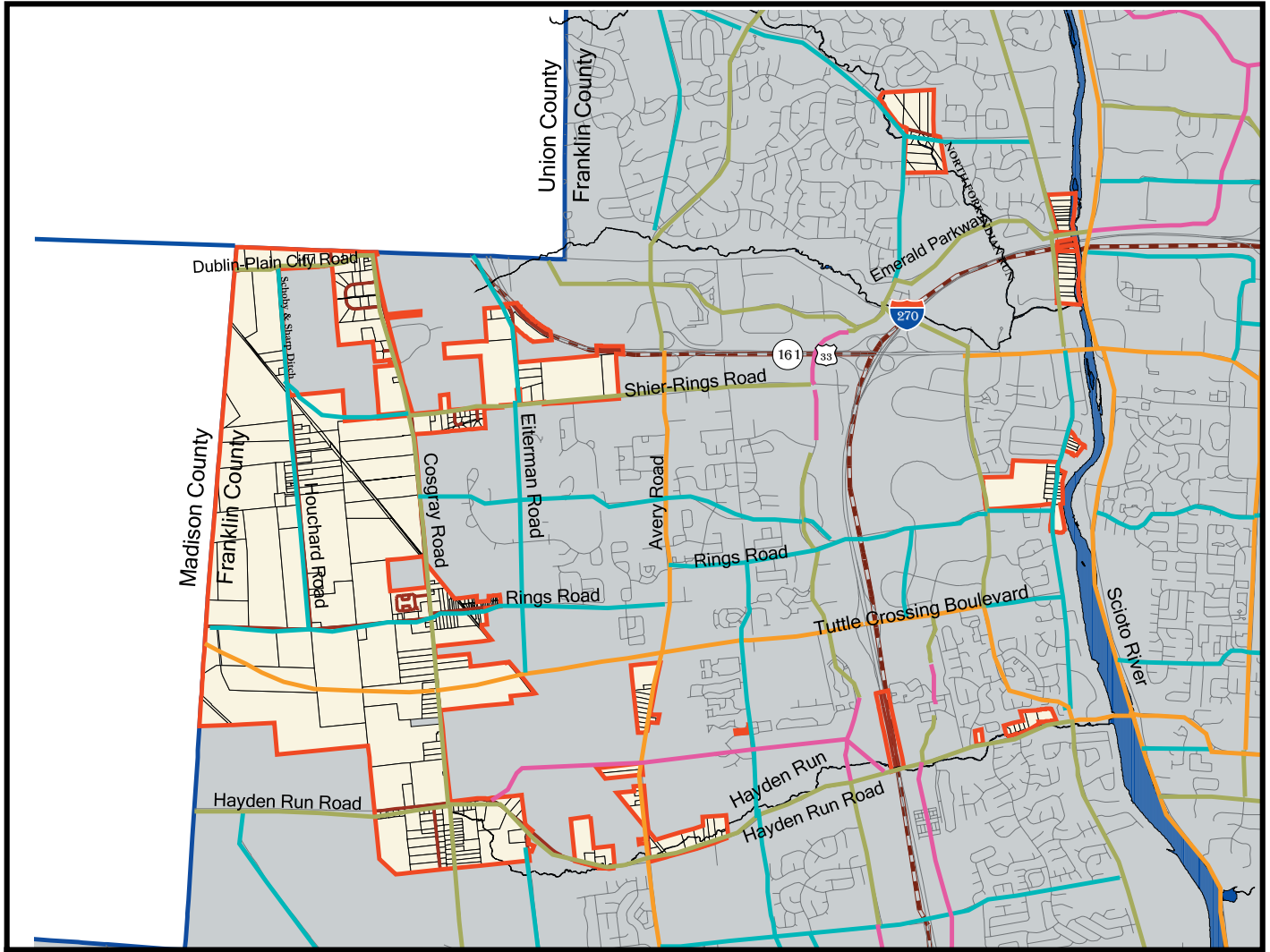
The 2003 Regional Bicycle Transportation Facilities Plan was prepared by the Mid Ohio Regional Planning Commission. As the metropolitan planning organization is required to plan for the "development and integrated management and operation of transportation systems and facilities (including pedestrian walkways and bicycle transportation facilities) that will function as an intermodal transportation system".

For this effort they have a regional bikeways plan for the central Ohio Region. Below is the map showing the projected improvements to Washington Township.

Waste Transfer Station

Another possible planned facility for unincorporated Washington Township is a waste transfer station. The Solid Waste Authority of Central Ohio has indicated plans to locate a waste transfer sta-

2020 Thoroughfare Plan



Legend

Thoroughfare Plan Categories

- Major Arterial
- Major Collector
- Minor Arterial
- Minor Collector

- Washington Township Boundary
- Washington Township Roads
- Parcels
- County Roads
- Interstates
- County Boundary

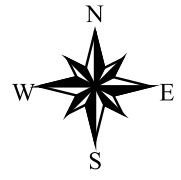
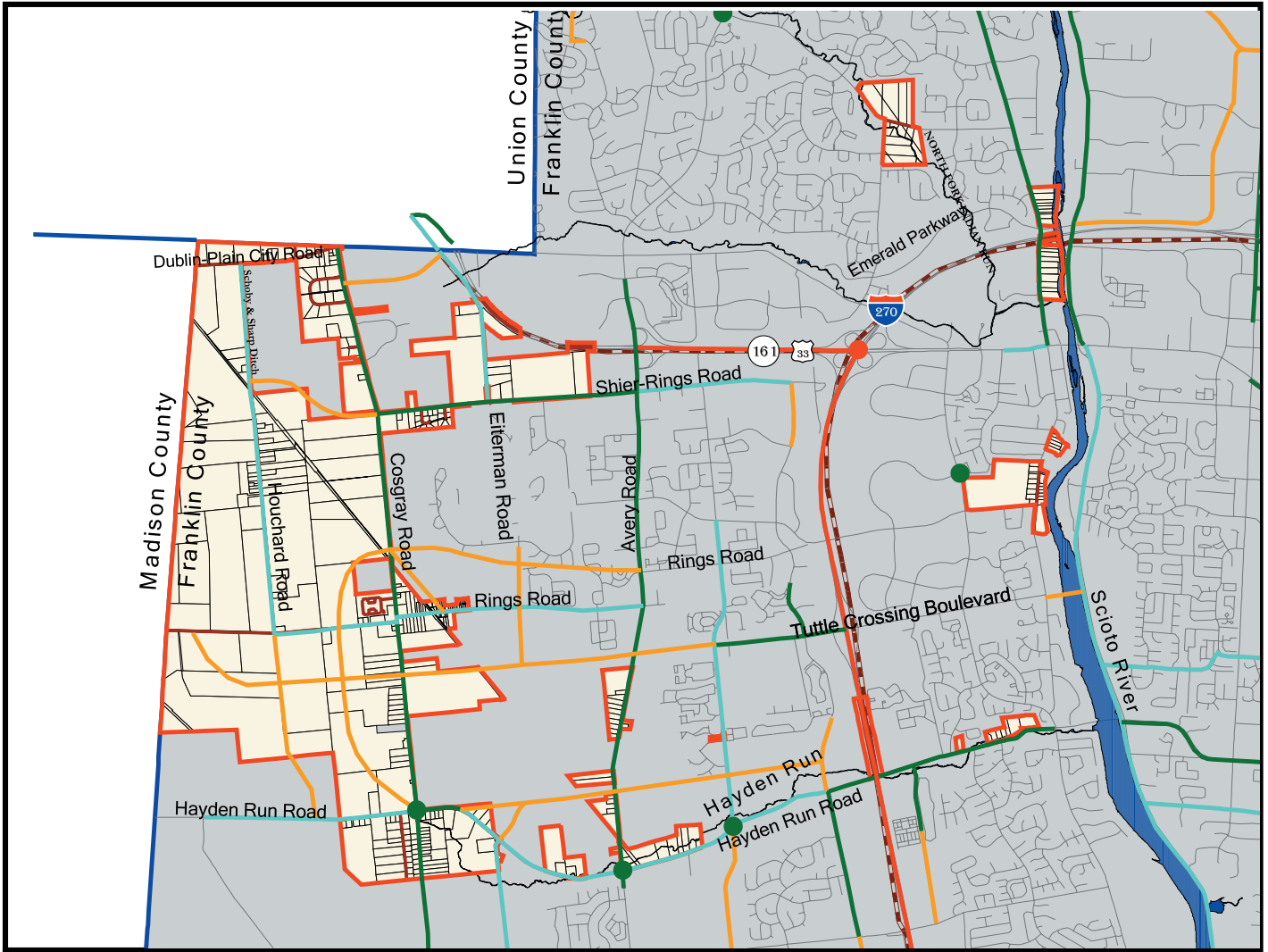


Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources

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Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

2030 Transportation Plan



Legend

Transportation Plan Categories

- Interchange Upgrade
- Intersection Improvement
- ↗ Major Widening-Arterial
- ↗ Major Widening-Freeway
- ↗ Minor Widening/Safety
- ↗ New Roadway

