

DISTRICT 3 - FRANKLIN COUNTY



ROUND 14

CLEAN OHIO CONSERVATION FUND

APPLICATION

Parts 1-7 required

Westchester Golf Course Acquisition

Columbus and Franklin County Metro Parks

1 original application + 12 hard copies and 1 electronic version

Deadline for submission is March 20, 2020

Metro Parks



1069 West Main St
Westerville OH 43081

Tel: 614.891.0700

TTY: 614.895.6240

Fax: 614.895.6208

www.metroparks.net

Park Commissioners:

George McCue

Jim McGregor

J.B. Hadden

Director:

Tim Moloney

Your Metro Parks:

Battelle Darby Creek

Blacklick Woods and
Golf Courses

Blendon Woods

Chestnut Ridge

Clear Creek

Glacier Ridge

Heritage Park
and Trail

Highbanks

Homestead

Inniswood Metro
Gardens

Pickerington Ponds

Prairie Oaks

Rocky Fork

Scioto Audubon

Scioto Grove

Sharon Woods

Slate Run Farm
and Park

Three Creeks

Walnut Woods

March 17, 2020

To: Mid-Ohio Regional Planning Commission
District 3, Natural Resources Assistance Council

Re: Clean Ohio Fund
Green Space Conservation Program

Columbus and Franklin County Metro Parks respectfully request your consideration for the Nature Reserves Park Acquisition and Westchester Park Acquisition applications for Round 14 of the Clean Ohio Green Space Conservation Program. Acquisition of these properties will ensure permanent protection of water quality and the riparian corridor of Walnut Creek in Franklin County.

Your consideration of these applications is appreciated. If additional information is needed, please do not hesitate to contact me at 895-6202.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Moloney", is written over the typed name and title.

Tim Moloney
Executive Director

District 3 - Clean Ohio Conservation Fund
Round 14

PART 1:

APPLICATION SUBMISSION CHECKLIST

DISTRICT 3 - FRANKLIN COUNTY
Round 14

Clean Ohio Conservation Fund

APPLICATION SUBMISSION CHECKLIST
(Required - Must Accompany Application)

Project: Nature Reserves Park Acquisition

Applicant: Columbus and Franklin County Metro Parks

The following items shall accompany your application in order for the District 3 staff to consider your application complete and eligible for funding this round.

1. OPWC Application for Financial Assistance Form, pages 1-6 and attachment A
2. District 3 - **Round 14** - Applicant Evaluation Criteria
3. Formal, Detailed Cost Estimate by Certified Individual
4. Summary of Appraisal – from an ODOT certified real estate appraiser
5. Approved Authorizing Legislation by governing body of the applicant
6. Certification of Local Match – signed by applicant's chief financial officer
7. Cooperation Agreement (if multi-jurisdictional)
8. Resolution of Support – refer to ORC 164.23 (B)(1)
9. Map Defining Geographic Scope of Project
10. Photographs of the Project Site
11. Supportive Documentation- letters, newspaper articles, etc.
12. Non-Profits – attach a copy of your IRS 501(c)(3) certification

I understand the staff administrative fee for the Clean Ohio Conservation Fund program is funded from a contribution of up to 1% of the original award. I also understand that all communities/non-profits etc. receiving Round 14 awards will receive an invoice during the second quarter of 2021 for Round 14 administrative services. Lastly, I understand that the contribution must come from local general funds and not from the award funds.

All funded District 3 projects are encouraged but not required to erect signage following District 3 signage guidelines. If signage is erected, a certification of signage location and a photo should be submitted to the District 3 liaison within one year of the project closeout date.

I certify that the items listed above are contained in the attached application.

 3/17/20
(Original Signature) (Date Signed) Tim Mowery
COCS: Franklin County Metro Parks Executive Director
(Certifying Community/Agency Representative - Type or Print Name and Title)

District 3 - Clean Ohio Conservation Fund
Round 14

PART 2:

OPWC APPLICATION

<http://www.pwc.state.oh.us/Documents/PWC0002.pdf>



Ohio Public Works Commission
Clean Ohio Fund - Green Space Conservation Program
Application for Financial Assistance

IMPORTANT: Please consult "Instructions for Financial Assistance", for guidance in completion of this form.

Applicant

Applicant: Columbus & Franklin County Metro Parks

District Number: 3 Subdivision Code: 199-02017 Date: 03/23/2020

Contact: Steve Studenmund, Planning Manager, Metro Parks Phone: (614) 895-6231
(The individual who will be available during business hours and who can best answer or coordinate the response to questions)

Email: studenmund@metroparks.net FAX: (614) 895-6208

Project Name: Westchester Golf Course Acquisition

County: Franklin Zip Code: 43110

Project

Applicant Type

(Select one)

- | | |
|--|---|
| <input type="checkbox"/> County (1) | <input type="checkbox"/> Conservation District (6) |
| <input type="checkbox"/> City (2) | <input type="checkbox"/> Soil & Water (7) |
| <input type="checkbox"/> Township (3) | <input type="checkbox"/> Joint Recreational District (8) |
| <input type="checkbox"/> Village (4) | <input checked="" type="checkbox"/> Park District / Authority (9) |
| <input type="checkbox"/> Nonprofit Organization (10) | |
| <input type="checkbox"/> Other (11) _____ | |

Funding Request Summary

(Automatically populates from page 2)

Total Project Cost: 1,710,000.00

Funding Requested: 1,282,500.00

Project Emphasis

(Automatically populates from Attachment A)

Primary: Water quality (6)

Secondary: Educational opportunities (5)

NRAC Recommendation (To be completed by the NRAC)

NRAC Priority: _____

Amount: _____ .00

For OPWC Use Only

Status

Funding Summary

Project Number: C _____

Grant Amount: _____ .00

Release Date: _____

Local Participation: _____ %

OPWC Approval: _____

OPWC Participation: _____ %

1.0 Project Financial Information (All Costs Rounded to Nearest Dollar)

1.1 Project Estimated Costs

Acquisition

Fee Simple	a.)	<u>1,700,000</u>	.00
Easement	b.)	_____	.00
Total Acquisition Costs	c.)	<u>1,700,000</u>	.00

Planning and Implementation

Appraisal	d.)	<u>3,000</u>	.00
Survey	e.)	<u>3,500</u>	.00
Title Work	f.)	<u>1,000</u>	.00
Closing Costs	g.)	_____	.00
Environmental Assessments	h.)	<u>2,500</u>	.00
Other _____	i.)	_____	.00
_____		_____	.00
_____		_____	.00
_____		_____	.00
Total Planning and Implementation	k.)	<u>10,000</u>	.00
Site Improvements	l.)	_____	.00
Permits, Advertising, Legal _____ 0 %	m.)	_____	.00
Contingencies	n.)	_____	.00 _____ 0 %
Total Estimated Costs	o.)	<u>1,710,000</u>	.00 _____ 100 %

1.2 Project Financial Resources

Local Resources

Local In-Kind or Force Account	a.)	<u>427,500</u>	.00
Applicant Contributions	b.)	_____	.00
Other Public Revenues			
Land Water Conservation Fund	d.)	_____	.00
Nature Works	e.)	_____	.00
Ohio Environmental Protection Agency	f.)	_____	.00
Ohio Department of Natural Resources	g.)	_____	.00
Other _____	h.)	_____	.00
Private Contributions: (e.g. Land Donation)	i.)	_____	.00
Subtotal Local Resources	j.)	<u>427,500</u>	.00 _____ 25 %

Clean Ohio Funds

Funds this NRAC	k.)	<u>1,282,500</u>	.00
Funds another NRAC	l.)	_____	.00
Subtotal Clean Ohio Funds	m.)	<u>1,282,500</u>	.00 _____ 75 %
Total Financial Resources	n.)	<u>1,710,000</u>	.00 _____ 100 %

1.3 Availability of Local Funds

Attach a statement signed by the *Chief Financial Officer* listed in section 5.2 certifying *all local resources* required for the project will be available on or before the earliest date listed in the Project Schedule section. The OPWC Agreement will not be released until the local resources are certified. Failure to meet local share may result in termination of the project. Applicant needs to provide written confirmation for funds coming from other funding sources.

1.4 Partnerships

List any partnership with other sources (i.e. is this part of a larger project or plan):

Metro Parks is the sole entity responsible for this application.

2.0 Project Schedule

2.1 Planning and Implementation	Begin Date: <u>05/01/2020</u>	End Date: <u>10/31/2020</u>
2.2 Land Acquisition / Easements	Begin Date: <u>11/01/2020</u>	End Date: <u>11/01/2021</u>
2.3 Site Improvements	Begin Date: _____	End Date: _____

Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by project official of record and approved by the Commission once the Project Agreement has been executed.

3.0 Project Description

- A: SPECIFIC LOCATION** (Supply a written location description that includes the project boundaries; although a map is required it does not replace this requirement. Include parcel numbers, noting if partial, and the number of deeds.) 1000 character limit.

This site is located off Bent Grass Boulevard in the Village of Canal Winchester, Ohio. This site includes 286 acres of floodplain, riparian corridor and stream habitat that is currently the Westchester Golf Course. This site is situated on both sides of OH-674 (Gender Road). East of Gender Road the site is bounded by a housing development off Mistover Lane and Snowberry Lane. North and east the site is bounded by two more housing developments.

West of Gender Road, the site is bounded on the south by Little Walnut Creek, the southwest by Canal Winchester Middle School, west by Walnut Creek Park, and north by the Villages at Westchester housing development.

The parcel numbers are 184-002101, 184-002102, 184-002105, and 184-001509.

- B: PROJECT COMPONENTS** (Describe the various components and attach proposed deed restrictions) 2,000 character limit.

This project includes several components. The site will conserve over 7,000 non-linear feet of Little Walnut Creek and contains a mix of floodplain, riparian, and grassland habitat. Currently the site is managed as a golf course.

Particular components of interest to Metro Parks are the riparian and floodplain corridors of this site. Metro Parks plan to implement improvements to the floodplain and wooded riparian corridors present on this site to improve ecosystem health, support biodiversity, manage invasive species and promote water quality in the Walnut Creek watershed.

This site is also adjacent to or in close proximity to three schools in the Canal Winchester school system. Canal Winchester Middle School is adjacent to this site and both Indian Trail Elementary and Winchester Trail Elementary School are located in the neighborhood directly north of the site. Metro Parks is excited to provide after-school access to protected green space, educational activities to support learning objectives, safe trails for commuting students and partnerships with local schools.

Other components of this site include opportunities to provide migratory and resident bird habitat, water quality and stormwater management improvements, and the conversion of a heavily-managed golf course to more naturally-managed protected open space. Existing cart paths will be utilized as multi-use trails.

- C: Terms of Easements:** 500 character limit.

There will be no easements granted, as this acquisition will be fee simple.

- D: Access:** (Location, if open to public, hours, public participation in planning process) 500 character limit.

This property will be made accessible to the public in accordance with Metro Parks' existing policies. The site will be open to the public 365 days a year free of charge. Hours of public access and public participation in site planning and design will be determined in an operational plan.

- E: Ownership / Management / Operation:** 500 character limit.

Metro Parks intends to retain ownership, management and operation of this property and to incorporate it as part of the Metro Parks system. Park improvements including re-purposing existing cart paths as multi-use trails, observation decks and shelters may be constructed on the property to provide access and opportunities for passive recreation and educational programming. Long-term management goals include riparian restoration and water quality improvements.

4.0 Project Officials

Changes in Project Officials must be submitted in writing from an officer of record.

4.1 Chief Executive Officer (Person authorized in legislation to sign project agreements)

Name: Tim Moloney
Title: Executive Director
Address: 1069 W Main Street

City: Westerville State: OH Zip: 43081
Phone: (614) 895-6202
FAX: (614) 895-6208
E-Mail: moloney@metroparks.net

4.2 Chief Financial Officer (Can not also serve as CEO)

Name: Rick McGivern
Title: Finance Director
Address: 1069 W Main Street

City: Westerville State: OH Zip: 43081
Phone: (614) 895-6204
FAX: (614) 895-6208
E-Mail: rpmcgivern@metroparks.net

4.3 Project Manager

Name: Steve Studenmund
Title: Planning Manager
Address: 1069 W Main Street

City: Westerville State: OH Zip: 43081
Phone: (614) 895-6204
FAX: (614) 895-6208
E-Mail: studenmund@metroparks.net

5.0 Attachments / Completeness review

Confirm in the boxes below that each item listed is attached (Check each box)

- A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- A certification signed by the applicant's chief financial officer stating the amount of *all local share* funds required for the project will be available on or before the dates listed in the Project Schedule section.
- A cooperative agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance).
- OPWC Proposed Declaration of Restrictions; also include restrictions for any other funding sources.
- Information concerning the coordination and / or participation by local subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- For site improvements: Formal estimate by architect, landscape architect, or other professional, or quotes.
- Supporting Documentation: Materials such as additional project description, photographs, and / or other information to assist your NRAC in ranking your project including supplements which may be required by your local NRAC. Appraisals must be in conformance with OPWC appraisal standards.

6.0 Applicant Certification

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission as identified in the attached legislation; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project as defined in the application has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Tim Moloney EXECUTING DIRECTOR
Certifying Representative (Printed form, Type or Print Name and Title)

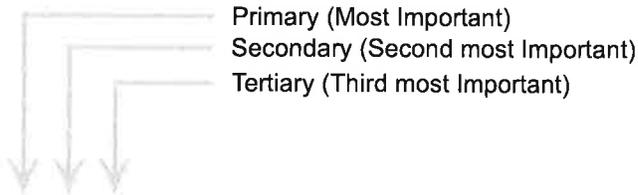
[Signature] 3/17/20
Original Signature / Date Signed

Attachment A

Project Emphasis

(ORC 164.22)

Select the projects primary emphasis in the first column. If the project has more than one emphasis, then prioritize in order of decreasing emphasis using the second and third columns. Select one item for each column. You may add a supplemental sheet if you want to provide additional information on the project's value.



- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Supports comprehensive open space planning; Incorporates aesthetically pleasing and ecologically informed design |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Enhances economic development that relies on recreation and ecotourism in areas with relatively high unemployment and lower incomes |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Protects habitat for rare, threatened, and endangered species or the preservation of high quality, viable habitat for plant and animal species |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Preserves existing high quality wetlands or other scarce natural resources |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Enhances educational opportunities and provides physical links to schools and after-school centers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Preserves or restores water quality, natural stream channels, functioning floodplains, wetlands, and/or streamside forests. Preserves or restores other natural features that contribute to the quality of life and to state's natural heritage |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduces or eliminates nonnative, invasive species of plants or animals |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Allows proper management of areas where safe fishing, hunting, and trapping may take place in a manner that will preserve a balanced natural ecosystem |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Increases habitat protection |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Included as part of a stream corridor-wide or watershed-wide plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Provides multiple recreational, economic, and aesthetic preservation benefits |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Preserves or restores floodplain and streamside forest functions |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Preserves headwater streams |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Restores and preserves aquatic biological communities |

**District 3 - Clean Ohio Conservation Fund
Round 14**

PART 3:

APPLICANT EVALUATION

CRITERIA

See Appendix 7 - Glossary of Terms for a definition of terms used.

See the following websites for supportive documentation for Part 7.

Beneficial use designations (for streams)

<http://www.epa.state.oh.us/portals/35/rules/01-09.pdf>

Ohio Primary Headwater Habitat Streams (for headwater streams)

<http://www.epa.ohio.gov/dsw/wqs/headwaters/index.aspx>

Ohio Rapid Assessment Method for Wetlands (ORAM) Documents (for wetlands)

<http://epa.ohio.gov/dsw/401/ecology.aspx>

Ohio Natural Heritage Database (rare plants and animals)

<http://wildlife.ohiodnr.gov/species-and-habitats/ohio-natural-heritage-database>

Ohio Credible Data Program

<http://www.epa.ohio.gov/dsw/credibledata/index.aspx>

Additional information is available at the Clean Ohio Fund website:

<http://clean.ohio.gov/GreenSpaceConservation/Default.htm>

Franklin County
DISTRICT 3 – APPLICANT EVALUATION CRITERIA

**CLEAN OHIO CONSERVATION FUND
ROUND 13**

Applicant Name: Columbus & Franklin County Metro Parks

Applicant Contact: Steve Studenmund

SECTION 1 – PROJECT EMPHASIS

√ Check all criteria that apply. Provide a brief description and documentation on how your project emphasizes these criteria on a separate sheet of paper. If no written description or documentation is provided in Part 7- Supportive Documentation no points may be given.

- (1) The support of comprehensive open space planning and incorporation of aesthetically pleasing and ecologically informed design
- (2) The enhancement of economic development that relies on recreation and eco-tourism in areas with relatively high unemployment and lower incomes
- (3) The protection or increase of protection for rare, threatened, and endangered species or the preservation of high-quality, viable habitat for plant and animal species
- (4) The preservation of existing high-quality wetlands or other scarce natural resources within the geographical jurisdiction of the council
- (5) The enhancement of educational opportunities and provision of physical links to schools and after-school centers
- (6) The preservation or restoration of water quality, natural stream channels, functioning floodplains, wetlands, streamside forests, or other natural features that contribute to the quality of life in this state and to the state's natural heritage
- (7) The reduction or elimination of non-native, invasive species of plants or animals
- (8) The proper management of areas where fishing may take place in a manner that will preserve a balanced natural ecosystem
- (9) Inclusion as part of a stream corridor-wide or watershed-wide plan
- (10) The provision of multiple recreational, economic, and aesthetic preservation benefits
- (11) Protection and enhancement of riparian corridors or watersheds by fee simple acquisition of lands OR acquisition of conservation easements
- (12) The restoration or preservation of headwater streams
- (13) The restoration and preservation of aquatic biological communities

SECTION 3 – PROJECT EMPHASIS

Provide a brief description and documentation on how your project emphasizes these criteria on a separate sheet of paper. If no written description or documentation is provided in Part 7- Supportive Documentation no points may be given.

- X (1) The support of comprehensive open space planning and incorporation of aesthetically pleasing and ecologically informed design

Metro Parks is guided by several principles that ensure the support of comprehensive open space planning and aesthetically-pleasing and ecologically-informed design. Metro Parks' Strategic Plan calls for the conservation of open spaces, with the specific objective of "acquiring land that protects bodies of water, riparian corridors and diverse wildlife or endangered plants" (Metro Parks Strategic Plan, 14).

The proposed project site contains approximately 286 total acres, with 150 acres of riparian corridor, floodplain and stream. All actions taken by Metro Parks to conserve and manage the site as protected green space will be guided by Metro Parks' Strategic Plan, with an emphasis on preserving or enhancing the ecological functions of the site and providing beautiful, natural space for residents and visitors to the area.

Additionally, this project supports goals and objectives outlined in the Big Walnut Creek Watershed Action Plan, as the Little Walnut Creek which runs through the property is part of the larger Walnut Creek Watershed. This project also preserves dedicated open space for the community of Canal Winchester.

- X (3) The protection or increase of protection for rare, threatened, and endangered species or the preservation of high-quality, viable habitat for plant and animal species

Metro Parks is committed to the preservation of unique, rare and high-quality habitats. Riparian corridor habitat is a key feature of any watershed system, providing several ecological benefits and functions that promote the overall health of that system (Brooks *et al.*, 1998), including reducing erosion (Trimble, 1997), improving water quality (Miserendino *et al.*, 2011), mitigating agricultural runoff (Stauffer *et al.*, 2007) and providing habitat for birds, mammals, invertebrates and plants (Naiman *et al.*, 1993).

Additionally, Metro Parks manages all waterways on its properties to promote high water quality, robust diversity of plants, animals and invertebrates and restore or maintain ecological function.

By acquiring this site, Metro Parks would preserve a diverse patchwork of habitats, including floodplain, upland, riparian woodland and over 7,000 non-linear feet of the Little Walnut Creek itself.

- X (5) The enhancement of educational opportunities and provision of physical links to schools and after-school centers

An exciting feature of this site is its proximity to three schools: Canal Winchester Middle School, which is located adjacent to the site in the southwest, and two elementary schools, Winchester Trail Elementary and Indian Trail Elementary. Both elementary schools are north of the project site in one of the adjacent housing developments.

All three of these schools will be near the project site, providing Metro Parks with the opportunity

to 1) collaborate closely with teachers and education staff to provide opportunities for outdoor and environmental education, 2) provide alternatives for transportation, such as walking on park trails versus taking a school bus and 3) providing safe green space for children to recreate in before or after school.

Metro Parks has several program and outreach initiatives already in place at other parks that could be easily implemented at this site to enhance educational opportunities, such as the SEED (Students Exploring Ecosystem Dynamics) program, which combines school visits from Metro Parks educators and field trips to parks to support the State's fifth grade science core curriculum.

X

(6) The preservation or restoration of water quality, natural stream channels, functioning floodplains, wetlands, streamside forests, or other natural features that contribute to the quality of life in this state and to the state's natural heritage

This site contains over 150 acres of floodplain, natural stream channels and streamside, riparian woodland. By acquiring this land Metro Parks would preserve these features and enhance others, improving the overall ecological function of a site that is currently a heavily-managed golf course.

While golf courses provide recreation and revenue, golf courses often degrade the overall quality of the environment and/or habitats they encompass (Balogh & Walker, 1992). Regular mowing, regular treatment of pesticides, herbicides and other chemicals, habitat fragmentation the installation of non-natural features, such as sandbars, all degrade the quality of natural habitat (Lewis *et al.* 2001).

Metro Parks will develop a Resource Management Plan for this site that will examine current site management practices and recommend strategies to reduce harmful practices, promote ecosystem health and better manage the site with ecological function and conservation best practices in mind.

X

(7) The reduction or elimination of non-native, invasive species of plants or animals

Removing non-native and invasive species of plants and animals is an ongoing effort at all Metro Parks properties. Metro Parks will develop a Resource Management Plan for this site, including an invasive species management component, after the site's acquisition.

X

(8) The proper management of areas where fishing may take place in a manner that will preserve a balanced natural ecosystem

While a specific plan for this site, including an inventory of all types of recreation that will be available at this site, has not yet been developed, this site includes a portion of the Little Walnut Creek and it is possible that fishing will be permitted.

Metro Parks allows fishing at many of its parks and waterways. Where fishing is permitted, Metro Parks takes several steps to prevent fishing from negatively impacting the ecosystem, including imposing bag limits (typically in accordance with limits set by the Ohio Division of Natural Resources), restricting fishing access to specific age groups (i.e. children younger than sixteen or adults older than sixty-five), stocking popular native sportfish to relieve the pressure on other species and limiting fishing to particular areas or seasons.

Metro Parks also conducts regular aquatic surveys to evaluate the health of systems where fishing is permitted.

X

(9) Inclusion as part of a stream corridor-wide or watershed-wide plan

Metro Parks' acquisition of this site supports not only the goals and objectives of Metro Parks but would also support goals and objectives identified by the Big Walnut Creek Watershed Action Plan and Inventory, developed in 2008.

The Little Walnut Creek is a tributary of the larger Big Walnut Creek, which is itself a tributary of the Scioto River.

Metro Parks already manages several acres of the watershed; Walnut Woods Metro Park is only a few miles downstream from the proposed project site.

Specific goals and objectives that this project supports can be found in Section 2. The Big Walnut Creek Watershed Action Plan and Inventory can be found in Part 7.

X

(10) The provision of multiple recreational, economic, and aesthetic preservation benefits

This property will be managed according to Metro Parks' guiding principles as defined in the Strategic Plan, which strives to balance the recreational needs of Franklin County residents with economically-sound management strategies and the conservation of open spaces in Franklin County.

The site will support multiple types of recreation, including bird-watching, hiking, canoeing and kayaking on the creek, community events and jogging. Existing cart paths and structures will be utilized and new amenities to support visitor recreation may be considered.

Metro Parks is funded primarily through Franklin County taxes, as well as additional grants or donations and funds generated through shelter reservations, and strives to be a good steward of taxpayer funds. This site will be managed under those same principles to ensure that the best value for the taxpayers' money is put back into an aesthetically-pleasing, ecologically-balanced green space for use and enjoyment.

X

(11) Protection and enhancement of riparian corridors or watersheds by fee simple acquisition of lands OR acquisition of conservation easements

This acquisition will protect several acres of riparian corridor and stream in the Big Walnut Creek Watershed. This will be a fee simple acquisition, with Metro Parks providing 25% matching funds.

X

(13) The restoration and preservation of aquatic biological communities

This site will include a portion of Little Walnut Creek. While no QHEIs or other assessment measures have been undertaken to determine the exact health of the stream, Metro Parks is committed to promoting biodiversity and preserving the health of all its properties, including streams and waterways.

A site-specific management plan will be created to identify best practices to support this site's aquatic biological communities. Metro Parks has restored and preserved several sensitive stream habitats, including the Big and Little Darby Creeks, Spring Run in Westerville, portions of the

Scioto River, and other waterways.

SECTION 2 – LOCAL COORDINATION & SUPPORT

Provide a written response to each criteria below and provide documentation where needed to indicate how your projects meets this criteria. Use a separate sheet of paper if needed.

- 14. Has land been donated for this project?** If yes, please describe in-kind contributions or donations. Attach a copy of the appraisal.

No, the land has not been donated under the scope of this project. Metro Parks will provide 25% matching funds.

- 15. What agencies and organizations have been involved in the planning and preparation of this project application?** Provide list of agencies and organizations and contacts.

Metro Parks is the sole agency responsible for this application. This project will be coordinated with the Westchester Golf Course, the adjacent community and the Village of Canal Winchester, as the proposed project site shares boundaries with the existing Walnut Creek Park, Canal Winchester Middle School and several housing developments. Coordination with Homeowners Associations is also expected.

Letters of support can be found in Part 7.

What level of coordination has each agency or organization provided?

(Applicant must document how project carries out goals of multiple agencies and organizations.)

Metro Parks has completed this application and will be the sole organization responsible for development of the site. Further coordination with local partners, most notably the Village of Canal Winchester, where the site is located, may occur later in the project, but during the acquisition phase Metro Parks remains the sole organization involved in the project.

Other organizations have provided letters of support, found in Part 7.

- 16. Describe the level of conservation coordination this project provides to another related project or how it ties areas together with other open space, riparian corridor, trails, farmland protection or urban revitalization projects.** Please explain how this project fits into another related project or links an area together.

Metro Parks' most recent Strategic Plan, developed and approved in 2016, and its 2018 Levy planning efforts recognize the need for the Park District to grow parallel to the growth of Central Ohio. With the southeastern municipal areas (Groveport, Canal Winchester, Lancaster, Obetz and others) growing, the need for protected green space in those areas is also increasing.

New park locations and new trail corridors in this area have been identified. A core promise in the 2018 Levy cycle, which went into effect in 2019 and will remain until 2029, was the development of three new parks. Metro Parks is committed to putting every Franklin County resident within five miles of a Metro Park. The acquisition of this site would further those goals.

Additionally, Canal Winchester has been identified as one of the fastest-growing communities in Ohio (see Part 7 for supporting articles). The Greater Columbus Metropolitan Area, of which Canal Winchester is a part, is projected to see increasing growth throughout the next 20 to 25 years, adding as many as a million new residents to the area. Several developments in the Canal Winchester area have occurred in recent years, including residential, industrial and commercial developments.

The development of dedicated green space in a rapidly-growing area such as Canal Winchester supports overall community development, provides benefits to local homeowners and improves the quality of life for residents of the area while also supporting the local environment and increasing the overall acreage of conserved green space in an area that is rapidly urbanizing.

The restoration of a riparian corridor along Walnut Creek also supports the goals outlined in the Lower Big Walnut Creek Watershed Action Plan and Inventory, prepared by the Friends of Big Walnut Creek. The stated goal of this Action Plan is "to bring all stream segments up to full water quality attainment and to maintain that status" (Big Walnut Creek Watershed Action Plan, 16-17). Riparian buffers provide numerous benefits to water quality, including nutrient uptake, habitat improvement, increased nutrient cycling and mitigation of flooding effects (Naiman *et al.*, 1993), all of which improve water quality and support the Watershed Action Plan's goals.

Relevant pages of the Metro Parks Strategic Plan and the Big Walnut Creek Watershed Action Plan can be found in Part 7.

17. Describe the benefits that the proposed project will bring to Franklin County. (Please explain)

Economic:

Open space acquisition provides many economic benefits, including the creation of more jobs through the design, planning and construction of a site. While Metro Parks does much of its long term site maintenance and park operation internally, in the planning, design and initial development phase Metro Parks bids out various contracts. Metro Parks also creates jobs internally, as park properties require maintenance, ranger and management staff.

Parklands are attractive features for both homebuyers and businesses. Local parks increase the value of homes, drawing people into areas with access to green space ("Economic Benefits of Parks"), and businesses such as retail, food service and entertainment follow residential growth. This project would provide several hundred acres of protected green space, increasing the property values of several adjacent housing developments (the Villages at Westchester, Walnut Brook Estates and Ashbrook Village, among others) and proving further economic development to the area through increased ecotourism.

Parks and open green space are proven to lower public health costs ("Economic Benefits of Parks"). By providing opportunities for exercise and mental, emotional and physical enrichment, parks and trails improve physical and mental health, decreasing short-term and long-term health care costs.

In addition to the above benefits, by improving the riparian corridor of Walnut Creek and restoring ecological function, this project will improve stormwater management in the watershed, reducing costs associated with stormwater treatment and flooding (Tourbier, 1994).

Social/Recreational:

Parkland and green space had noted benefits for the communities in which they are located. This site will provide opportunities for recreation, such as hiking, bird-watching, jogging and canoeing or kayaking. Fishing may be permitted at this site, as fishing is permitted at the nearby Walnut Woods Metro Park.

This site will also provide space for recreation to three nearby schools, Canal Winchester Middle School, Winchester Trail Elementary and Indian Trail Elementary. Specific goals and amenities for this site may be considered during the development of a site-specific management plan.

This site will be able to serve as a gathering space for the community. Many Metro Parks host various events, including weddings, workshops, scout troop meetings, graduation parties, birthday parties and more.

Additionally, the conversion of this site to parkland from a golf course will make an area previously accessible by fee free and available to all visitors. Metro Parks does not charge entry, use or parking fees for any of its parks, so this acquisition will open approximately 55 acres of green space to the public. The golf paths will now become multi use trails.

Environmental:

The main environmental focus of this project is on improving the quality of the riparian corridor along the banks of Walnut Creek. Healthy, functional riparian corridor provides several environmental and ecological benefits to the overall system, including mitigating the effects of agricultural runoff, nutrient loading (Stauffer *et al.*, 2000), streambank erosion (Trimble, 1997), flooding (Miserendino *et al.*, 2011) and habitat degradation (Brooks *et al.*, 1998). This proposed project will add approximately 150 acres of floodplain, wooded riparian corridor and grassland. Over 7,000 nonlinear feet of Little Walnut Creek are included in the proposed site.

Improving the riparian habitat, floodplain and other areas of the site will also have positive impacts on the water quality of the site and the greater Walnut Creek Watershed. Converting the site to parkland from a golf course will reduce the amount of chemicals, pesticides and fertilizer present in the floodplain and restored stream function will better filter out environmental contaminants and runoff from nearby agricultural and industrial land.

The Big Walnut Watershed, of which Walnut Creek is a part, has seen occurrences of 120 species of birds, 44 species of freshwater fish, 12 species of freshwater mussels and diverse macroinvertebrate populations (Big Walnut Creek Watershed Action Plan, 47-52).

While no endangered species have been recorded on this property, the Big Walnut Watershed Action Plan and the ODNR National Heritage Database note the presence of several endangered or threatened species in the watershed, of which this property is a part. The state-endangered *Etheostoma maculatum* (Spotted Darter) was last seen in the watershed in 1961 (Big Walnut Creek Watershed Action Plan, 47) and a state-threatened orchid, *Triphora trianthophora* is native to the watershed.

The Big Walnut Watershed Action Plan notes that there is lack of available data for the area as a whole. Occurrences of endangered, threatened or rare species are done by individuals and organizations, and a lack of data does not necessarily mean that species of concern are not present in the watershed.

- 18. What is the extent of public access once the project is completed?** Please list days and hours of operation or how appointments can be made.

All Metro Parks properties are open and available to the public 365 days a year, free of charge. An operational plan will be established during development of the park property to determine specific hours of operation, but most Metro Parks are open between the hours of sunrise and sunset, or between 6:30 a.m and 10:00 p.m., depending on operational needs.

The adjacent Walnut Creek Park, managed by the Village of Canal Winchester, is open between 8:00 a.m. and 4:30 p.m. during the week and between 7:00 a.m. and 8:00 p.m. The effect of these hours on Metro Parks operation within the proposed site, if any, will be determined in the site operational plan.

Metro Parks-managed greenway trails are accessible to the public free of charge during all hours of the day and night and in all weather conditions.

- 19. What agency will be responsible for the long term maintenance of this project?**
Describe how your organization/agency will operate and maintain this project once it is completed.
Provide a long term operation and maintenance plan.

Metro Parks will be solely responsible for the long-term maintenance and operation of this property. Specific resource management needs and maintenance plans will be developed in a site-specific operational plan, as per Metro Parks guidelines, with input from park staff and Resource Management.

On-site maintenance will include trash removal, trail surface repair, removal of hazardous trees and brush, removal of snow and ice, mowing, riparian planting and maintenance and the installation and upkeep of visitor amenities.

Our Resource Management team will be responsible for promoting optimal biodiversity, healthy habitat and functional riparian corridor through the removal of invasive species, the planting and propagation of native species, wildlife management and habitat control. This site will fall under the management of the Land Management Coordinator for the southeastern quadrant of the District.

Water quality and stream health of Walnut Creek and its tributaries within this site will include periodic water chemistry testing, mussel, fish and invertebrate surveys and overall quality assessments. Methods of assessment may vary depending on best practices determined by Resource Management staff.

- 20. How is this project cost effective?**

What is the total project cost per acre or post restoration cost per linear foot of stream restored by the project? (Example: Applicant is purchasing 10 acres of land for a total project cost of \$100,000; the cost per acre is \$10,000.)

The total cost per acre for this project is \$5,979. Metro Parks is purchasing approximately 286 acres of land for \$1,710,000.

What is the project cost per acre or post restoration cost per linear foot of stream restored using Clean Ohio Conservation Funds? (Example: Applicant is purchasing 10 acres of land and requesting \$50,000 in COCF funds; the cost per acre is \$5,000.)

Metro Parks is asking for Clean Ohio Conservation Funds in the amount of \$1,282,500. This acquisition is for approximately 286 acres of land, therefore the cost per acre provided by COCF funds is \$4,484.

SECTION 3 – ADDITIONAL CRITERIA

Please provide a written response to each criteria below and provide documentation where needed to indicate that your projects meets this criteria. Use a separate sheet of paper if needed.

Riparian Buffers:

21. **Does this project provide an adequate width of riparian buffer? How many feet from top of bank per side are provided? If this is an enhancement project, how many linear feet of stream or acres of habitat will be restored?**

The project will provide adequate protection of approximately 150 acres of floodway and floodplain of Walnut Creek. The floodway reaches 1,200 feet wide at certain points that will be protected. Over 7,000 nonlinear feet of Little Walnut Creek are included in the proposed site.

Regional Significance:

22. **What is the impact on the geographic area or watershed? Is it regionally significant because of its impact on passive recreation or its impact on a natural area in terms of geography and watershed or both? Please explain.**

This acquisition will improve the quality of the immediate habitat around Little Walnut Creek and will also positively impact the larger Big Walnut Creek Watershed, of which Little Walnut Creek is a tributary.

This site is currently a golf course. Golf courses tend to negatively impact their local environments through runoff and accumulation of herbicides and other chemicals, habitat fragmentation and high water use (Balogh & Walker, 1992).

Metro Parks intends to restore more natural function to the site through improving the floodplains, riparian corridor and grassland areas of the site. Healthy riparian corridor has many positive effects on its watershed and improves water quality not just in a specific location but along the watershed downstream (Brooks *et al.*, 1998).

Natural Resources Viability:

23. **How important is the project to the viability of the natural resources affected by the project? Does your project protect any of the following groups, if so please name the species and explain? (Supportive documentation by ODNR or other qualified entity is required.)**

globally endangered species or biological community

State Natural Heritage Inventory (NHI) endangered, rare, threatened or otherwise listed species:

If yes, how many endangered species? _____

If yes, how many rare species? _____

If yes, how many threatened species? _____

If yes, how many otherwise listed species? _____

regionally endangered biological community

threatened biological community or an example of Ohio's natural heritage

As noted in the Big Walnut Watershed Action Plan, the Big Walnut Watershed, of which this site is a part, has historically been a diverse, robust community with hundreds of species of birds, plants, animals, fish and invertebrates recorded. Metro Parks currently does not have any data

more recent than 2008 to support the presence of State threatened or endangered species, but several species of concern have been recorded in the watershed before (Big Walnut Watershed Action Plan, 47-54).

If Enhancement project:

Provide relevant pre- and post-construction metrics, such as QHEI for stream restorations or ORAM for wetlands. Who provided these scores? Must provide name, title and relevant qualifications, training, or certification (such as QDC – Qualified Data Collector as specified in ORC 6111.50-56 and OAC 3745-4-03). Provide supporting document and concept plan.

Metro Parks does not have QHEI or ORAM scores for this site, as Metro Parks is not the site's owner. Necessary metrics may be taken after the site's acquisition to best assess the overall health of the site and to best guide management actions taken to restore and preserve the site.

Urban Environment

- 24. Is this project located within an urban area inside or contiguous to the 270 outer belt?**
Describe the unique benefits as related to preserving natural resources in an urban environment.

This project is not inside the I-270 outerbelt. The site can be accessed off of SR-674. It is near US-33 East, which can be taken to I-270. The surrounding area is suburban and rural.

Other Relevant Factors:

- 25. Briefly describe any additional benefits, considerations, or metrics not addressed above that you feel should be considered in the evaluation of this project. Examples: unique partnerships; innovative techniques; special opportunities; leveraging other funds that will be lost; proximity to schools and other educational areas and other unique factors) Please limit your response to 1 page or less.**

This site offers Metro Parks the opportunity to directly connect to one school, Canal Winchester Middle School, and also serve two elementary schools. Metro Parks believes in fostering strong cooperative relationships with local entities and this site would provide middle school- and elementary school-aged children with opportunities for recreation outside in a safe green space.

The benefits of green space for children are well-documented. Nature play boosts a child's mental and physical health, educates a child about the environment and ecological processes, promotes problem-solving (Gill, 2014) and fosters a pro-environmental attitude (Chawla & Cushing, 2007).

By providing three local schools with space to play, explore and learn Metro Parks will have an opportunity to positively impact the lives of Franklin County's next generation.

Economic condition of community where project is located

- 26. In what political jurisdiction/community is the project located?**

This project is located in the community of Canal Winchester, a fast-growing community southeast of Columbus. The site is within Madison Township and is also inside Franklin County. Near the site are the communities of Lithopolis and Groveport.

SECTION 4 – CONTACT WITH PROPERTY OWNER

Communications with Land Owner

27. What communications if any has the applicant had with the land owner?

Name of Property Owner(s) Westlinks Inc

Address: 6300 Bent Grass Blvd, Canal Winchester, Ohio **Parcel #:** 184-002101, 184-002102, 184-002105, 184-001509

A. Has anyone contacted the property owner about acquisition?

Yes No

If yes, who contacted the property owner? Steve Studenmund

Type of contact: In Person By Phone By Email Other

Date of contact: On going since March 2020

B. Is the property owner cooperating with the applicant?

Yes No

C. Does the applicant have a "letter of intent" from the land owner(s)?

Yes No

If yes, you must include a copy of the letter of intent in Part 7 – Supportive Documentation

D. Does the applicant have a signed purchase agreement with the land owner(s) or ownership of the land?

Yes No

If yes, you must include a copy of the agreement in Part 7 – Supportive Documentation

District 3 - Clean Ohio Conservation Fund
Round 14

PART 4:

COST ESTIMATES*

Construction or Restoration:

- **Formal Detailed Estimate of Project's Cost**
Provided by architect, landscape architect, or other professional

Land Acquisition:

- **Appraisal**
An appraisal from an ODOT state certified real estate appraiser shall accompany your application

Life Estate:

- Must provide a separate appraised value for just the "Life Estate" portion along with the appraisal for the entire acquisition at time of submission.

* Note include cost to erect signage for: 1) Temporary Construction; 2) Conservation Easements; and 3) Permanent Acquisitions. See signage guidelines.



**Ohio
Real
Estate
Consultants, Inc.**

*Real Estate Appraisers
and Consultants*

Thomas R. Horner, MAI – Pres.
Justin M. LeVols, MAI
Kenneth H. Bowen, MAI
Tammy L. Donaldson, G.C.
Timothy S. Gelger, R.L.
John C. Horner, Appraiser Trainee
Patrick J. Smith, Appraiser Trainee
David H. Horner, Appraiser Trainee
Debbie Ballard – Admin. Asst.

March 17, 2020

Columbus and Franklin County Metro Parks
c/o Mr. Steve Studenmund
Planning & Design Manager
1069 W. Main Street
Westerville, OH 43081

Dear Mr. Studenmund:

At your request, I am submitting this appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). I have inspected the subject property and have gathered and analyzed applicable market and economic data. The purpose of this appraisal is to provide you with an estimate of the subject's market value, fee simple estate, as-is, as of February 25, 2020, the date of my most recent inspection.

The subject of this appraisal is a 285.67± acre site identified as 3 separate tax parcels located in Madison Township, Canal Winchester, Franklin County, OH. The site is currently operated as Westchester Golf Course and is improved with a golf cart storage barn and maintenance building. The clubhouse and its allocated site area (5.5± acres) have been excluded from this appraisal. The site is zoned PUD (Planned Unit Development) in Madison Township - Canal Winchester Corp. The property is deed-restricted to golf or green space use only. Both public water and sanitary sewer service are available to the site.

Value Conclusion

As a result of my appraisal and analysis, it is my professional opinion that the market value, fee simple estate, of the subject property (285.67± acres), as-is, as a whole, in terms of financial arrangements equivalent to cash, as of February 25, 2020, the date of my most recent inspection, is:

**One Million Seven Hundred Thousand Dollars
(\$1,700,000)**

Allocated:
\$5,951 per Acre

**201 Bradenton Avenue
Dublin, Ohio 43017
Phone: 614/791-0038
Toll Free: 800/536-0038
Fax: 614/791-8956
Info@ohiorealestate.org
www.ohiorealestate.org**

**Appraisal Report
Westchester Golf Course
6300 Bent Grass Boulevard
Madison Township, Canal Winchester, OH 43110**

Page 2

I hereby certify that I have no present or future contemplated interest in the subject property and that my fee for this analysis is in no way contingent upon the value estimates reported herein.

I have not been provided with any information pertaining to the presence of hazardous substances influencing the subject. The value estimates presented herein assume that no such conditions adversely affect the value of the subject property. If additional information is required, the client is advised to obtain the services of a qualified environmental engineer.

To the best of my knowledge, this appraisal report adheres to the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute and the Appraisal Foundation, as well as the client's appraisal requirements. I hereby certify that this assignment is within the scope of my certification.