- Washington Township Boundary
- Washington Township Roads
- Parcels
- County Roads
- Interstates
- County Boundary



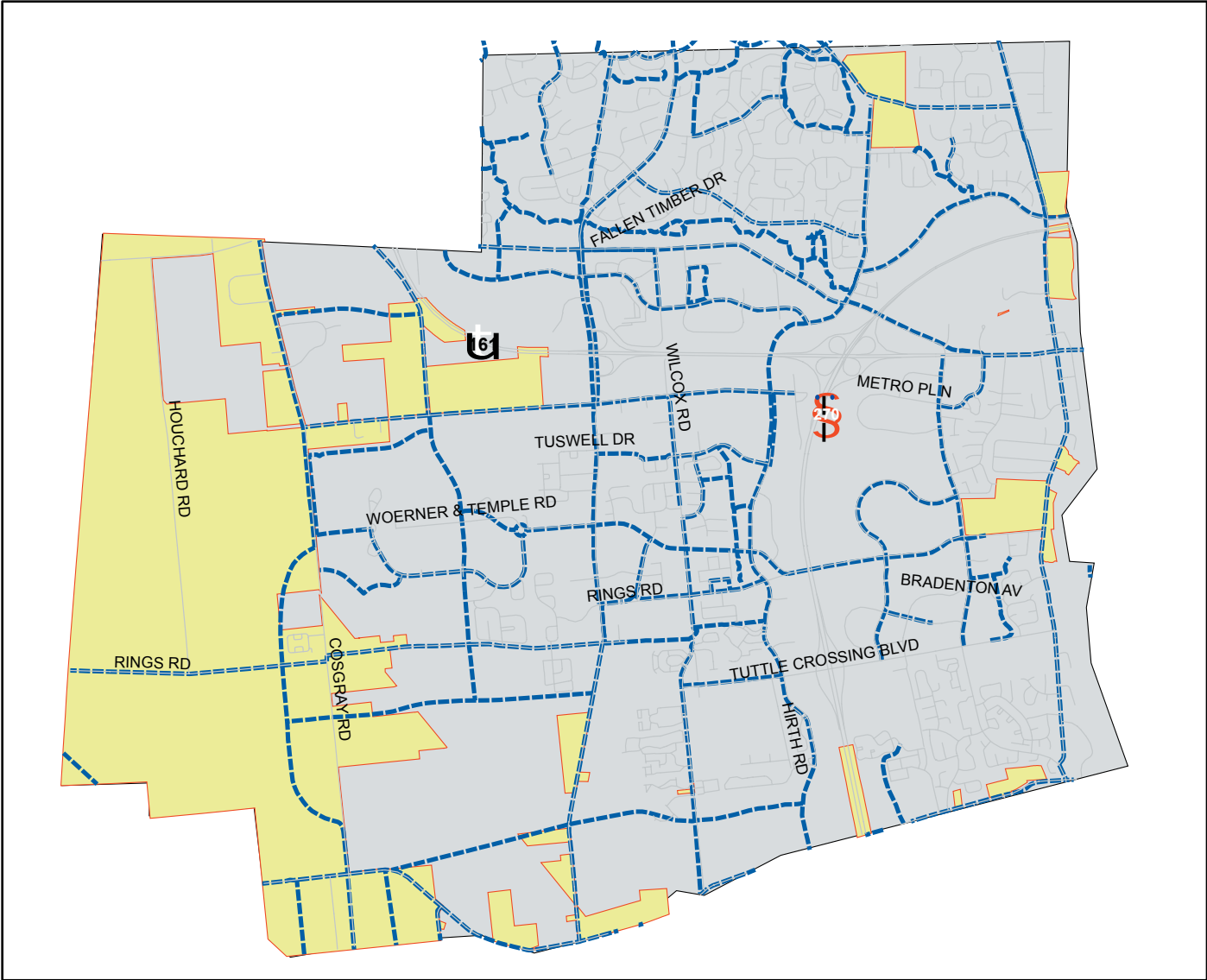
Franklin County Development Department

Data Source: Franklin County Auditor
Ohio Department of Natural Resources





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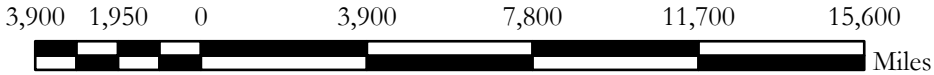
Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

Bicycle Routes



Legend

-  Streets
-  Bicycle Routes
-  Township Boundary
-  County Boundary



Frankling County Development Department

Data Source: Frankling County Auditor,
Franklin County Development Department

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tion somewhere in northwest Franklin County in the future.

These facilities allow the smaller garbage trucks to transfer their loads to one larger transport vehicle to go to the landfill. It reduces cost of trips to the landfill on the south side of Franklin County.

Offsite Facilities Demands

Surrounding communities like the City of Dublin, City of Hilliard and the City of Columbus have increased development around Washington Township. These new developments result in offsite public facilities demands in Washington Township. These higher densities place higher demands on Washington Township facilities such as roadways, parks, schools and police and fire services. Roadways designed for the previous low-density character of the area become crowded. Parks meant to accommodate township residents are overburdened. Police and fire coverage becomes strained under the increased residents needing assistance.

The northwest corner of Franklin County has become an increasingly attractive area for development. The area has experienced significant residential and commercial growth from the city of Dublin, City of Columbus and the City of Hilliard. As these municipalities grow into Washington Township the services originally meant to service a rural area prove to be inadequate to accommodate suburban land use patterns.



Most notably is a project in the Hayden Run corridor in the City of Columbus. The development is a multiuse project including commercial, office and residential. The densities are remarkably higher than what previously existed. The projected residential densities are 2,600 homes averaging 5 units/acre. With this additional development comes the need for greater services to meet the needs of the new residents.



The pressure on services does not respect jurisdictional boundaries. Columbus will be administering improvements in the vicinity of the project. However, the surrounding jurisdictions will feel the increased pressure on services such as roadways, parks, and police and fire coverage.

Wastewater Treatment Options

Without access to central services wastewater treatment options dictate the density and design of development in Washington Township. Traditional on-site septic systems and wells cannot

offer many design options beyond the traditional large lot development currently being pursued in the townships. The Board of Health currently requires a minimum of 40,000 square feet of usable ground to adequately site a primary and secondary system. This 40,000 square feet is exclusive of floodplain, right-of-way, and steep slopes. This also takes into account suitable soils for the placement of these systems.

Alternative wastewater treatment systems such as land application or experimental systems offer potential options to jurisdictions without central sewer and water to change their development patterns. Most notably it may allow clustering of homes on a single system, which could result in conservation style development design that has environmental and aesthetic benefits. Also such experimental systems may not offer greater densities but they may allow development where it was previously too difficult based on site constraints.

The alternative systems technology currently includes mound, land application, spray irrigation, and drip systems. Although these systems have been used in other parts of the country, in Franklin County they suffer from permitting authority concerns, maintenance questions, and feasibility issues.

Reliance on septic systems and wells to provide services to homes limits the design options for a development. Septic systems are difficult to site in an area with large amounts of hydric soil. The systems require greater permeability. Therefore large lot development continues despite the advantageous of cluster developments.

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Chapter 3

Analysis

Vision

Goals

Issues

Issues Analysis

Vision

2005 Vision

Washington Township will continue to partner with its neighbors in northwestern Franklin County in making development decisions that affect the whole region. Unincorporated areas of Washington Township will remain semi-rural in character, encouraging low-density development patterns that provide an alternative to lifestyles offered by surrounding suburban communities. Amlin will develop as the focal point of this community. This development will be sensitive to the environmental and cultural features that create the Township's unique character. In areas where higher suburban densities are developed, the Township will work to maintain a balance between these developments and this overall rural character.

The 2005 vision differs from the vision in the 1993 plan. The residents have included the following elements in the 2005 plan to reflect the current political climate in northwest Franklin County:

1. Specifies semi-rural character as low-density development patterns unlike surrounding suburban communities.
2. Calls for development to be sensitive to the environmental and cultural features that create the Township's unique character.
3. Calls for the Township to balance the conflict between the proximate higher suburban densities and the rural character of Washington Township.
4. Specifies development decisions in the region as a partnership between Washington Township and its neighbors.
5. Specifies the unincorporated areas of the Township as the planning area.



Goals

The Washington Township Steering Committee formulated goals for the future of Washington Township in the following areas:

1. Community Character
2. Environment
3. Public Facilities

The strategies recommended in this plan are responses to the goals that the committee set. The goals determined by the committee are as follows:

Community Character Goals

1. The built environment in Washington Township and its rich history should be protected and preserved.
2. Future land use recommendations should respond to the quality of life for Township residents.
3. Provide planning guidelines and community resources for preserving open space and existing wooded areas and historical sites and encouraging bicycle and pedestrian pathways in Washington Township.
4. Work with a variety of partners to facilitate development without annexation through a variety of means including but not limited to identifying and implementing alternative wastewater treatment.