Thank you for this opportunity to be of service.

Sincerely,

OHIO REAL ESTATE CONSULTANTS, INC.



Thomas R. Horner, MAI, AI-GRS, ASA, SRA
Ohio Certified General Real Estate Appraiser No. 380180

**Fee Proposal – Appraisal Services
January 28, 2020
Ohio Real Estate Consultants, Inc.**

Client: Columbus and Franklin County Metro Parks

Delivery Address: c/o Steve Studenmund
Planning & Design Manager
1069 W. Main Street
Westerville, Ohio 43081

Client Contact: Steve Studenmund **Phone:** 614-895-6231
Email: studenmund@metroparks.net

Assignment Type: Appraisal

Value: Market Value

Valuation Date: Date of Inspection

Compliance: Uniform Standards of Professional Appraisal Practice (USPAP) and Clean Ohio Requirements

Prior Appraisal: None

Intended Use: Purchase Decisions

Intended Users: Client, Clean Ohio Fund, Property Owner and Their Representatives

Description: 250± Acres

Location: Lithopolis Rd. (Westchester Golf Course)
Madison Twp., Franklin County, Ohio

Parcel #s:	Parcel ID ▲	Address	Owner 1
	184-002101-00	6300 BENT GRASS BL	WESTLINKS INC
	184-002102-00	6300 BENT GRASS BL	WESTLINKS INC
	184-002105-00	6300 BENT GRASS BL	WESTLINKS INC

Owner: Westlinks LLC

Property Contact: Please Provide (*For Inspection*) **Phone:** Please Provide

Comments: Subject appears to be 250± acres of a 291± acres operating golf course. The 250 acres will be treated as land value only as an individual asset. A before and after approach will not be applied.

District 3 - Clean Ohio Conservation Fund
Round 14

PART 5:

REQUIRED CERTIFICATIONS/AGREEMENTS

- ***Authorizing Legislation***

A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts.

- ***Cooperation Agreement***

Required if the project involves more than one entity – This document should identify the fiscal and administration responsibilities of each participant.

- ***Resolution of Support***

(Reference ORC 164.23(B))

- ***Certification of Local Match***

A certification signed by the applicant's chief financial officer stating all local and other share funds required for this project will be available

RESOLUTION NO. 5835

AUTHORIZING SUBMISSION OF THREE APPLICATIONS TO THE CLEAN OHIO GREEN SPACE CONSERVATION FUND FOR PROPERTIES IN FRANKLIN COUNTY

WHEREAS, Metro Parks is looking to acquire three potential properties and would like to submit Clean Ohio Green Space Conservation grants to assist in funding; and

WHEREAS, property owned by:

- Nature Reserves, LLC consisting of approximately 40 acres, more or less, located in the City of Columbus and Franklin Township, Franklin County, Ohio
- Westlinks Inc. consisting of approximately 290 acres, more or less, located in the Village of Canal Winchester, Franklin County, Ohio
- Hartman Farms, consisting of approximately 350 acres, more or less, located in the City of Columbus, Ohio

WHEREAS, this Board deems these purchases as desirable for the preservation and development of park land and to be in the public interest; and

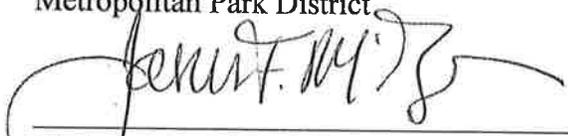
WHEREAS, Metro Parks is required to submit a resolution of support from its Board for the Clean Ohio grant application process, and the grant applications are due March 20, 2020; and

WHEREAS, grant applications will be submitted to the Clean Ohio Fund to assist with the purchase of these properties, which, if approved, may provide up to 75% of the cost of acquisition; Now, Therefore,

BE IT RESOLVED, that the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District hereby authorizes the Executive Director to submit three grant applications to the Clean Ohio Fund through the Ohio Public Works Commission, District 3 Natural Resources Assistance Council, to request funds to be used towards the purchase, to certify a copy of this resolution to be submitted with the Clean Ohio applications, and if the grants and purchase agreements are approved, to execute contracts and covenants necessary to receive these funds and to commit Metro Parks to manage these properties for park purposes.

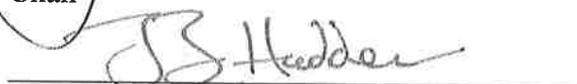
Adopted this 18th day of February, 2020.

BOARD OF PARK COMMISSIONERS
Columbus and Franklin County
Metropolitan Park District


Chair

Attest:


Executive Director




CERTIFICATION OF LOCAL MATCH AVAILABILITY

(Required format)

I understand the staff administrative fee for the Clean Ohio Conservation Fund program is funded from a contribution of up to 1% of the original award. I also understand that all communities/non-profits etc. receiving Round 13 awards will receive an invoice during the second quarter of 2020 for Round 13 administrative services. Lastly, I understand that the contribution must come from local general funds and not from the award funds.

I, [Insert title] of the [Insert name of applicant], hereby certify that [Insert name of applicant] has the amount of [Insert amount of local funds] in the [Insert name of account / fund] and that this amount will be used to pay the applicant revenues for the [Insert name of project] when it is required.



Signature of Finance Director/Clerk/Treasurer (use blue ink)

3/17/2020
Date

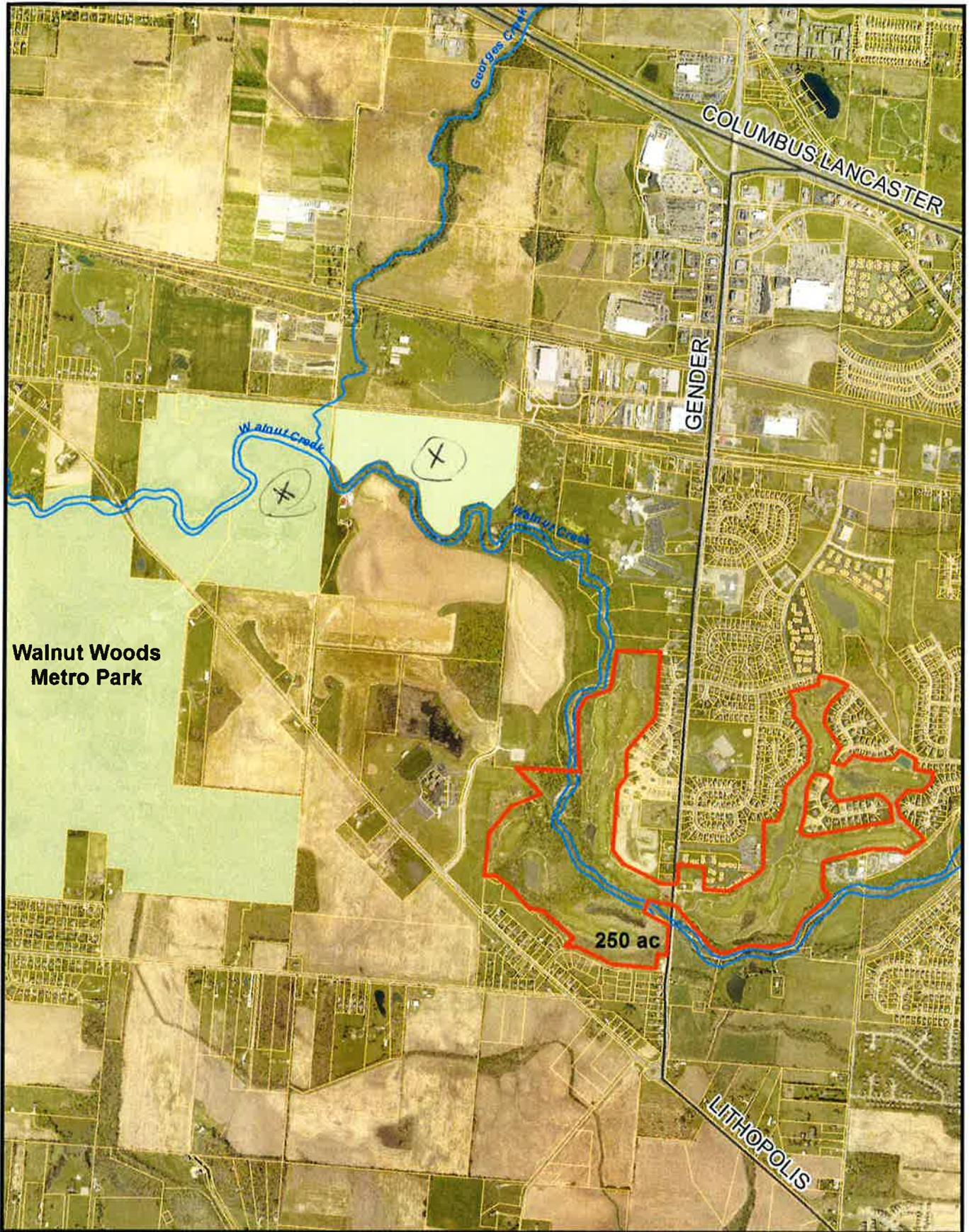
Rick McGovern Finance Director & Treasurer

Print Name and Title

District 3 - Clean Ohio Conservation Fund
Round 14

PART 6:

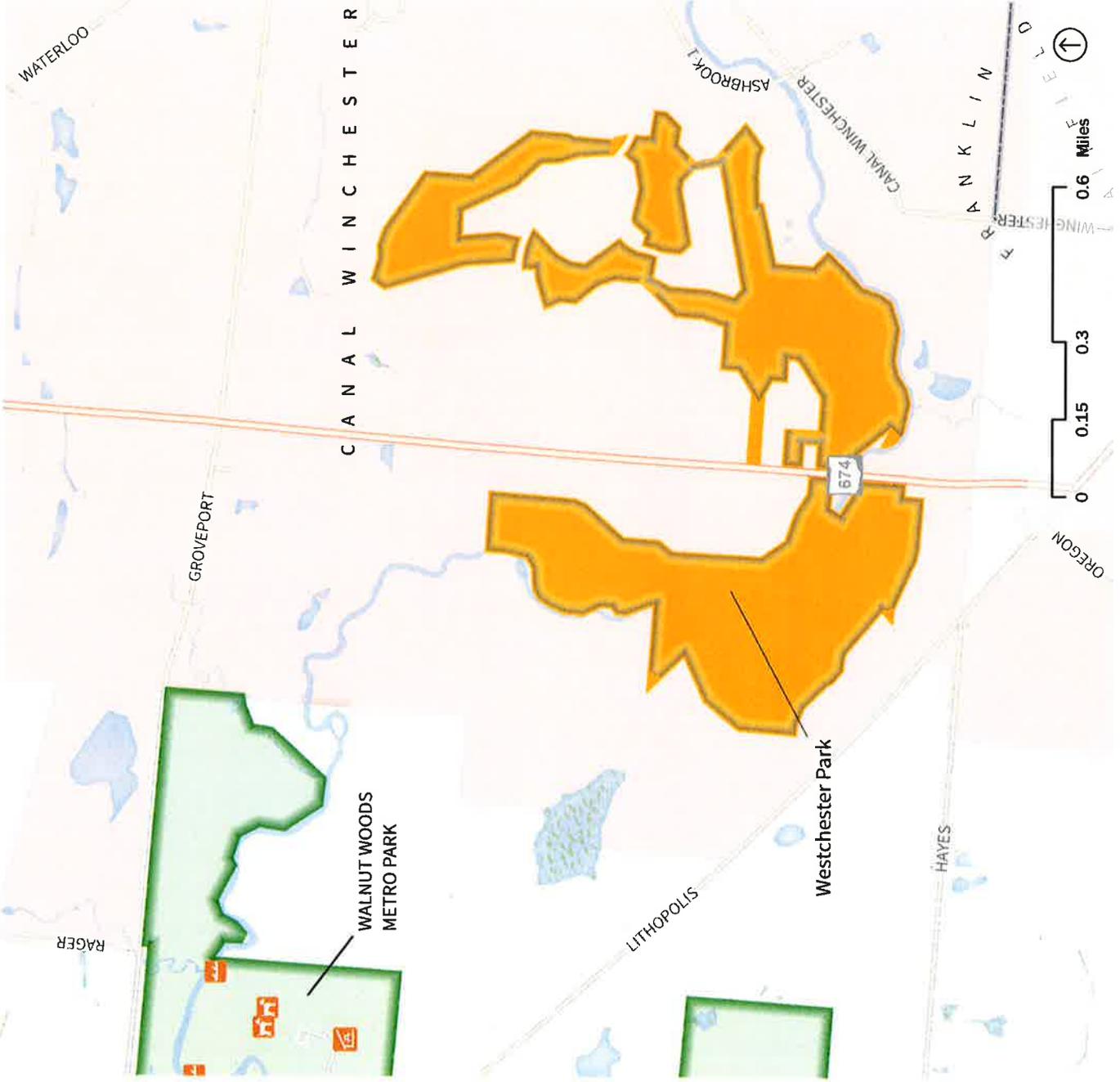
MAPS & PHOTOGRAPHS



Canal Winchester

0 1,200 2,400
Feet





WESTCHESTER PARK ACQUISITION PROJECT LOCATION



WALNUT CREEK ACQUISITION

PROJECT BOUNDARY



WESTCHESTER PARK ACQUISITION

PROJECT BOUNDARY

Dennis Rysz
Head Golf Professional



Mark Novotny
Certified Golf Course
Superintendent

USGA RULES GOVERN PLAY
LOCAL RULES

1. Out of Bounds - Defined by white stakes.
2. All yardages to center of green.
3. Replace divots, repair ball marks, rake traps.
4. Keep pace - 18 holes must be played in 4 hr. 20 min.
5. Never drive carts in tall grass.
6. NO PRIVATE COOLERS ON GOLF COURSE.
7. Please stay on golf course property. Do not retrieve balls from homeowner's property.
8. Golfers are responsible for damage to homeowner's property.
9. Rangers and Starters are employed to enforce these rules.



WESTCHESTER
GOLF COURSE

Golf Course Architect Michael Hurdzan
est. 1997

6300 Bent Grass Blvd.
Canal Winchester, Ohio 43110
614-834-GOLF (4653)
www.westchestergolfcourse.com

District 3 - Clean Ohio Conservation Fund
Round 14

PART 7:

SUPPORTIVE DOCUMENTATION

(Letters of support, news articles, special studies, etc.)