Environmental Goals

1. Identify and protect priority natural resources that recognize the sensitive environmental conditions present in Washington Township.
2. Identify and protect areas that are important to preserving the water quality and ecosystem associated with the Hayden Run Stream corridor and headwaters as well as the Big Darby Creek watershed.
3. Encourage proper development given stormwater constraints in Washington Township. Preserve Washington Township's wetlands and the 100-Year Floodplain.



Conrail Railroad in Amlin

Public Facilities Goals

Work with state and county agencies, while also making revisions to Township zoning, that require regional road, stormwater, water and wastewater improvements have adequate funding mechanisms and are made in concert so that development does not precede these necessary facilities.

Issues

The issues were formulated by the steering committee to explain the current impediments the Township faces. The issues identify why Washington Township is not currently achieving the previously stated goals. The committee identified these issues in the areas of community character, environment, and public facilities.

This is a list of comments collected from the steering committee based on the goals they set.

Community Character Issues

- No current plans to link existing trails into other adjacent systems including Dublin and the MetroParks Rails-to-Trails.
- There is fear that development will not respect the preservation of open space in the area as property owners continue to annex.
- Additional population brought by the recent Columbus rezonings in the Hayden Run Corridor will add stress to existing parks and trail systems.
- No current plans for preservation of wooded areas
- No current plans for historical preservation in the Township
- The Township does not have access to water and wastewater alternatives on its own.
- Development expectations in this area dictate higher densities that necessitate centralized water and wastewater treatment systems.
- There are limited networks or frameworks within which local jurisdictions can cooperate in development-related issues.
- OEPA approval of new wastewater treatment systems, espe-



cially near Big Darby Creek.

- Limitations on the ability and willingness to expand the Marysville and Plain City sewer and water systems.
- The Central Scioto Water Quality Management Plan (208 Plan) policies limiting expansion or creation of a wastewater treatment system other than that of the City of Columbus.
- Alternative wastewater treatment systems are expensive.
- What organizational vehicles exist for providing water and wastewater treatment in Washington Township?
- Washington Township lacks a mechanism with which to take control of land and / or development rights in order to facilitate desirable development in the Township, including the Amlin area.
- Columbus has put the extension of sewer and water without annexation on the table as a part of the proposed planning process for the Darby watershed.
- Underutilization of different state and federal funding sources to preserve farmland and open space by the Township
- Lack of education for the property owners in the Township regarding state and federal funding to preserve farmland and open space.

Environmental Issues

- Development is already encroaching on these waterways
- Current and planned development does not recognize the limitations of the areas existing infrastructure (gas pipelines, towers etc)
- Current development in the area does not respect these natural features; i.e. soils.
- Piecemeal development occurring with the oversight of multiple jurisdictions makes regional planning for stormwater difficult.
- New development damages the existing drainage pattern, often in ways that are not anticipated (ex: broken drainage tiles)
- There is already a disruption to the local ecosystem.



- Development in proximate jurisdictions is causing additional runoff and flooding in the Township.

Public Facilities Issues

- Proper mechanisms for road improvements funding are lacking.

- The amount and pace of development make it impossible for roads, parks and recreation infrastructure improvements to keep pace.

- The region already suffers from traffic congestion and its only going to get worse.

- Not enough ability to require offsite transportation improvements as a township or as a region.

- School districts need to have more of a voice in development issues.

- Police and Fire coverage is inadequate and not properly planned for.

Issues Analysis

Once the issue comments were collected from the steering committee an issues analysis was done to further explore the condition of the Township.

Based on the comments the steering committee is most concerned with unfettered development in the area. The current pattern of development in the area does not address four main conditions in unincorporated Washington Township:

1. Conflicts created by neighboring high density development with rural/agricultural land uses
2. Environmental constraints of the land, including but not limited to:
 - a. Hydric soils
 - b. Flooding and ponding
 - c. Flat topography
 - d. High water table



3. Protection of environmental features

4. Existence of necessary infrastructure improvements to accommodate high density development

The issues portion of this plan is divided into the policy areas of this plan; community character, environment, and public facilities. These policy areas address the four conditions in unincorporated Washington Township.

Community Character

Land Use Conflicts

Large lots, lack of central sewer and water services, poor soils and less developed roadway networks generally characterizes low-density rural areas. This is true in the unincorporated portions of Washington Township. However, as surrounding communities annex land and provide central sewer and water services the densities become starkly higher and strain on local services greater.

The character of Washington Township is changing rapidly as land is annexed to the City of Columbus, the City of Hilliard and the City of Dublin. This changing landscape to high-density development is not compatible with the existing rural character of Washington Township.

The current pattern of high-density development proximate to rural large lot development creates conflict between two different intensities and uses of land.

Local governments separate intense industrial land uses from residential because they do not make good neighbors. Recently many areas even separate low intensity commercial from residential land use because of an incompatibility in intensities and character.

Residential land uses that differ in intensity and character are also incompatible neighbors. A conflict between rural and suburban densities affects the quality of life for residents on both sides of the fence. For rural residents they experience increased traffic, increased light pollution, increased students in their schools, and changes in drainage and runoff of stormwater onto their land. Their new suburban neighbors find noise, dust and odor from agricultural land uses. They travel strained rural roadway networks and navigate the intense construction needed for infrastructure improvements. They crowd into parks and trails originally intend-

Land Use conflicts present themselves when high density suburban development neighbors rural/agricultural land uses.

The rural residents experience:

- Increased traffic
- Noise and Light Pollution

Suburban Residents experience:

- Odor
- Noise
- Impacts from Farming (dust, dirt)



Land use conflicts may arise when suburban development abuts rural/agricultural land uses.

ed for a lower number of users.

There is a more responsible and compatible pattern of development possible in the area that would reemphasize quality of life for all of the residents. Instead of neighboring two conflicting land uses it is more sensible to transition down from high-density suburban development to large tract rural development.

In northwest Franklin County much of the currently rural land is being converted into high-density residential land uses. Conversely, there is a starkly rural character to the west in Madison County and that is expected to continue. Therefore the result, if patterns continue would be for high-density development to neighbor the rural landscape of Madison County.

Rather than allowing these two incompatible land uses to neighbor each other a transitional area would minimize the points of conflict and improve the quality of life for all residents of northwest Franklin County. A transitional area minimizes conflict by reducing the instances of non-compatible land uses side by side. By down zoning densities away from suburban development to a rural landscape proximate land uses are not conflicting.

In northwest Franklin County Washington Township is a natural location for a transition between the high-density suburban development to the east and the rural large lot agricultural landscape to the west.

Conservation Developments

Traditionally suburban residential development has included curvilinear streets with houses lined along them. All land, outside of public right-of-ways, are private and there is no designated, protected common open space, no resource protection efforts and no respect for the original conditions of the site prior to development. These developments have high impacts to the environment and do not support quality design.

Conservation style development offers an alternative to the ills of conventional development. Conservation design shifts the traditional notions of density and pattern to a more effective design that provides open spaces and environmental protection.

Conservation design on a given parcel would calculate density based on the total tract size, minus area needed for right-of-way and floodplain, as net allowable units. Conservation design does not relate density to lot size it only calculates the allowable units



for development. A developer would then consider the site and the existing conditions and site their allowable units appropriately protecting the environmental resources and setting aside the required open space.

Not only does conservation style development protect the environmental resources of the site like hydric soils, steep slopes, wooded lots, riparian features, and historical features it also preserves the rural character of an area. With a required open space of 50% and greater in most instances the open vistas of a rural area are preserved. These open spaces are reserved in easements or other mechanisms to preserve these areas in perpetuity. Additionally the clustered design of the housing units reduces



Conservation Development vs. Conventional Development



Conservation Developments cluster the allowable housing units conserving environmental features on the site and preserving open spaces. Conventional development takes the same number of units and blankets the parcel with them. Environmental features are not considered and there is no preserved open space.

impervious surface coverage and infrastructure needs. This reduces the overall environmental impact of development.

Historical Preservation

Historical preservation is a high priority in Washington Township and its neighbor The City of Dublin. Preserving historical features in the unincorporated area has been difficult. The structures are torn down while still in the Township when there are no protections and then annexed into a municipality. In the instance of annexation to the City of Dublin there is a high interest in not having the structures lost prior to annexation. There are possible

More information on Conservation Development can be found in the book Rural By Design By Randall Arendt.

mechanisms available to unincorporated Washington Township to protect its historic resources. Among them is creation of an architectural review board and partnership with the City of Dublin.

Architectural Review Board

In 2004 House Bill 148 became law, it gave Ohio townships the ability to establish architectural review boards to enforce reasonable standards through an architectural review board. Subsequently, Senate Bill 8 became law expanding the powers of the architectural review board to not only regulate residential, but also commercial development.

This new tool has potential to help Washington Township save its historic structures. However, it is not appropriate in an unincorporated area to regulate aesthetics. The housing stock and character is varied in areas like this and there seems to be little advantage in a low density, large lot area like Washington Township.

Amlin

Amlin is the community focal point for Washington Township. It is a collection of residences and a few commercial businesses at the corner of Rings Road and Cosgray Road. It was originally established around the railroad but never experienced growth beyond its original area.

Amlin contains a large portion of the historic structures in Washington Township including housing, the original township voting hall, and Amlin Church. It is also home to Amlin Crossing Park.

The Township has long seen this area as the community focal point and in that vein would like to see redevelopment of the area. This redevelopment would continue to consider Amlin a largely residential area with the opportunity for small local service business and small specialty shops to redevelop existing structures.

It would also be advantageous in Amlin to connect pedestrian and bike paths to others in the area. This would improve its position as a community center and reaffirm the low scale redevelopment effort. Amlin is not intended to sustain heavy traffic and intense commercial development.

Non-residential Development

Non-residential development in Washington Township is difficult due to the lack of central services. The Ohio Environmental Protection Agency regulates the services for any uses more intense



Old Dublin - the center of the community's preservation efforts.



Amlin is the community focal point and a redevelopment opportunity.

than single family residential and they have typically not allowed commercial, office or industrial uses to be serviced by an on-site septic and well system. Therefore the commercial uses currently available in the Township are restricted to uses not needing services. These uses have typically included self-storage units, agribusinesses such as landscaping or fertilizer, and home occupations with limited employees.

Environment

Environmental resources in Washington Township are highly valued by the residents. There are several important environmental resources throughout the Township that should be protected.

The most prominent threat to the environmental resources of Washington Township is the encroachment of development. This comprehensive plan focuses on promoting responsible development that respect and protects the various priority environmental resources in the Township.

Environmental Conditions

The western corridor of Franklin County suffers from several environmental impediments to development. The overwhelming presence of hydric soils, a high water table and flat topography make development difficult and environmentally harmful.

Hydric soils in the unincorporated areas most notably make siting on-site septic and well systems difficult. Hydric soils have such a low permeability rate that they cannot properly handle a leach field, which uses the soils to filter the biomass from the system. However, hydric soils impinge development in other ways as well. Their propensity to hold water makes homes with basements highly prone to flooding and will require pumping. Also, the low permeability and flat topography encumbers drainage, which is exacerbated by development. Finally they are low strength making home siting difficult and more intense uses with heavier buildings very difficult.

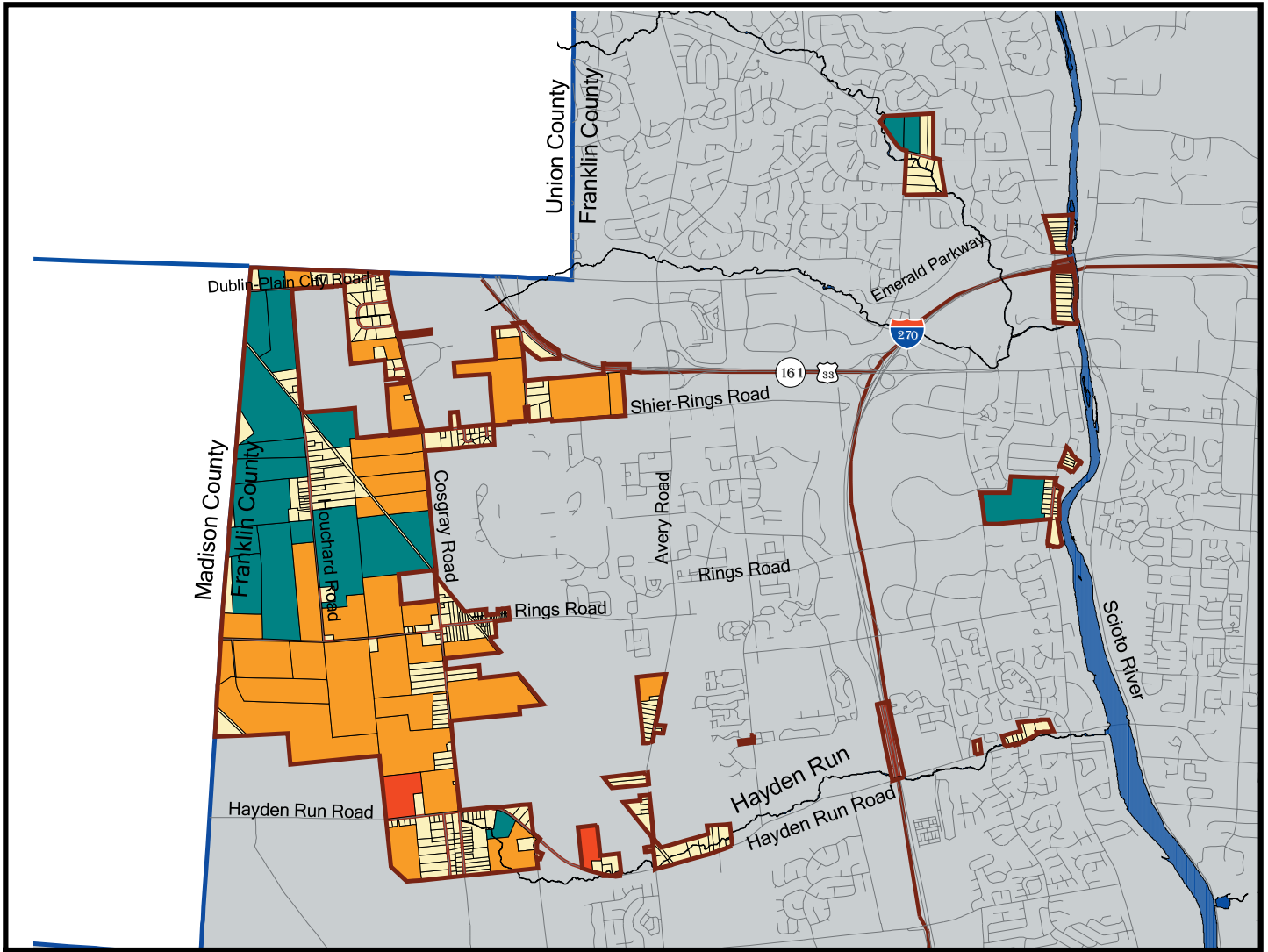
There are also sensitive environmental resources in the unincorporated area that development in the area should consider and protect. Most notably the drainage tributaries to Hayden Run, Hayden Run and its headwaters, wooded lots, wetlands and steep slopes. These resources are part of the larger ecosystem in Northwest Franklin County and they should be preserved whenever possible in a development.

Finally, with development comes increased impervious surface coverage that affects the water quality of area streams and trib-



A commercial operation along Cosgray Road.

Hydric Soils



9000 0 9000 18000 Feet



Legend

- Township Boundary
- Streams.shp
- Parcel Categories (Over 10 acres)
 - Parcel with 0-35 % of area of suitable soils
 - Parcel with 36-65 % of area of suitable soils
 - Parcel with more than 66 % of area of suitable soils
- County Roads
- Washington Township Roads
- Interstates
- Parcels < 10 Acres
- County Boundary

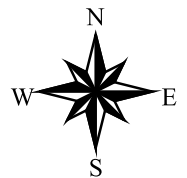
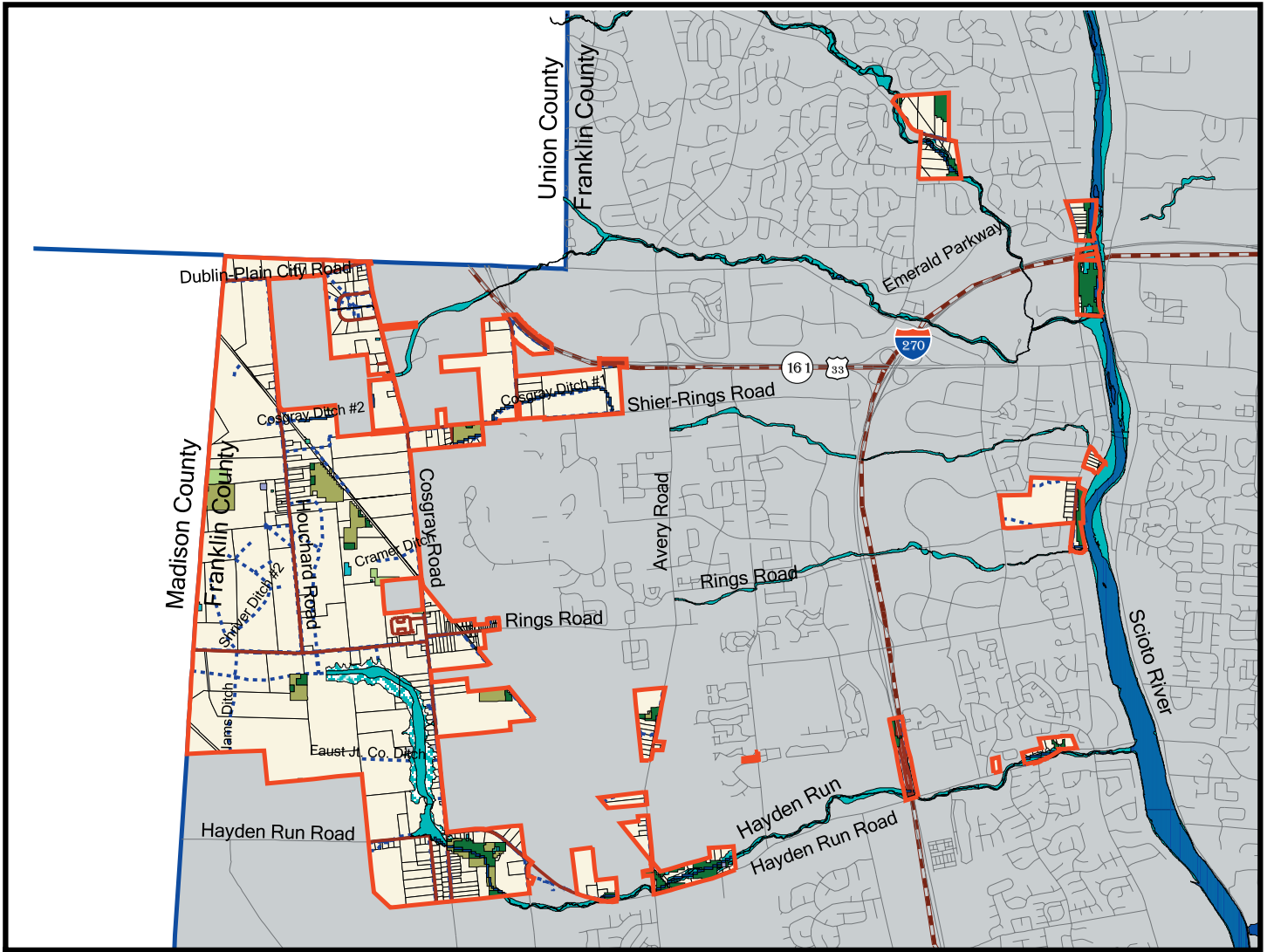


Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources

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Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

Waterways & Designated Floodways & Floodplains



Legend

- Township Boundary
- Washington Township Roads
- Drainage Channels
- County Roads
- Parcels
- Streams
- Interstates
- County Boundary

- ### Wetlands and Wooded Areas
- Streams
 - Farmed wetland
 - Open water
 - Shallow marsh
 - Shrub/scrub wetland
 - Upland woods
 - Woods on hydric soil

- ### Floodplains
- Floodway
 - 100-Year Floodplain



Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources

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Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

utaries. Streets, roofs and driveways prevent stormwater from rejoining the ground water systems, being stored in a wetland or naturally flowing back into the stream system. This disruption increases volume and pollutant and sediment load in the stormwater flowing into the streams. This results in lower water quality and damage to the integrity of the waterway. Impervious surface coverage should be reduced whenever possible to maintain water quality and reduce instances of flooding.

It is important to note that the Hayden Run headwaters are located in Washington Township. This 6 acre area with extensive floodplain should be protected in order to preserve Hayden Run.

Public Facilities

Offsite Improvement

The development pressure in Washington Township very intimately effects the services to area residents. Roadways, schools, parks and other services are now being utilized by a greater number of people than they were intended for. Although individual jurisdictions regulate their growth the burden on services crosses jurisdictional lines. Washington Township is bearing the burden for high density developments in surrounding municipalities.

In 2004 when the City of Columbus approved three rezonings in the Hayden Run corridor they placed 2,600 new housing units in the area. With increased trips caused by suburban style development the new population places incredible stress on a roadway system designed to carry rural low density. The necessary roadway improvements that have resulted are intense. An estimated 40 million dollars in improvements will be made to get the rural road system up to capacity for suburban development. Roads that were once 2 lane roads without turn lanes or access management will turn into four lane divided highways with turn lanes resulting in 7-8 lane intersections. By reducing densities in the remaining developments the improvement pressure would be lessened and the cost to the tax payer reduced.

These offsite improvement demands also effect the park system in Washington Township. With additional users from the new developments a park system that is already at capacity becomes overburdened and the service is minimized for all users of the facilities.

Washington Township currently provides fire and EMS services to unincorporated Washington Township and the City of Dublin. However, the township has mutual aid agreements with other ju-



Residents occupying the 2,600 new housing units in the Hayden Run corridor area will place substantial burden on Washington Township's services.

risdictions and as populations grow in those areas so will the burden on the fire and EMS services.

Wastewater Treatment Systems

Wastewater treatment in the unincorporated areas of Franklin County remains reliant on the on-site septic and well systems. These systems are generally reserved for low density rural areas where the infrastructure does not support a centralized system. In Franklin County the City of Columbus is the Designated Management Authority for the central Ohio region. This designation stems from section 208 of the Federal Clean Water Act. It requires state Environmental Protection Agencies to establish regions of service for central sewer and water systems. The management authorities for each region was charged with writing a 208 water quality management plan for their area that prescribes standards for developments receiving central services to protect the water quality of area streams.

The City of Columbus as the Designated Management Authority for central Ohio controls the extension of lines to new developments. Currently they require annexation into a municipality to receive those services. This caveat on extension of sewer and water lines causes friction between the municipalities and the unincorporated areas.

There are alternative systems available that on a small scale could allow developments with more design options like conservation style development. There are two plans considered under the 208 plan for central Ohio; package plants and community systems. Package plants are considered central systems under the 208 plan and therefore fall under the jurisdiction of the City of Columbus as the management authority. Community systems since they are on such a small scale are not considered central systems. The Townships would be able without breaching the 208 plan to consider community systems.

These community systems however suffer other problems. One is that the permitting agency has not been established. There is confusion over whether they should be under the purview of a local board of health, the state Department of Health or the Ohio Environmental Protection Agency. Secondly, there is a question of maintenance with the systems. Unlike an on-site system these would be jointly used by many homes therefore some appropriate body would need to be charged with maintenance and repair of the system. Finally, these systems are born of the same technologies as the on-site systems. Therefore, they

Offsite Facilities Demands

When land use is converted from low density to high density services throughout the area are strained including roadways, parks, schools and police and fire. These impacts occur in and out of the jurisdiction that is developing.



suffer from the same constraints because of the soils in western Franklin County, and there would be difficulty in siting them.

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Chapter 4

Policies

Community Character
Environment
Public Facilities

Policies

This is a strategic plan and is meant to prescribe specific strategies to reach the goals of the Township. These strategies are specific action oriented items that will guide the Washington Township Board of Trustees, Rural Zoning Commission, Board of Zoning Appeals and other applicable agencies and commissions including the Franklin County Planning Commission and Franklin County Development Department. These strategies make recommendations for changes to the Township Zoning Resolution, specific actions for the Board of Trustees to implement changes to Township policies, and make positive steps to increase open space and preservation of environmental resources. Finally the strategies recommend the use of this document in discussions with surrounding jurisdictions regarding development and facilities.

Additionally these strategies shall guide decision makers to make decisions in the best interests of Washington Township.

Community Character Strategies

The community character strategies respond to the priorities of Washington Township residents to protect the natural environment and preserve the rural and historic character of the area. These two goals result in low-density conservation style development for residential development and limited locations for commercial and office development. Further the community character strategies recognize the close relationship between Washington Township and the City of Dublin.

1.1 Future Land Use and Densities

The Township shall develop according to the 2005 future land use plan. Boards and commissions charged with approving development plans shall refer and follow the recommendations on the future land use map.

1.2 Conservation Planned Unit Development

Conservation style development for residential subdivisions is encouraged throughout Washington Township. The Washington Township Zoning Resolution should be amended to include a conservation planned unit development district to facilitate this effort. Conservation developments in Washington Township shall focus on the following goals:

1. Preserve tier one and tier two priority conservation areas
2. Lessen the environmental impact of development



3. Maintain rural character of Washington Township

Conservation Style development focused on conservation of natural resources and rural character is encouraged and the necessary mechanisms should be implemented to facilitate this development within the Township.

The Township shall work with Franklin County Development Department to increase the viability of conservation development within their subdivision regulations.

1.3 Density

Residential density in Washington Township shall remain low. Low-density development within Washington Township is most appropriate for the area given the development environmental constraints of the area: presence of hydric soils, a high water table, and the flat topography. Low-density development doesn't typically add additional burdens to the already strained infrastructure system. At times, low-density developments do require the need for transportation related improvements.

Density, when intended for conservation development, is described as net units per acre, not as number of homes per acre. This distinction is necessary because lot size and density are not related in conservation style developments. Because the homes are clustered the developer only needs to know how many home sites a given size parcel will yield, not the size of the lots. In a conservation style development the size of individual lots are dictated by site and its features and the required open space.