- ***Communications with Land Owner(s)***
- ***Letter of Intent from Land Owner(s)***
- ***Signed Purchase Agreement with Land Owner(s)***
- ***Letters of Support***

February 26, 2020

Steve Studenmund
Planning Manager
Columbus and Franklin County Metro Parks
1069 W. Main Street
Westerville, Ohio 43081

Re: Letter of Intent

Dear Mr. Studenmund:

This office represents the owners of Westchester Golf Courses ("Owners")

This is to confirm that the Owners agree to negotiate a sell of property of approximately 300 acres located in the City of Canal Winchester, Ohio to the Columbus and Franklin County Metro Parks.

Sincerely,

David A. Matyac
David A. Matyac
740-403-4847
President:

Brae Loch LLC

The Ohio Land Conservancy



**RECREATION AND PARKS
DEPARTMENT**

Dear Natural Resource Assistance Councils:

The City of Columbus and the Franklin County Metro Parks work in concert with one another in continuing our partnership/collaboration of conservation/preservation of greenspace throughout Central Ohio. Our organizations strive to continue to meet the growing needs of green space for the communities in which we serve and for preservation of flora and fauna throughout Franklin and adjacent counties.

As such, we are writing this letter of support for the two Clean Ohio Green Space Conservation Fund grants to acquire two properties within Franklin County:

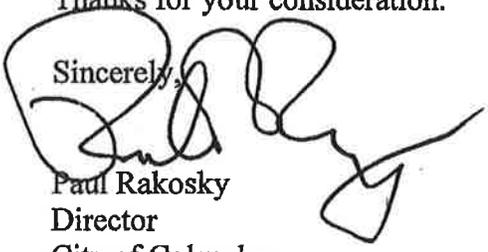
- 1) Nature Reserves Park Acquisition, in the South Hilltop Area, conserving 40 acres of open space within Franklin Township, in the City of Columbus
- 2) Westchester Park Acquisition along Walnut Creek, conserving 300 acres of what is now golf course and would become parkland within the City of Canal Winchester

Both properties serve as lead connectors to nearby parkland, some of which is City of Columbus Parkland, and would conserve nearly 350 acres of open/green space, including wetland habitat and stream riparian habitat, which is vital to sensitive ecosystems and those plant and animal life that rely on the habitat.

Please allow this support from our Department to serve as a continuation of our collected stewardship to parkland. In acquiring both properties, Metro Parks will grow their service areas, and also help to support our City of Columbus residents' service area as well. Further, these parcels allow for strategic planning efforts to begin, in discussion within our organizations.

Thanks for your consideration.

Sincerely,



Paul Rakosky
Director
City of Columbus
Recreation and Parks Department





March 17, 2020

Tim Moloney, Executive Director
Franklin County Metro Parks
1069 West Main Street
Westerville, Ohio 43081

Dear Director Moloney:

We are pleased to write this letter of support for Franklin County Metro Parks' applications for two Clean Ohio Green Space Conservation Fund grants. If awarded, we understand the funds will allow Metro Parks to acquire property necessary to support the Nature Reserves Park in the South Hilltop Area and the Westchester Park project in Canal Winchester.

Franklin County Metro Parks remains a strong and integral partner to the county, as we together strive to adequately preserve the environment and green activity spaces as our population continues to grow. These two projects present yet another opportunity for the Clean Ohio Green Space Conservation Fund to aid us in doing both.

This is important and necessary work to not only preserve the ecosystem, but also provide beautiful green space for our residents to enjoy. Parks enhance our residents' quality of life and positively impact economic development, as businesses want to locate in places that provide these amenities. Franklin County is known for its wonderful parks, and this is another step in the right direction.

On behalf of our residents, we are happy to support these projects.

Sincerely,

Marilyn Brown

Board President, Franklin County Board of Commissioners

John O'Grady

Commissioner, Franklin County Board of Commissioners

Kevin L. Boyce

Commissioner, Franklin County Board of Commissioners

Commissioners

Marilyn Brown
John O'Grady
Kevin L. Boyce

373 S. High St. 26th Fl.
Columbus, Ohio 43215

t_ 614 525 3322
f_ 614 525 5999



1404 Goodale Blvd., Suite 100
Columbus, Ohio 43212
Telephone: (614) 486-9613

March 6, 2020

District 3 NRAC
Mid Ohio Regional Planning Commission
111 Liberty Street, Suite 100
Columbus, Ohio 43215

Dear Council ,

This letter is submitted in support of Columbus & Franklin County Metro Parks (Metro Parks) applications to the Clean Ohio Conservation Fund.

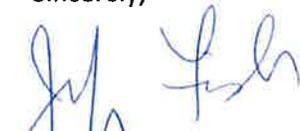
Metro Parks is applying for two Clean Ohio Green Space Conservation Fund grants to acquire property in Franklin County. The projects include a 40 acre open space acquisition in Franklin Township and an approximately 300 acre acquisition in the City of Canal Winchester.

If successful, these projects would support ongoing efforts for land protection and open space acquisition. Additionally, the projects serve to better prepare Central Ohio for environmental resiliency and sustainability as well as manage expected growth and how it impacts our water quality.

The acquisitions are in line with Franklin Soil and Water Conservation District's mission to promote responsible land use decisions for the conservation, protection, and improvement of soil and water resources.

We encourage funding of this project and look forward to assisting in long-term efforts in any way we can.

Sincerely,



Jennifer Fish
Director

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions (this "Declaration") is made on this ___ day of _____ 2020, by the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, a subdivision of the State of Ohio; (the "Declarant")

Recitals:

A. Declarant owns certain property located in Franklin County, Ohio as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

B. Declarant applied for and has received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission ("OPWC"), pursuant to Ohio Revised Code §164.20 et seq. (the "Grant"). In connection with Declarant's application for the Grant, Declarant proposed to use the Grant funds either for open space acquisition and related development or to protect and enhance riparian corridors, as set forth more specifically in its application.

C. As a condition to Declarant's receipt of the Grant, Declarant has agreed to restrict the use of the Property as set forth in this Declaration, with the intent that such restrictions run with the land.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, for itself and its successors and assigns as owners of the Property, hereby agrees as follows:

§1. Use and Development Restrictions. Declarant hereby agrees, for itself and its successors and assigns as owners of the Property, which the Property shall be subject to the following: The Property shall be used for public conservation and public open space purposes and may only be used as a public park, public forest, public natural area, or public conservation area, and shall be preserved and managed as such by Declarant in such a manner to accommodate public park visitation in accordance with standard operations employed by Declarant and to benefit present and future generations.

§2. Perpetual Restrictions. The restrictions set forth in this Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by, OPWC. This

Declaration and the covenants and restrictions set forth herein shall not be amended, released, extinguished or otherwise modified without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§3. Enforcement. If Declarant or its successors or assigns as owner of the Property, as described in Exhibit A, should fail to observe the covenants and restrictions set forth herein the Declarant or its successors or assigns, as the case may be, shall pay to the OPWC upon demand both: 1) all grant funds disbursed to the Declarant, and 2) liquidated damages equal to one hundred percent (100%) of the funds disbursed by the OPWC together with interest accruing at the rate of six percent (6%) per annum from the date of Declarant's receipt of the Grant. Declarant acknowledges that such sum is not intended as, and shall not be deemed, a penalty, but is intended to compensate for damages suffered in the event a breach or violation of the covenants and restrictions set forth herein, the determination of which is not readily ascertainable. OPWC shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions and covenants set forth herein. Failure by OPWC to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce at a later date the original violation or a subsequent violation.

§4. Restriction on Transfer of the Property. Declarant acknowledges that the Grant is specific to Declarant and that OPWC's approval of Declarant's application for the Grant was made in reliance on Declarant's continued ownership and control of the Property. Accordingly, Declarant shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

Declarant: Columbus and Franklin County Metropolitan Park District
1069 W. Main Street
Westerville, Ohio 43081
Attn: Director

OPWC: Ohio Public Works Commission
65 East State Street, Suite 312
Columbus, Ohio 43215
Attn: Director

§7. Governing Law. This Declaration shall be governed by, and construed in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictions to be executed this ___ day of _____, 2020.

DECLARANT:

Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District

By: _____
Name: Tim Moloney
Title: Executive Director

STATE OF OHIO)
) SS
COUNTY OF _____)

Tim Moloney, the Executive Director of the Columbus and Franklin County Metropolitan Park District, on behalf of the park district, acknowledged the foregoing instrument before me this ___ day of _____, 2020.

Notary Public

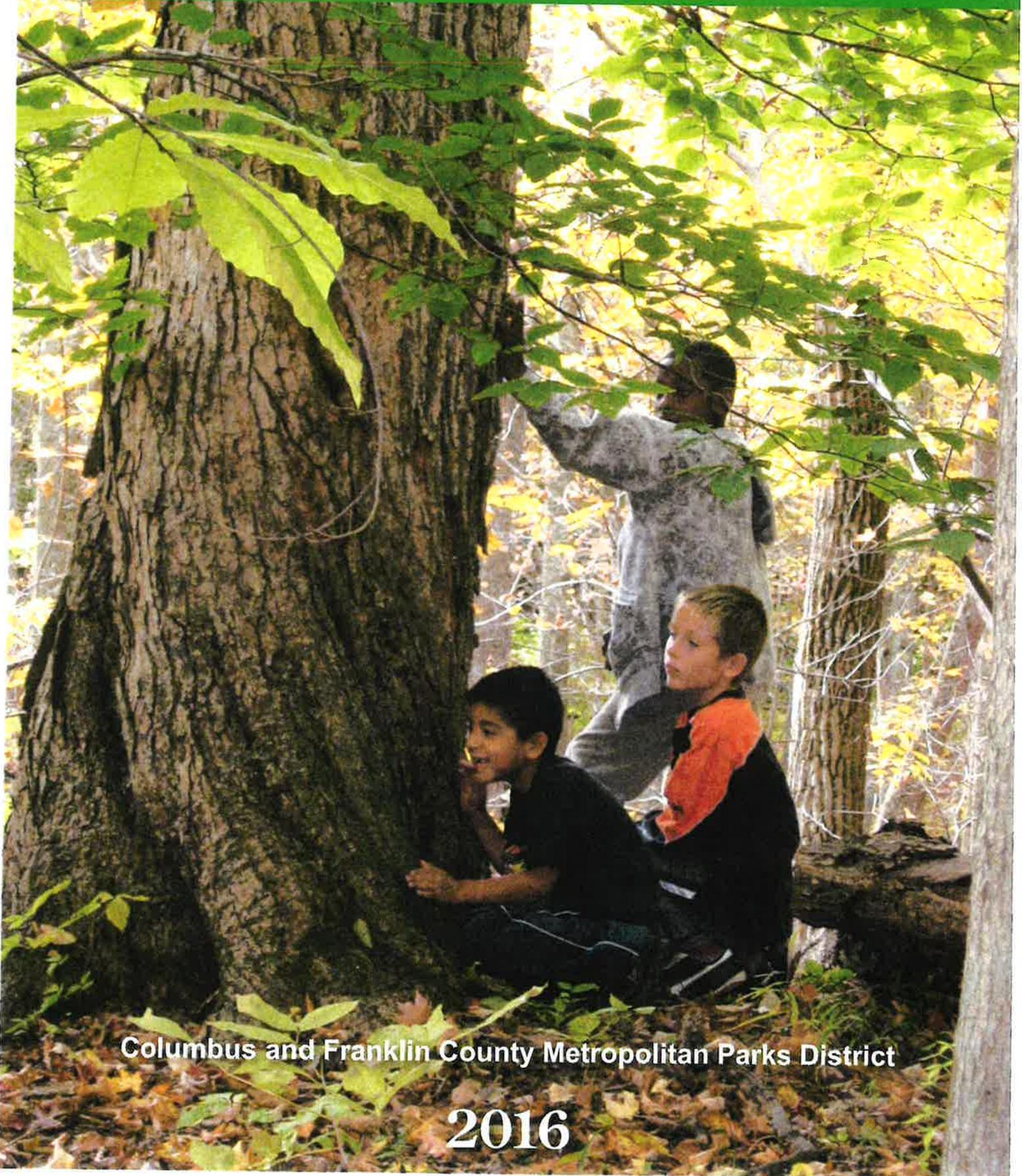
This instrument was prepared by:

Columbus and Franklin County Metropolitan Park District
1069 W. Main Street
Westerville, Ohio 43081

Attachment: Description of Property



The Plan



Columbus and Franklin County Metropolitan Parks District

2016

STRATEGIC FOCUS: CONSERVATION

GOAL: *Manage the natural, historical and cultural resources entrusted to us*

The mission of Metro Parks is to conserve open spaces, while providing places and opportunities that encourage people to discover and experience nature. This plan emphasizes our commitment to conservation of resources within open spaces through cultivation of biological diversity and the protection of habitats in Central Ohio. Objectives related to the mission are established by the executive director and his staff. Initiatives or action items related to achieving the mission are established by the Metro Parks resource management team. The resource management team works with every park in the district to achieve this mission. This team created and utilizes a document called the Resource Management Plan, which identifies specific initiatives or action items that each park can perform to achieve the Metro Parks mission as it relates to conservation and work toward optimal diversity of native species and habitat. The resource management team meets annually with individual parks and staff to review the plan and implement best practices based on their location and unique park attributes.



Conservation through optimal diversity of native species and habitats

Objective: *Acquire land that protects bodies of water, riparian corridors, and diverse or endangered plants and wildlife.*

Examples of park level initiatives

- When acquiring land, we will diligently preserve that land and protect the natural resources within and adjacent to that land.
- When considering opportunities for land acquisition the first motivation is preservation and conservation of that land.
- Acquire property adjacent to bodies of water and provide the proper environment for aquatic species to thrive while enhancing water quality.
- Continue efforts to acquire, restore and maintain large portions of property in a natural undeveloped state. If individual parks can identify 80% of their park land which has remained undeveloped, then tout this as a legacy of the park district, showcasing the protection of natural beauty for future generations to enjoy.

Objective: *Communicate environmental restoration and management efforts which will inspire visitors to take environmentally responsible action on behalf of Central Ohio's wildlife; natural, historical and cultural resources*

Examples of park level initiatives

- Continue efforts to re-introduce lost or extirpated species, including plant life, wild life and aquatic life
- Actively and constantly educate the public on the success Metro Parks has had through leadership in conservation efforts.
- Find creative ways to aggressively eradicate non-native invasive species including bush honeysuckle.
- Encourage and mobilize the next generation of conservation leaders.
- Engage the public, volunteers, school children etc...