Residential Density

Low Density Rural Residential

0.2-0.4 net dwelling units per acre

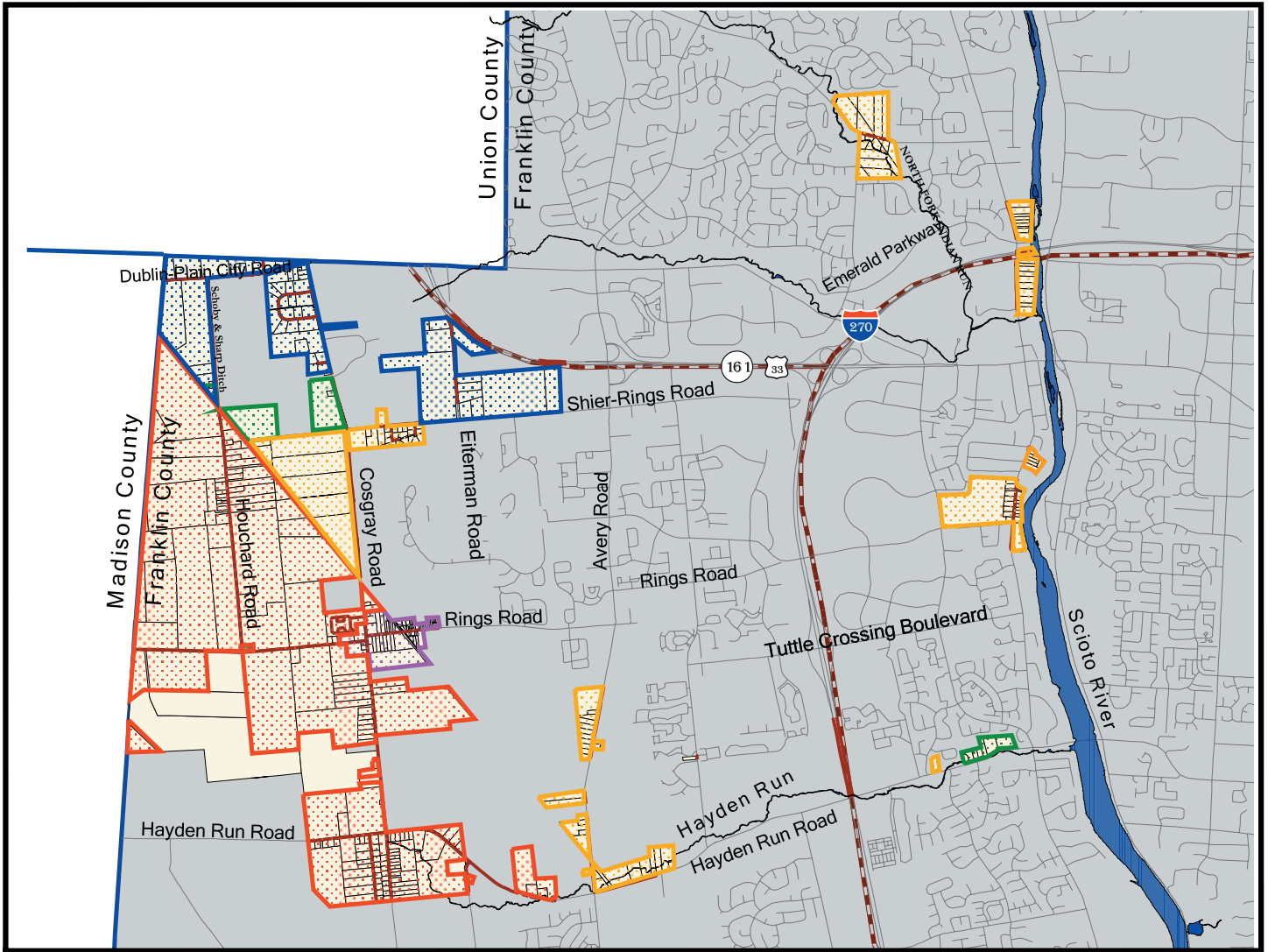
This density is net density to be calculated after the removal of the floodplain and the right-of-way. The density or allowable units shall not be calculated on the gross acreage of a site.

The above density is intended to reflect the maximum allowable densities. Given site considerations and presence of tier one and tier two conservation areas as well as wastewater treatment options the densities may be lower.

If a development is not designed on the site as a conservation development the density allowed in the existing zoning category applies.



Future Land Use Map 2005



Legend

Land Use Map Categories

- Semi Rural Residential
- Estate Residential
- Office/Employment Center
- Parks
- Amlin - Neighborhood Commercial

- Washington Township Boundary
- Washington Township Roads
- Parcels
- County Roads
- Interstates
- County Boundary

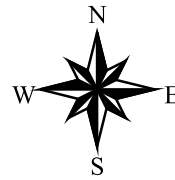
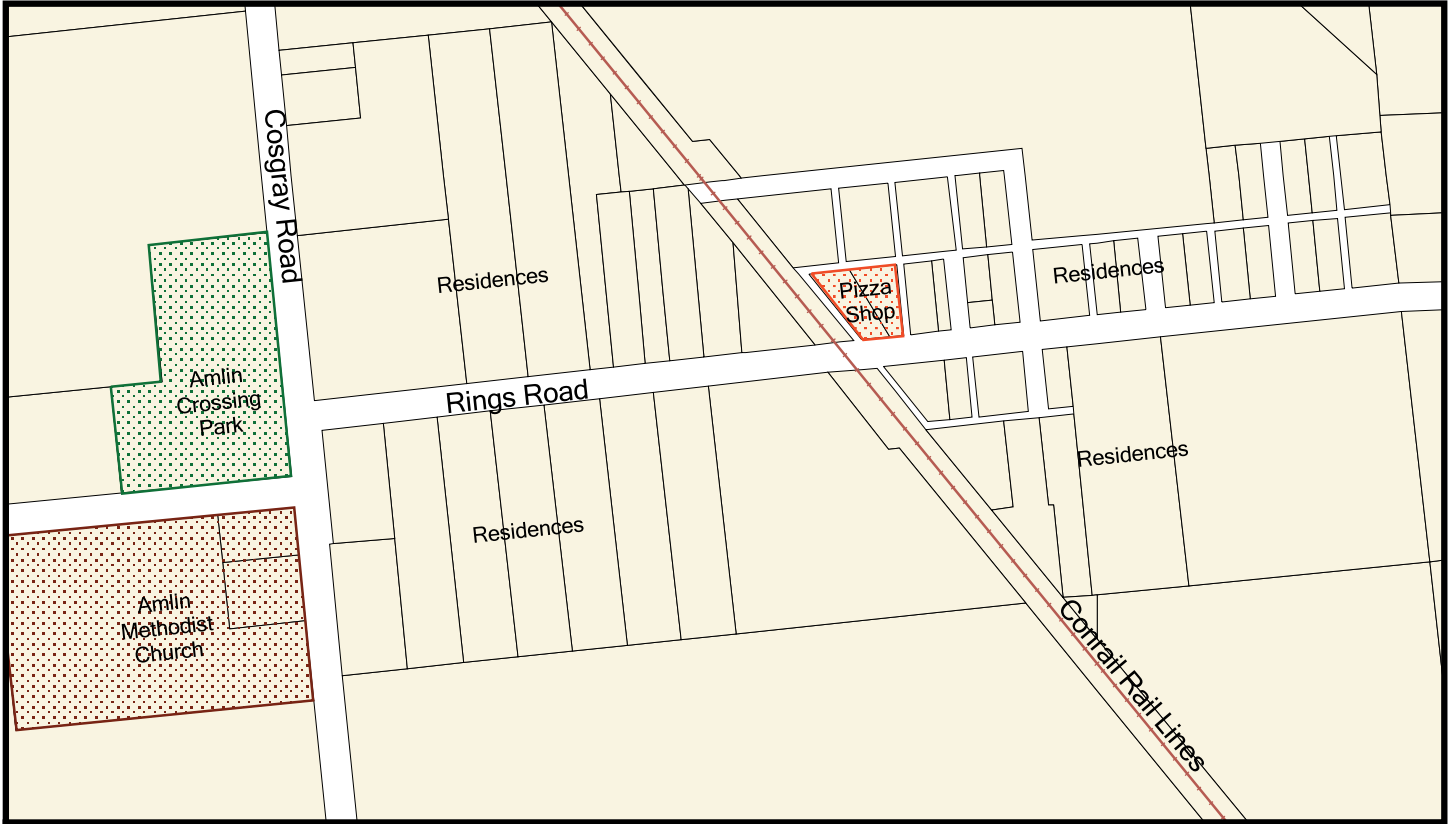


Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources

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Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

Future Land Use Map 2005 Amlin Redevelopment Corridor



Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources
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1.4 Open Space Requirements

In order to achieve conservation development design that protects natural resources and the rural character of Washington Township, the development must preserve 60% of the tract in unified, contiguous open space. The placement of the open space shall consider the natural conditions of the site and function to preserve the natural resources most importantly the tier one and tier two priority conservation areas.

Community wastewater treatment facilities, should they be feasible, may be located in open space reserves contingent upon approval by the appropriate bodies.

1.5 Architectural Review Board

The Township shall explore the option of establishing an archi-

tectural review board. This board would compliment the efforts of the City of Dublin and the Township's Zoning Commission. This architectural review board would serve to protect the historical resources in the Township. The requirements will be less stringent than the city of Dublin focusing on historic preservation and redevelopment and less on aesthetic qualities of structures.

1.6 Amlin

The preservation of historic Amlin is a high priority for the residents of Washington Township. Washington Township should, through a zoning resolution amendment, create an Amlin Overlay District that includes language to protect the historic significance of the area and standards created accordingly.

The Amlin area should be preserved as a low-density village center. Traffic through the area should remain at a minimum. Bike paths connecting the area are encouraged over increased automobile traffic. The Township shall establish a committee to investigate both commercial and residential redevelopment options in Amlin.

1.7 Non-Residential Development

The Township shall seek non-residential development in two areas of opportunity in the Township. See future land use map for location.

Washington Township supports efforts to bring non-residential development to Amlin. The character of development in Amlin should remain at the neighborhood scale focusing on the mixed-use streetscape catering to residents and small commercial business serving the local community. No redevelopment would be at a regional scale or a big box retail location. Commercial redevelopment shall not result in greater than 25% of the area in commercial uses; the primary focus in Amlin shall remain residential.

The second non-residential area will be in the northwest portion of the Township. This area was designated for light industrial uses in the 1993 plan, however due to land use recommendations made by the City of Dublin, on the 2005 map the northwest area will be amended to office and employment centers. Washington Township recommends that an employment center in this area respect any proximate residential land use. A transition is necessary between any high intensity employment center and surrounding homes.



1.8 Cooperation with Neighboring Jurisdictions

Both unincorporated Washington Township residents and residents in neighboring jurisdictions have like interests in historic preservation. There are a number of historically significant structures throughout the unincorporated area that are threatened by encroaching development. It is essential for Washington Township and neighboring jurisdictions to work together to preserve these amenities that exist in the unincorporated areas of the Township.

1.9 Farmsteads

Preserving these farmsteads in Washington Township is similar to mechanisms used to preserve open space.

- Easements
- Trusts - non-profit organizations, or government grants to purchase land and put into a trust.
- Acquisition by Township
- Landowner education
- Amendments to the Zoning resolution
- Creation of an Architectural Review Board

1.10 Annexation

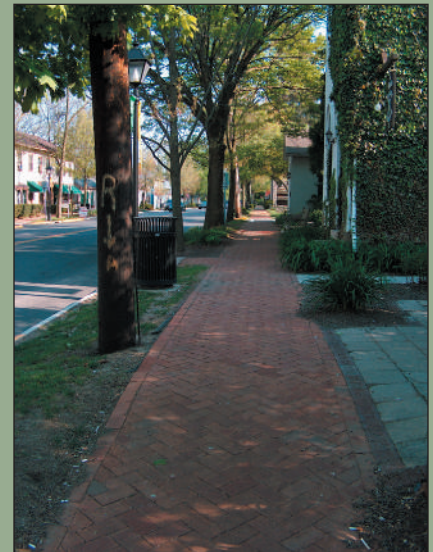
The Township shall work with the surrounding jurisdictions on annexation plans for northwest Franklin County. Currently the City of Dublin has an exclusive annexation contract with the City of Columbus to annex land in the unincorporated Washington Township east of Houchard Road and north of Rings Road. The remaining portion of Washington Township is available to annex to the City of Columbus or the City of Hilliard. Washington Township shall continue to work with these municipalities to ensure the quality of life of the unincorporated township residents is preserved as annexation occurs.

The Board of Trustees shall explore continued annexation agreements with the municipalities to address service considerations for recently annexed properties.

1.11 Alternative Wastewater Treatment

Should approvable, responsible alternative wastewater treatment options be identified and appropriate jurisdictional oversight and approval established, Washington Township shall recommend their usage only to facilitate low density conservation development.

The Board of Trustees shall continue to monitor this technology



Washington Township and the City of Dublin should work together to preserve historically significant structures located in the township.

and re-evaluate the feasibility of these systems regularly. Additionally, the Township shall work with the applicable state and local agencies to identify a process for approval and for management of these wastewater treatment systems. Alternative technologies are only for instances of conservation style development utilized to maintain rural character and protect important natural resources.

2. Environmental Policies

2.1 Preservation of Priority Environmental Resources

Priority natural resources shall be protected and preserved at the time of development. Regulations within the Township zoning code should be amended to include and protect the priority natural resources. Additionally, Washington Township shall work with Franklin County to encourage protection of these resources in the administration of County Subdivision Regulations.

Tier One Priority Resources shall be protected with all legal and partnership means available.

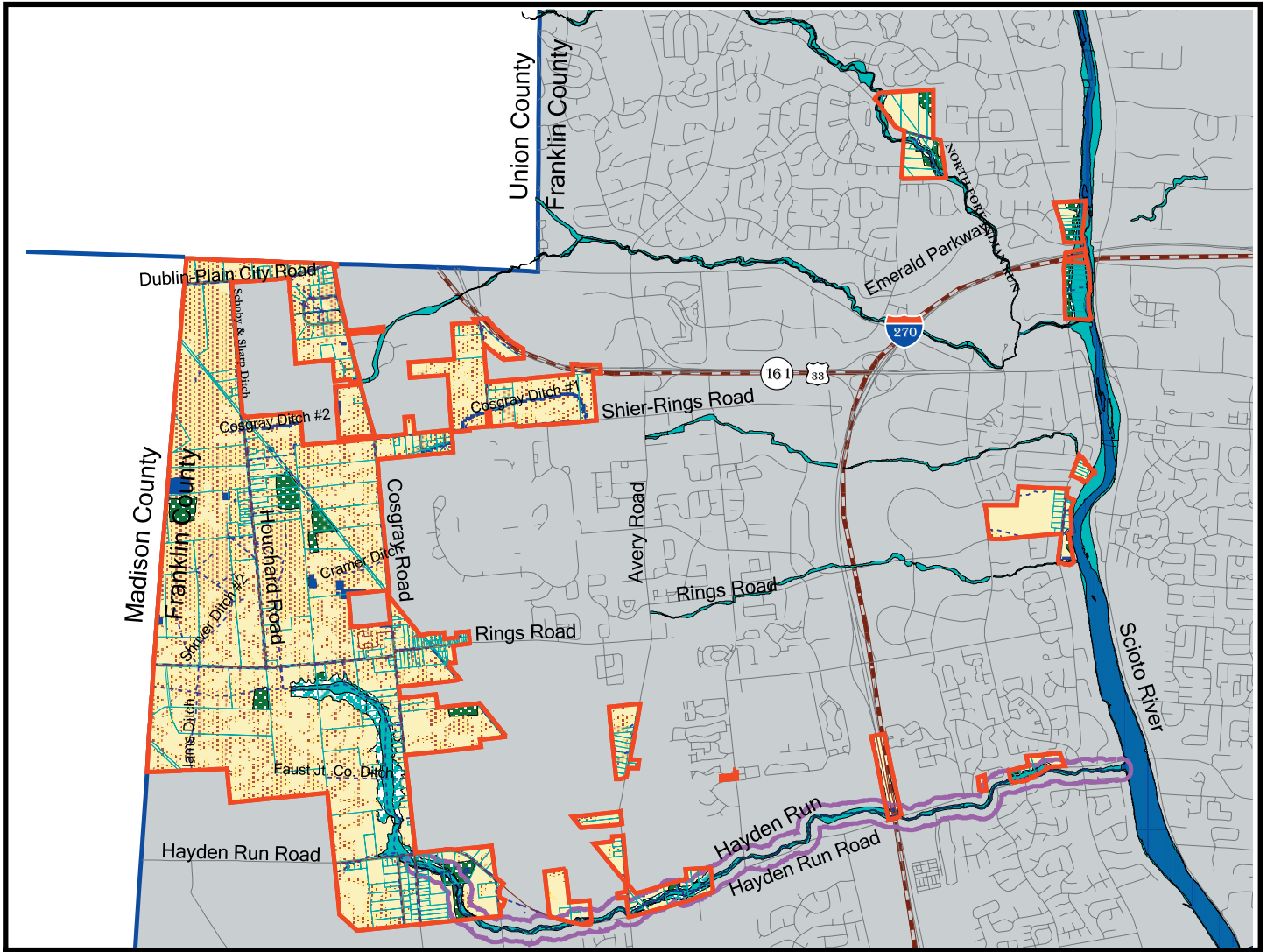
Tier One resources are the highest priority for the residents of Washington Township due to their close relationship to the overall health of the regional ecosystem. The tier one resources indicate Washington Township's priority on water quality. Protection of tier one resources is key to the water quality of area rivers and tributaries. And without the preservation of these natural resources the overall environmental quality of the area will suffer greatly.