LOWER BIG WALNUT CREEK WATERSHED



WATERSHED ACTION PLAN AND INVENTORY

December 2006

Prepared and Written by:
Friends of Big Walnut Creek
116 Mill Street
Gahanna, Ohio 43230
www.friendsofbigwalnutcreek.org

A WATERSHED

No matter where you live, you live in a watershed. A watershed is the land area that drains to a single body of water such as a stream, lake, reservoir, river or wetland. Hills or ridgelines often bound watersheds: interior valleys collect precipitation in streams, rivers, and wetlands. These physical boundaries define the movement of water and delineate the watershed.

A "watershed approach" uses hydrologically defined areas (watersheds) to coordinate the management of water resources. The approach is advantageous because it considers all activities within a landscape that affect watershed health. Ideally, a watershed approach will integrate biology, chemistry, economics, and social considerations into decision-making. It considers local stakeholder input and national and state goals and regulations.

We all live in a watershed – and our individual actions can directly affect it.

Figure 1.1 Watershed

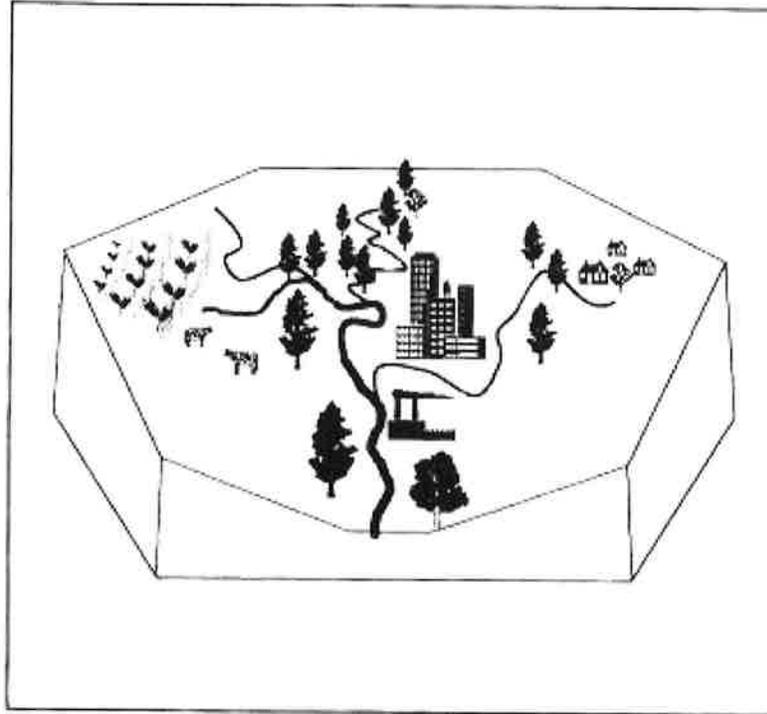


Figure 1 A Watershed

(Ohio Watershed Network)

INTRODUCTION

LOWER BIG WALNUT CREEK

Big Walnut Creek originates near Mount Gilead, Ohio in Morrow County. The creek flows through agricultural and developing suburban land, including the villages of Marengo, Sunbury and Galena before entering the Hoover Reservoir. Lower Big Walnut Creek begins at the Hoover Reservoir dam and flows south through eastern Franklin County to its confluence with the Scioto River 0.25 miles south of the Pickaway County line. The Hoover Dam creates the City of Columbus' Hoover Reservoir approximately midway between the headwaters and the confluence.

Lower Big Walnut Creek is approximately 37.6 miles in length and flows through urbanized and suburbanized landscapes in Gahanna, Columbus, Whitehall, Reynoldsburg, Obetz, and Groveport, followed by rural, agricultural landscapes for the final 10 miles before the confluence with the Scioto River. Big Walnut Creek has three major tributaries: Alum Creek to the west, Rocky Fork Creek to the northeast, and Blacklick Creek to the east. Alum Creek and Blacklick Creek join Big Walnut Creek 15.3 miles above the confluence with the Scioto River. Rocky Fork Creek joins Big Walnut Creek in Gahanna 28.3 miles above the confluence. These three tributaries are not included in this Watershed Action Plan.

This Watershed Action Plan is for lower Big Walnut Creek from Hoover Dam to the Scioto River. The following named tributaries are included in the Lower Big Walnut Creek Watershed Action Plan (listed from upstream to downstream):

Airport Tributary
Beem Ditch (aka. McKenna Creek)
Trappe Ditch
Mason Run and its tributary Turkey Run
Broehm Ditch

The rapid urbanization of the watershed is responsible for most of the impairments identified by the Ohio EPA that keep Lower Big Walnut Creek from meeting the desired water uses.

THE WATERSHED ACTION PLAN

The Lower Big Walnut Creek Watershed Action Plan (WAP) is a community driven plan that reflects the public's concerns and provides water quality data. The overall goal of the Lower Big Walnut Creek Watershed Action Plan is to restore and maintain the chemical, physical and biological integrity of Big Walnut Creek. This Plan identifies the shared vision of Watershed residents, local government, state agencies and elected officials.

The Watershed Action Plan provides a detailed picture of the Watershed and the project partners dedicated to protecting it. The Lower Big Walnut Creek Watershed Action Plan was developed to identify the issues facing the Watershed and to offer solutions and directions for

the future. The goal is to bring all stream segments up to full water quality attainment and to maintain that status. The Watershed Action Plan is also a "living document," that will be updated on a regular basis, as additional information is available, to meet future needs of the Watershed.

This Watershed Action Plan is organized to present information about FoBWC and the current condition of the waterbodies and watershed, followed by Goals and Actions/Objectives that have been identified in consultation with the governments, agencies and individuals listed above. The Watershed Action Plan also describes the plans for evaluating progress toward the goals, actions and objectives and for periodic revisions of the Watershed Action Plan to incorporate additional information and update the Actions/Objectives that will guide the FoBWC's watershed improvement and protection activities.

It is intended that the inventory section of this Watershed Action Plan will summarize and distill information about the waterbodies and watershed so that the Watershed Action Plan will be a comprehensive reference for information about the Lower Big Walnut Creek and tributaries. The inventory sections include:

- Government, demographic and economic information,
- Geology
- Biology
- Water resources
- Floodplains
- Land use
- Land use policies, by jurisdiction
- Watershed history (water related)
- Habitat modification, and
- Water quality impairments.

Community input has been used to develop the Watershed Action Plan and to determine what solutions can most effectively be used to improve and protect water quality for future generations.

LOWER BIG WALNUT CREEK WATERSHED PARTNERS

This Watershed Action Plan would not have been possible without the perseverance of the initial FoBWC Board of Trustees and the assistance of many individuals and organizations who helped with the data collection and identification of important issues and problems that need to be addressed in order to restore, preserve and protect the lower Big Walnut Creek. The FoBWC acknowledges the assistance of our governmental, agency and individual partners:

Local Governmental Partners

- ❖ CITY OF COLUMBUS
- ❖ CITY OF WESTERVILLE
- ❖ CITY OF GAHANNA
- ❖ CITY OF WHITEHALL

- ❖ CITY OF NEW ALBANY
- ❖ VILLAGE OF LOCKBOURNE
- ❖ VILLAGE OF OBETZ
- ❖ BLENDON TOWNSHIP
- ❖ PLAIN TOWNSHIP
- ❖ MIFFLIN TOWNSHIP
- ❖ JEFFERSON TOWNSHIP
- ❖ HAMILTON TOWNSHIP

State Agency Partners

- ❖ OHIO ENVIRONMENTAL PROTECTION AGENCY
- ❖ OHIO DEPARTMENT OF NATURAL RESOURCES, esp. DIVISION OF SOIL AND WATER CONSERVATION

County and Regional Partners

- ❖ COLUMBUS REGIONAL AIRPORT AUTHORITY
- ❖ FRANKLIN COUNTY COMMISSIONERS
- ❖ FRANKLIN COUNTY SOIL AND WATER CONSERVATION DISTRICT
- ❖ FRIENDS OF BLACKLICK CREEK
- ❖ MID-OHIO REGIONAL PLANNING COMMISSION (MORPC)
- ❖ NATURAL RESOURCE CONSERVATION SERVICE
- ❖ OHIO STATE UNIVERSITY EXTENSION SERVICE
- ❖ ROCKY FORK CREEK WATERSHED PROTECTION TASK FORCE
- ❖ THE OHIO ENVIRONMENTAL COUNCIL

Individuals

The following individuals have actively participated in the development of the Watershed Action Plan:

Table 1 Watershed Action Plan Development Partners

Name	Title	Affiliation
Al Harter	Board Member	Friends of Big Walnut Creek
Andrea Gorzitze	Senior Education Coordinator	Mid-Ohio Regional Planning Commission
Anne Baird	Extension Agent	OSU Extension Agency
Bill Myers	Board Member	Friends of Big Walnut Creek
Bill Resch	Member	Rocky Fork Creek Watershed Protection Task Force
Bob Bostard	President	Friends of Big Walnut Creek
Bob Kyle	Board Member	Friends of Big Walnut Creek
Bonnie Gard	Zoning Administrator	City of Gahanna
Brad Westall	Greenways Planner	Columbus Recreation & Parks
Bryan Knowles	Park Ranger	Blendon Woods Metro Park
Dan Binder	Director of Watershed Programs	The Ohio Environmental Council

Debra Mecozzi	Deputy Administrator	Village of New Albany
Dr. Joe Bonnell	Program Specialist	OSU Extension Agency
Erin Miller	Greenways Program Manager	Mid Ohio Regional Planning Commission
Frances Beasley	Assistant Director of Environmental Policy & Planning	City of Columbus
Gary Hopkins	Plant Manager	Hap Cremean Water Treatment Plant
James Krouse		City of Westerville
Jeff Cox		Columbus Division of Sewers & Drains
Jerry Isles	Extension Agent	OSU Extension, Watershed Management
Joel Allen	Village Engineer	Village of Obetz
Karen Kellar	Board Member	Friends of Big Walnut Creek
Ken McNutt	Board Member	Friends of Big Walnut Creek
Larry Korecko	Division of Surface Water	Ohio EPA
Lynn Kelly	Water Plants Coordinator	City of Columbus
Mark Converse	Board Member	Friends of Big Walnut Creek
Mark Kelby	Airport Planner	Columbus Regional Airport Authority
Maureen Lorenz	Planning Manager	Columbus Recreation & Parks
Michael Hooper	Parks Development Coordinator	City of Westerville Parks & Recreation
Mike McNutt	Watershed Coordinator	Friends of Big Walnut Creek
Mike Mott	Councilman	Village of New Albany
Natalie Farber		Ohio EPA
Paul Kennedy	Environmental, Safety & Health Supervisor	Columbus Regional Airport Authority
Rick Noss	Board Member	Friends of Big Walnut Creek
Sandy Doyle-Ahern	Environmental Division Manager	EMH&T
Stephanie Suter	Urban Conservationist	Franklin SWCD
Terry Emery	Director of Service	City of Gahanna
Thomas Hyatt		City of Westerville
Tony Collins	Director	Gahanna Parks & Recreation
Vince Mazeika	Division of Surface Water	Ohio EPA

The FoBWC will continue to work with these partners to preserve and protect Lower Big Walnut Creek and its tributaries for the benefit of the people and wildlife that use them. An initial set of Actions/Objectives is described in a later section. The FoBWC will continue to consult with local governments and agencies, the regulated community, and interested individuals to identify and prioritize additional Actions/Objectives and to develop joint efforts to achieve them.

BIOLOGY OF THE BIG WALNUT CREEK WATERSHED

The Lower Big Walnut Creek watershed is a unique system that holds a variety of wildlife ranging from swimmers to flyers. The following sections provide an inventory of animals found within the watershed.

Rare, Threatened, and Endangered Species

Water quality within a watershed can be ascertained by examining the health and diversity of the biology within the water, floodplain, and uplands of the watershed. Many species of pollutant-tolerant fish, such as *Semotilus atromaculatus* (Creek Chub) or *Lepomis cyanellus* (Green Sunfish), can be found in most streams. Other species, such as *Etheostoma caeruleum* (Rainbow Darter), are pollutant-intolerant species and have been declining in population.

According to the ODNR Natural Heritage Database, the Big Walnut Creek below Hoover Dam (HUC 05060001-140-010) has several species listed. The *Etheostoma maculatum* (Spotted Darter) is State listed as *endangered* and was last observed in May of 1961 near the confluence of Rocky Fork Creek and Big Walnut Creek. Another fish, *Hiodon fergisus* (Mooney) is State listed as "N" which is *not listed* on the Ohio Division of Wildlife rare, threatened, and endangered species list. However, the Mooney is uncommon and is recognized as being uncommon in this area. This species was last observed at the in Big Walnut Creek in August 1958. A nesting colony of *Petrochelidon pyrrhonota* (Cliff Swallow) was observed near Hoover Reservoir in June 1998. The Cliff Swallow is State listed as 'N' which again means it is not listed on the rare, threatened or endangered species list, but is uncommon in the area.

Flora listed in the database include the *Triphora trianthophora* (Three Birds Orchid aka Nodding Pogonia) which is State listed as *threatened* and the Butter Nut Tree (*Juglans cinerea*) which is State listed as *potentially threatened*. In addition, a significant stand of Oak Maple forest remains intact and privately owned south of Hoover Reservoir on the east side of Big Walnut Creek (approximately 600 acres).

There is also no data listed by the Division of Natural Areas and Preserves of any geologic features, breeding or non-breeding animal concentrations, champion trees, or state parks, forests or wildlife areas in the project vicinity. However, the Division relies on information supplied by individuals and organizations. Therefore, a lack of records for any particular area is not a statement that rare species or unique features are absent from this Watershed area.

An endangered species manual prepared by ODOT lists known or potential habitats, streams and counties for federally listed mussels in Ohio. Of particular note, the Rayed beam (*Villosa fabalis*), a species found in streams and small rivers with clean, coarse sand and gravel runs; should be considered potentially present anywhere in drainage where preferred habitat is sound. The list of locations includes Big Walnut Creek (Franklin County).

<http://www.dot.state.oh.us/oes/Ecological%20Manual/Appendix%20a.pdf>

Bird Data within the Big Walnut Watershed

Bird surveys were conducted at three sites within the watershed from 2001-2003. These surveys were conducted from mid-April to late June. Most of the birds observed are migratory. The survey is not designed to identify breeding populations. The listing indicates the broad number of species that pass through the watershed and use the riparian and upland sites. Over

the 3 year period 120 species of birds were recorded. Of particular interest was the occurrence of 27 species of wood warblers.

Table 4 Bird Species List from 2001 - 2003 mid-April to late-June Surveys

Acadian Flycatcher	Field Sparrow	Red-eyed Vireo
		Red-headed
American Crow	Great Blue Heron	Woodpecker
American Goldfinch	Great Crested Flycatcher	Red-tailed Hawk
		Ruby-throated
American Redstart	Golden-crowned Kinglet	Hummingbird
American Robin	Gray-cheeked Thrush	Rusty Blackbird
Baltimore Oriole	Gray Catbird	Red-winged Blackbird
Barn Swallow	Green Heron	Scarlet Tanager
Black-and-White Warbler	Hairy Woodpecker	Solitary Sandpiper
Bay-breasted Warbler	Hermit Thrush	Song Sparrow
Barred Owl	House Finch	Spotted Sandpiper
Belted Kingfisher	House Sparrow	Sharp-shinned Hawk
Blue-gray Gnatcatcher	Hooded Warbler	Summer Tanager
Brown-headed Cowbird	House Wren	Swainson's Thrush
Blue-headed Vireo	Indigo Bunting	Tennessee Warbler
Blackburnian Warbler	Kentucky Warbler	Tree Swallow
		Eastern Tufted
Blue Jay	Killdeer	Titmouse
Blackpoll Warbler	Least Flycatcher	Veery
Brown Creeper	Lincoln's Sparrow	Warbling Vireo
		White-breasted
Brown Thrasher	Louisiana Waterthrush	Nuthatch
Black-throated Blue		
Warbler	Mallard	White-crowned Sparrow
Black-throated Green		
Warbler	Magnolia Warbler	White-eyed Vireo
Blue-winged Warbler	Mourning Dove	Wilson's Warbler
Carolina Chickadee	Mourning Warbler	Wood Duck
Canada Goose	Nashville Warbler	Wood Thrush
Carolina Wren	Northern Cardinal	White-throated Sparrow
Canada Warbler	Northwestern Crow	Yellow-breasted Chat
Cedar Waxwing	Northern Mockingbird	Yellow-billed Cuckoo
		Yellow-bellied
Chipping Sparrow	Northern Parula	Flycatcher
		Yellow-bellied
Chimney Swift	Northern Waterthrush	Sapsucker
	Northern Rough-winged	
Cape May Warbler	Swallow	Myrtle Warbler
Common Grackle	Orange-crowned Warbler	Yellow-throated Vireo
Cooper's Hawk	Orchard Oriole	Yellow-throated Warbler
Common Nighthawk	Olive-sided Flycatcher	Yellow Warbler
Common Yellowthroat	Ovenbird	
Chestnut-sided Warbler	Palm Warbler	

Double-crested	
Cormorant	Philadelphia Vireo
Downy Woodpecker	Pine Warbler
Eastern Bluebird	Pileated Woodpecker
Eastern Kingbird	Prothonotary Warbler
Eastern Meadowlark	Purple Finch
Eastern Phoebe	Rose-breasted Grosbeak
Eastern Towhee	Red-breasted Nuthatch
Eastern Wood-Pewee	Red-bellied Woodpecker
European Starling	Ruby-crowned Kinglet

Fish

Big Walnut mainstem - downstream from Hoover Reservoir

"Fish communities in Big Walnut Creek downstream from Hoover Reservoir have improved since 1991 such that marginal EWH performance was realized at most sites sampled. The one exception was the site immediately downstream from Hoover Reservoir where the hypolimnetic release of cool reservoir water favored white suckers, a species adapted to cool water, over redhorse suckers, a warmwater species of fish. The outcome, due to the abundance of white suckers, resulted in lower than normal IBI scores, but did not indicate pollution. More importantly, the improvement evident in the remainder of the lower mainstem, though not dramatic, was significant in that several pollution intolerant species were routinely present that were rare or absent in past collections. Especially notable was the presence of streamline chubs (*Erimystax dissimilis*), a species last collected from Big Walnut in 1897. Also notable was the absence of an impact downstream from Port Columbus Airport, where, in 1996 and 1991, an impact was present. Despite the improvements evident in 2000, performance of component metrics of the IBI reflected the fact that all the riffles were moderately embedded with small gravel, sand and silt. Evidence for this was given by lower than expected relative abundance of round-bodied suckers, simple lithophils, and number of sucker species. All three metric groups may have responded similarly to the stress, but simple lithophils are, by definition, dependent on clean rocky substrates to spawn, and are therefore the most indicative of the problem. Round-bodied suckers and sucker species in general are a subset of simple lithophils. Another problem, suggested by the elevated abundance of omnivorous fishes and the slightly elevated incidence of DELT anomalies, was either nutrient or organic enrichment. Omnivores are favored by enriched conditions, and DELTs reflect chronic sublethal stress. Sublethal stress is one consequence of enrichment. The root cause of both problems (*i.e.*, riffle embeddedness and enrichment) was likely stormwater runoff and its effect on stream hydrology and water quality."

Source 2003 Biological and Water Quality Study of the Big Walnut Creek Basin, 2000. Delaware, Fairfield, Franklin, Licking, Morrow and Pickaway Counties, Ohio. (OEPA) <http://www.epa.state.oh.us/dsw/documents/BigWalnutCreekTSD.pdf>

Big Walnut mainstem – near D.E. Edwards Landfill

Central stoneroller (18.2%) and bluntnose minnow (14.1%) predominated the catch numerically, while golden redhorse (20.8%), common carp (18.8%), and northern hog sucker (18.2%) predominated by weight.

44 species of fish were identified, including: BANDED DARTER, BLACK REDHORSE, BLUEGILL SUNFISH, BLUNTNOSE MINNOW, BRINDLED MADTOM, BROOK SILVERSIDE, CENTRAL STONEROLLER, CHANNEL CATFISH, COMMON CARP, CREEK CHUB, FANTAIL DARTER, FATHEAD MINNOW, GIZZARD SHAD, GOLDEN REDHORSE, GRASS PICKEREL, GREEN SUNFISH, GREENSIDE DARTER, HORNHEAD CHUB, JOHNNY DARTER, LARGEMOUTH BASS, LOGPERCH 1, LONGEAR SUNFISH, LONGNOSE GAR, MIMIC SHINER, MOTTLED SCULPIN, NORTHERN HOG, RAINBOW DARTER, ROCK BASS, ROSEFIN SHINER, ROSYFACE SHINER, SAND SHINER, SILVER REDHORSE, SILVER SHINER, SMALLMOUTH BASS, SPOTFIN SHINER, STONECAT MADTOM, STRIPED SHINER, SUCKERMOUTH MINNOW, YELLOW BULLHEAD

<http://www.epa.state.oh.us/dsw/documents/edward96.pdf>

Source: Biological and Water Quality Study of Big Walnut Creek, D.E. Edwards Landfill, 1996. Franklin County, Ohio.

Big Walnut mainstem – near Rickenbacker Airport

A total of 795 fish representing 40 species and two hybrids were collected from Big Walnut Creek within the study area between August and October, 1996. Golden redhorse (22.1%) and spottfin shiner (12.2%) predominated the catch numerically, while common carp (37.3%) and golden redhorse (21.3%) predominated by weight.

Species list:

BLACK REDHORSE, BLUEGILL SUNFISH, BLUNTNOSE MINNOW, BULLHEAD MINNOW, CHANNEL CATFISH, COMMON CARP, EMERALD SHINER, FLATHEAD CATFISH, FRESHWATER DRUM, GIZZARD SHAD, GOLDEN REDHORSE, GRAVEL CHUB, GREEN SUNFISH, GREENSIDE DARTER, LARGEMOUTH BASS, LOGPERCH , LONGEAR SUNFISH, LONGNOSE GAR, NORTHERN HOG, RIVER CARPSUCKER, ROCK BASS, SAND SHINER, SAUGER, SHORTHEAD REDHORSE, SILVER REDHORSE, SMALLMOUTH BASS, SPOTFIN SHINER, SPOTTED BASS, SPOTTED SUCKER, STEELCOLOR SHINER, STONECAT MADTOM, STREAMLINE CHUB, STRIPED SHINER, SUCKERMOUTH MINNOW, WHITE BASS, WHITE CRAPPIE

<http://www.epa.state.oh.us/dsw/documents/ricken96.pdf>

Source: Biological and Water Quality Study of Lower Big Walnut Creek and Walnut Creek Tributaries, 1996. Rickenbacker Airport, Franklin and Pickaway Counties, Ohio.

Macroinvertebrates

Big Walnut Creek – Mainstem

“The community at RM 37.2, immediately downstream from the Hoover Reservoir dam (RM 37.6), declined to the marginally good range with an ICI value of 34, due primarily to declines in mayfly diversity and the relative abundance of mayflies and Tanytarsini midges. Negative

community responses are often observed for short reaches below large impoundments. The community improved into the good range by SR 161 (ICI=40 at RM 34.9) and remained good to exceptional to the mouth at the Scioto River. The station at SR 665/317 (RM 7.1) was resampled in 2001 at RM 7.0 due to the lack of riffle habitat at the original location. The longitudinal trend of macroinvertebrate community performance in Big Walnut Creek was similar in 2000 compared to 1996 and 1991.

Source 2003 Biological and Water Quality Study of the Big Walnut Creek Basin, 2000. Delaware, Fairfield, Franklin, Licking, Morrow and Pickaway Counties, Ohio. (OEPA)
<http://www.epa.state.oh.us/dsw/documents/BigWalnutCreekTSD.pdf>

Big Walnut Creek – Mainstem near Rickenbacker

Macroinvertebrate samples were collected to assess any potential impacts to Big Walnut Creek from a storm sewer outfall draining the Rickenbacker Air Base. The macroinvertebrate community performance at stations upstream (RM 4.2) and downstream (RM 3.8) from the outfall were in the exceptional range with ICI scores of 48 and 52, respectively. Taxa diversity was high and mayflies predominated the samples. Both sites exceeded the EWH ecoregional biocriterion. At RM 1.7, the artificial substrate samplers were lost, so an assessment based on a qualitative sample was made. The macroinvertebrate community was in the very good range. The taxa diversity was good with moderate densities, and mayflies and caddisflies predominated. There was a heavy silt load with dense growths of algae on the rocks.

<http://www.epa.state.oh.us/dsw/documents/ricken96.pdf>

Source: Biological and Water Quality Study of Lower Big Walnut Creek and Walnut Creek Tributaries, 1996. Rickenbacker Airport, Franklin and Pickaway Counties, Ohio.

Big Walnut Creek Tributaries Downstream from the Hoover Reservoir Dam

“The three streams sampled in this category were not achieving the macroinvertebrate community expectations. McKenna Creek (aka Beem Ditch) (RM 0.2) is a small urbanized stream. The EPT diversity (5 taxa) and abundance were relatively low and was represented primarily by pollution facultative taxa. The Tributary to Big Walnut Creek at RM 27.29 is a small, channelized stream that flows adjacent to the Port Columbus International Airport. The community was predominated by pollution tolerant (*Polypedilum illinoense*) and facultative (*Conchapelopia sp.*) taxa of midges and was supporting very low EPT diversity (3 taxa) and predominance. Mason Run originates in an industrial area and then flows through an underground culvert from RM 3.4 to 1.9. The macroinvertebrate community was evaluated as poor at RM 0.5 due to very low EPT taxa diversity (3) and abundance, overall low diversity (17 taxa), and relatively high predominance of pollution tolerant (oligochaete worms) and facultative (midges of the *Polypedilum scalaenum* group) taxa.

Source 2003 Biological and Water Quality Study of the Big Walnut Creek Basin, 2000. Delaware, Fairfield, Franklin, Licking, Morrow and Pickaway Counties, Ohio. (OEPA)
<http://www.epa.state.oh.us/dsw/documents/BigWalnutCreekTSD.pdf>

Fresh Water Mussels

Table 5 Freshwater Mussels Found in the Lower Big Walnut Creek Watershed

<i>Actinonaias ligamentina ligamentina</i>
<i>Alasmidonta marginata</i>
<i>Amblema plicata plicata</i>
<i>Anodonta suborbiculata</i>
<i>Cyclonaias tuberculata</i>
<i>Dreissena polymorpha</i>
<i>Elliptio crassidens crassidens</i>
<i>Corbicula fluminea</i>
<i>Anodontoides ferussacianus</i>
<i>Elliptio dilatata</i>
<i>Alasmidonta viridis</i>
<i>Cyclonaias tuberculata</i>

Riparian Forests

Healthy stream systems provide the clean water we all require. A forested corridor along streams, rivers and lakes helps to prevent water pollution. These corridors can also yield a variety of timber products that may provide income for a landowner. The key is to maintain a healthy forest corridor, which in turn will help maintain a healthy stream system. All forest management decisions need to keep the health of the stream system in mind.

Forests protect water quality by stabilizing banks, shading the water, taking up nutrients, and filtering pollutants. The extensive network of tree roots holds the soils of the bank in place, reducing erosion and keeping the stream banks and shorelines stable. The shade helps to stabilize stream temperatures and maintain high oxygen levels that benefit aquatic wildlife. Fallen leaves and other organic debris deposited in the water provide "food energy" to aquatic life.

Many nutrients, sediment and pollutants contained in storm runoff are filtered out before they reach the water and are held in the leaf and humus layers of the forest floor. The nutrients are used for tree growth while pollutants are broken down into harmless compounds. Additionally, porous soils of the forest floor readily allow water to infiltrate, increasing groundwater recharge and reducing the potential for flash floods. (Tim Wilson, ODNR Forester)

The establishment of these riparian areas has helped produce wildlife habitat and streamside vegetation. One goal of this Action Plan is to install and enhance the riparian areas/forest lands in the Watershed.

LOWER BIG WALNUT CREEK WATERSHED
RIPARIAN TREE SPECIES LIST

Common Name	Scientific Name
Swamp White Oak	<i>Quercus bicolor</i>
White Oak	<i>Quercus alba</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Red Oak	<i>Quercus rubra</i>
Pin Oak	<i>Quercus palustris</i>
Shumard Oak	<i>Quercus shumardii</i>
Chinquapin Oak	<i>Quercus muhlenbergi</i>
Red Maple	<i>Acer rubrum</i>
Silver Maple	<i>Acer saccharinum</i>
Sugar Maple	<i>Acer saccharum</i>
Boxelder	<i>Acer negundo</i>
Black Maple	<i>Acer nigrum</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
White Ash	<i>Fraxinus Americana</i>
Blue Ash	<i>Fraxinus quadrangulata</i>
Yellow Buckeye	<i>Aesculus octandra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Shellbark Hickory	<i>Carya laciniosa</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Slippery Elm	<i>Ulmus rubra</i>
American Elm	<i>Ulmus Americana</i>
Sycamore	<i>Plantus occidentalis</i>
Black Walnut	<i>Juglans nigra</i>
Cottonwood	<i>Populus deltoides</i>
Hackberry	<i>Celtis occidentalis</i>
American Beech	<i>Fagus grandifolia</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Black Cherry	<i>Prunus serotina</i>
Basswood	<i>Tilia Americana</i>
Honey Locust	<i>Gleditsia tricanthos</i>
Hawthorn	<i>Crataegus sp.</i>
Willow	<i>Salix sp.</i>
Redbud	<i>Cercis Canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Red Mulberry	<i>Morus rubra</i>
Ironwood	<i>Ostrya virginiana</i>
Pawpaw	<i>Asimina triloba</i>
Eastern Burningbush	<i>Euonymus atropurpureus</i>

Invasive Species

The Division of Natural Areas and Preserves has compiled a list of more than 60 plants that are currently impacting nature preserves, wildlife areas, parks and forests throughout the state.