Tier One Priority Resources

1. All permanent, intermittent and ephemeral streams
2. Riparian Corridors along streams including:
 - 150' vegetative buffer along Hayden Run as measured from the high water mark and 100' native vegetative buffer on each side of tributary streams as measured from the normal high water mark.
 - FEMA designated floodway & 100-year floodplain
 - A variable buffer established by the following calculation:
 $129 \times \text{Drainage Area}.043 = \text{variable buffer}$
 - Slopes > 15% contiguous to the waterway
 - Wooded areas contiguous to the waterway
 - Wetlands contiguous to the waterway
 - Natural Springs contiguous to the waterway



Conservation Areas



Legend

First Tier Conservation Areas

- Hayden Run Buffer Area (calculated)
- Hayden Run Creek
- 100- Year Floodplain
- Wetlands
- Wooded Areas

- Washington Township Boundary
- Washington Township Roads
- Drainage Channels
- Parcels
- County Roads
- Interstates
- County Boundary

Second Tier Conservation Areas

- Hydric Soils



Franklin County Development Department
 Data Source: Franklin County Auditor
 Ohio Department of Natural Resources

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Note: Hydric Soils are soils are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions which present drainage problems, strength limitations and difficulties for on-lot wastewater treatment

3. Wood Lots
4. Wetlands

The Township advises surrounding jurisdictions to consider these resources priority areas for protection in new developments as well.

Tier Two Priority Resources shall be protected whenever possible.

These resources shall be protected whenever possible in new developments. Though these resources are less intrinsic than tier one resources to the environmental health of the region they are still important to the quality of life in Washington Township.

Tier Two Priority Resources

1. Steep Slopes (>15%)
2. Hydric Soils
3. Farmsteads
4. Historically Designated Features
5. Threatened and Endangered Species and their habitat
6. Existing fencerows

Many environmental resources found in Washington Township are not located in Washington Township alone, these resources cross these man-made jurisdictional boundaries. Therefore, it is essential for jurisdictions to cooperate and work together for the protection of natural resources. It is impossible to protect these resources without cross-jurisdictional cooperation.



2.2 Creating Partnerships for Preservation

Washington Township shall foster relationships with all surrounding neighbors. The surrounding townships as well as Madison County are important partners in encouraging low-density development that reduces environmental impacts, protects riparian corridors and maintains farmsteads, woodlots and rural character. These townships include Brown, Darby, and Canaan Townships. These jurisdictions can provide important guidance and cooperation in protecting the environmental resources.

Relationships with our surrounding municipal neighbors are important as well. They have an especially important role to play in protecting the environmental integrity of the area. There is increased development in these communities that must be managed to mitigate negative effects on the environmental resources in the area. It will be extremely important to continue to communi-

cate the importance of these resources and ways to protect them to the surrounding municipalities.

2.3 Increase Environmental Resources

The Township will require developments to not only protect the existing environmental resources in Washington, but to also contribute to the landscape. Specifically, additional trees in the Township are desirable. Washington Township should revise the zoning resolution to increase the vegetation requirements for new development. This increase shall be focused on increased requirements for appropriate tree plantings.

2.4 Open Space

In all developments the open space shall be a prominent feature. The Washington Township zoning resolution should be amended to include open space requirements in the zoning categories. The open space requirement shall be a percentage of the site and specify how the open space is organized on a specific site.

Open space shall not be considered equal; it shall prioritize natural resources and shall be used to preserve those key resources. The priority natural resources are the tier one and tier two conservation areas designated by the plan.

Open space is also a tool that shall be used to preserve the rural character of Washington Township. Open space shall also be organized to achieve development that maintains open vistas, vegetation, tree lines, fence lines, farmsteads and other agriculture features. Open space should also provide linkages to other open space.

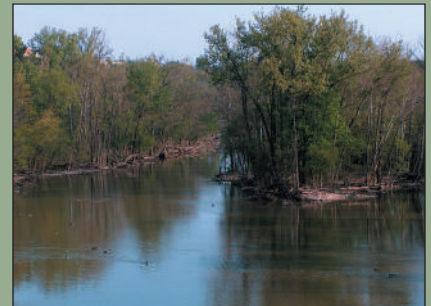
2.5 Hayden Run Conservation Area

The Township Trustees through zoning should create a Hayden Run Conservation Area Overlay. It is one of the most important and largest environmental resources in the Township. It is an intrinsic feature of the quality of life in the area and the regional ecosystem. The quality of Hayden Run and its tributaries shall be protected from the adverse impacts of development by this overlay district.

The overlay will prescribe the necessary development standards needed to protect the integrity of the waterway in addition to the tier one and tier two conservation priorities.

2.6 Greenspace & Natural Feature Acquisition

Washington Township shall not only protect natural resources



during the development process but also actively through acquisition.

Whenever it is possible and fiscally sound the Township shall acquire land with priority for the tier one and tier two conservation areas.

This shall be done through partnerships with organizations like MORPC Greenways, Ohio Department of Natural Resources, Ohio Department of Agriculture, and any other appropriate conservation organizations. Also partnerships with surrounding jurisdictions like the City of Dublin may yield means to jointly acquire resources that are important to both jurisdictions.

Additionally the Township will work with large lot property owners through easement programs and land donations efforts. This may be a way to preserve some of the resources in perpetuity at a low cost to the Township.

2.7 Support of the Hayden Run Greenways Plan

Washington Township shall support the policies of the Hayden Run Greenways Plan including a Hayden Run Greenway Trail along Hayden Run. The trail should use permeable surface coverage and may be located within the 150' buffer, but not closer than 60' from Hayden Run

Public Facilities Strategies

3.1 Partnerships

Formulate partnerships with the City of Dublin, City of Hilliard, the City of Columbus, Franklin County Board of Commissioners and their agencies and the Franklin County Engineer. Through this partnership Washington Township could encourage mitigation of the pressure on services resulting from development. An example is the Township joining the Franklin County Engineer, Dean Ringle, Clean Ohio Fund Stream Renaturalization project in the Hayden Run Headwaters.

Participate and encourage Township input on the contiguous jurisdictions comprehensive planning efforts including the Dublin Community Plan Update process currently underway and the Hayden Run Corridor Plan with the City of Columbus.



Formulate partnerships with the City of Dublin, City of Hilliard, the City of Columbus and the Franklin County Engineer for infrastructure improvements.

3.2 Concurrency

Washington Township shall promote and encourage whenever possible infrastructure improvements prior to new development.

3.3 Roadway Infrastructure

Discouraging land use changes in Washington Township and other jurisdictions that result in the need for substantial major road improvements. Mitigation in densities shall be also encouraged so that major roadway changes are not needed and Washington Township's system can remain rural in nature.

3.4 Connectors

Encourage a connection between Britton Road and Emerald Parkway to provide a north/south connector for the Township.

Encourage an east/northwest connector between Tuttle Crossing Boulevard and Columbus-Marysville Road (SR-161). This would correspond with the city of Dublin's proposal for the extension of Tuttle Crossing Boulevard northwest around Amlin, thus creating an east/northwest connector.

3.5 Alternate Funding Sources

Encourage the Board of Trustees and the Franklin County Engineer to examine alternate sources of funding for roadway improvements available from the state and federal governments.

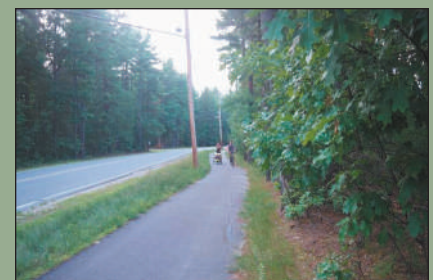
3.6 Land Acquisition

Encourage land acquisition in Washington Township to increase the number and/or size of the parks. Focus on creative land acquisition tactics. Examine opportunities for available and appropriate land within the Township for bicycle, pedestrian or horse trails such as the land currently housing underground infrastructure or rights-of-way in the Township.

Washington Township shall work with local, state and federal government agencies that have programs or monies available to assist in the acquisition of land.

3.7 Bicycle and Pedestrian Paths

Encourage creation of bike paths, walking paths and equestrian paths. Encourage their connection throughout the Township as



well as with the surrounding jurisdictions. Encourage other jurisdictions to consider preserving open space in developments to link to a greater regional system of networked open space.

The Township will work with the County Engineer to provide bike-way opportunities along roadway improvements in Washington Township.

3.8 Open Space Connection for Active Recreation

Encourage networks of connected open space in new developments and through greenways and public right-of-ways when possible. As well the Township should work with landowners on conservation easements and land donations to provide open space.

3.9 Priority Features for Acquisition

The Township shall pay special attention in the land acquisition efforts to the environmental, historical or cultural features within the Township that should be protected. The Township shall do this through purchase of land or conservation easements. These areas may include but are not limited to floodplains, wood lots, streams or their tributaries, and farmsteads. This land acquisition should protect the Hayden Run Headwaters.

3.10 Fees for Non-resident Use of Park Facilities

The Township should explore charging a fee for non-resident use of the Township park facilities.

3.11 Communication with Area Schools

The Township shall share this plan with the school districts so they are aware of the development priorities of Washington Township as well as the problems faced by the Township in mitigating this development.

3.12 Fire and EMS

The Township shall maintain existing mutual aid and automatic response agreements and continue to monitor these agreements for feasibility and appropriateness.

3.13 Police

The Township shall maintain existing Police coverage in the unincorporated portions of the Township with the Franklin County Sheriff's Office and continue to monitor these agreements for feasibility and appropriateness.