Some of the top invasive non-native plants include: bush honeysuckles (Amur, Morrow and Tatarian), buckthorn (glossy and common), garlic mustard, purple loosestrife, common reed grass, reed canary grass, autumn and Russian olive, multiflora rose, Japanese honeysuckle, narrow-leaved cattail, Canada thistle and tree-of-heaven.

Managing invasive plants is a critical issue, because the very characteristics which help these plants flourish, make them difficult to control. Traditional management tools, such as hand pulling the most aggressive plants, is labor-intensive and unsuccessful at eradicating alien plants long-term. Herbicides have become an effective tool in curbing invasive plant infestation, while protecting native plant species. Effective techniques are only just emerging to meet an ecological challenge that will only increase as more invasive plants gain a foothold in our preserves. (source: <http://www.dnr.ohio.gov/dnap/invasive/default.htm>)

Invasive species are no doubt present throughout the Lower Big Walnut Creek watershed. We are not aware of any organized efforts to address this problem at present.

WATER RESOURCES OF LOWER BIG WALNUT CREEK

Precipitation and Climate

The average rainfall for the Lower Big Walnut Creek Watershed (Franklin County) is approximately 38 inches per year. The months with the highest amounts of rainfall are between March and August. The monthly average rainfall is 3.7 inches during that time. The growing season for most crops falls within this period. Thunderstorms occur on about 50 days each year. Floods and droughts are natural periodic occurrences in Ohio. Floods can happen at any time and are the result of many factors. Droughts can occur during any season but are usually more noticeable during the spring and summer months. Floods usually last from a few hours to a few days; whereas, droughts generally last for a few months.

The Watershed's climate is mainly cold in the winter and quite hot in the summer, with the average temperature being 51.3 degrees Fahrenheit, with below 0 and above 100 degree days possible. The average relative humidity in midafternoon is about 60%. Humidity is higher at night, and the average at dawn is about 80%. The sun shines 65 percent of the time possible in the summer and 45 percent in the winter.

Winter precipitation in Franklin County, Ohio, is frequently snow. It results in a good accumulation of soil moisture by spring and minimizes drought during summer on most soils. Franklin County is cold in the winter and uncomfortably warm in the summer (McLoda & Parkinson, 1976).

Table 6 Precipitation Totals Collected at the Columbus Airport

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
mm	70.1	58.3	78.8	86.5	96.2	100.1	116.8	86.4	67.0	54.0	76.2	68.2	959.5
inches	2.8	2.3	3.1	3.4	3.8	3.9	4.6	3.4	2.6	2.1	3.0	2.7	37.8

Source: [NCDC Cooperative Stations, WorldClimate.com](http://www.ncdc.noaa.gov)

February 2010

Walnut Creek Watershed TMDL Report

What are the essential facts?

- *Ohio EPA studied the Walnut Creek watershed and found water quality problems at several locations.*
- *Water quality improvements can be made with practical, economical actions.*
- *Making water quality improvement depends on the participation of the watershed's residents.*

What is the significance of this report? *The Walnut Creek Watershed TMDL Report is a tool to help improve and maintain water quality and habitat in the watershed.*

What is a watershed? *A watershed is the land area from which surface runoff drains into a specific body of water.*

Where is the Walnut Creek watershed?

The Walnut Creek watershed in central Ohio covers all or part of five counties. Beginning in Perry County just to the southwest of Thornville, Walnut Creek flows west for 58 miles to join the Scioto River in Pickaway County. The creek flows just south and east of the City of Columbus.

The Walnut Creek watershed drains 286 square miles. Among its tributary streams are Pawpaw, Poplar, Sycamore, Georges, and Little Walnut Creeks and Turkey Run and Mud Run (see the map on page 2).

What is the Walnut Creek watershed like?

Overall, row crops are the predominant land use amounting to 58 percent of the watershed while forest and pasture occupy 14 and 13 percent, respectively. About 15 percent of the watershed is developed.

The northern area of the watershed is more urban, containing the communities of Pickerington, Canal Winchester,

Groveport, Obetz and some parts of Columbus. Already the most densely populated area of the watershed, new residential and commercial development is also most rapid in this area.

In the southern portion of the watershed, land use is a fairly homogenous mix of row crop, pasture and forest with smaller rural towns interspersed, including Baltimore, Thurston, Pleasantville, Carroll, Lithopolis, and Ashville.

How does Ohio EPA measure water quality?

Ohio is one of the few states to measure the health of its streams by examining the number and types of fish and aquatic insects in the water. An abundance of fish and insects that tolerate pollution is an indicator of an unhealthy stream. A large number of insects and fish that are sensitive to pollution indicate a healthy stream. In 2005, comprehensive biological,



Walnut Creek at Bader Road in Fairfield County

Walnut Creek Watershed TMDL Report

chemical, and physical data were collected by Ohio EPA scientists.

The watershed's conditions were compared with state water quality goals to determine which stream segments are impaired, and how much needs to be done to restore good stream habitat and water quality.

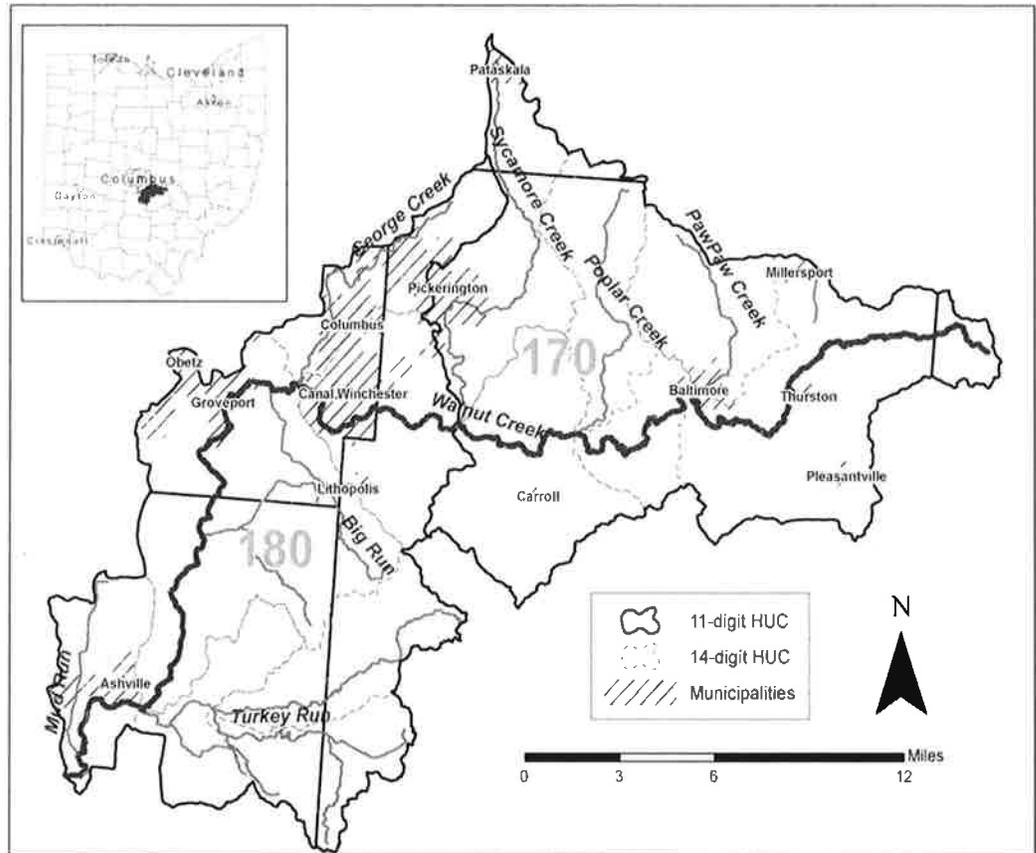
What is the condition of the Walnut Creek watershed?

The 2005 study found that several streams in the watershed displayed exceptional quality especially the lower several miles of Walnut Creek.

Overall, aquatic communities met water quality goals at 78% of the sites surveyed. Of the remainder, 11% met at least some of the water quality standards while 11% did not meet any of the quality goals.

Water quality problems were concentrated around the urban areas where polluted runoff and waste water effluent degraded water quality. Other impacts were more widely distributed, including cropland runoff, livestock with stream access and ditch maintenance.

Slightly less than half the sites (45%) failed to meet water quality standards for recreation uses due to high levels of bacteria. Sites demonstrating high bacteria concentrations tended to be located in the upper portion of the Walnut Creek watershed where 19



of 27 sites were impaired compared to 7 of 28 in the lower watershed.

Livestock with access to streams deposit manure in and around streams. Inadequately treated sewage from home septic systems is another significant source of bacteria in the watershed.

Insufficient waste water treatment and collection degraded water quality in two discrete areas of the watershed; however actions are underway to correct these problems

How will water quality get better?

The Walnut Creek watershed is included on Ohio's list of impaired waters. Under the Clean Water Act, a cleanup plan is required for each impaired

watershed. This cleanup plan, known as a total maximum daily load (TMDL) report, calculates the maximum amount of pollutants a water body can receive and still meet standards (goals). The TMDL report specifies how much pollution must be reduced from various sources and recommends specific actions to achieve these reductions.

The TMDL report provides specific goals for reducing pollutants, including bacteria, sediment, and improving habitat. Ohio EPA can address some of the water quality problems through regulatory actions, such as permits for wastewater and storm water dischargers. Other actions, such as proper maintenance of home sewage system and appropriate management of livestock and manure will depend on local residents.

Walnut Creek Watershed TMDL Report

What actions are needed to improve water quality?

There are a number of reasons why streams in the Walnut Creek watershed fail to meet water quality goals, so several types of actions are needed to improve and protect the watershed.

The recommendations focus on reducing pollutant loads and/or increasing the capacity of the streams to better handle the remaining pollutant loads. Sources of water quality problems that should be focused on in making water quality improvements include:

- Continued infrastructure and treatment improvements to waste water collection and treatment systems in the Sycamore Creek and Pleasantville Creek areas. This will ultimately correct the water quality problems that had been occurring. Specifically, Pickerington's and the Walnut Creek Sewer District's waste water treatment plants are increasing collection and treatment capacity.
- Poorly functioning home sewage treatment systems (HSTS)



The photo on the left shows degraded stream banks due to livestock use on Mud Run. Manure dropped in and around the stream also severely degrades water quality. The photo on the right shows livestock exclusion fence and alternative watering, common conservation practices that largely eliminate water quality problems of this sort.

What are the three most important "fixes" in the watershed?

◆ Eliminate pervasive bacteria problems

- Restrict livestock access to streams and improve manure management
- Eliminate sanitary sewer overflows and inadequate sludge management
- Reduce number of home sewage treatment system failures

◆ Improve erosion and sediment control in all areas

- Storm water controls in developing areas and construction sites
- Establish and protect riparian buffers on streams
- Practice conservation cover and tillage on row crop fields
- Use better construction design and maintenance practices on drainage ditches

◆ Manage storm water quantity & quality in suburban areas

- Preserve natural stream function through channel protection
- Store or detain storm water on the land where the rain falls rather than concentrating it into centralized systems

should be addressed in rural, urban and developing areas by the county health departments. All HSTS should be treating household sewage to their fullest extent through proper placement, installation, and maintenance of these systems.

- Livestock can be restricted

from having direct access to streams. Although stream access may have benefits for the operation, it is extremely damaging to water quality. Installation of fencing and alternatives to watering are very effective ways of abating this problem and are eligible for cost share and other financial assistance under federal Farm Bill programs.



- Sediment delivery to streams from cropland can be reduced through various conservation practices. Cover crops and reduced tillage will make fields less likely to erode while buffer areas, wetlands and settling ponds can remove sediment from runoff before it reaches streams.

- Ditches, which are important elements of agricultural drainage systems, can be reconstructed and maintained to function more like streams. Ditches that are constructed to be wider than their typical design specifications gain some floodplain function. This reduces cropland flooding and

Walnut Creek Watershed TMDL Report

channel erosion, which benefits both crop production and water quality. This also allows streams to be better at processing pollution. Woody vegetation along the banks in many instances is beneficial since it tends to stabilize eroding banks.

➤ Storm water in urban, commercial and light residential areas can be managed in a less centralized manner. Directing more runoff to areas where rain water can infiltrate in to the soil will improve the hydrology of the local stream network and lessen water quality problems associated with urban land use. Specifically, the use of bio-retention, permeable pavements and reduction in curb and gutters along roadways (instead using drainage swales) would bring greater stability to watershed hydrology. Storm water treatment such as sand filters can be used in areas of the watershed where high and/or toxic concentrations of residues accumulate on surfaces prone to runoff.

Who is responsible for taking action?

Implementation of this report's recommendations will be accomplished by state and local partners, including the voluntary efforts of landowners.

Ohio EPA will issue permits to point source dischargers that are



This photo shows the use of porous pavement in Canal Winchester with the Walnut Creek watershed. Porous pavement is one means of increasing infiltration of storm water to the soil.

consistent with the findings of this TMDL report. The Ohio Department of Natural Resources has programs dedicated to abating pollution from certain agricultural practices; promoting soil, water, and wildlife conservation; and dealing with storm water and floodplain protection.

County agencies often work with state and federal partners in administering assistance programs to people in their counties. Staff from these offices provides information and technical assistance to the public. Soil and

Water Conservation Districts and Health Departments should have an active role in maintaining and improving water quality in the Walnut Creek watershed.

The Walnut Creek Action Group (WAG) is a watershed group whose mission is to protect water resources through public education and outreach. Currently the group meets every other month and this provides a venue to discuss and address water quality issues specific to Walnut Creek.

Where can I learn more? The Ohio EPA report containing the findings of the watershed survey, as well as general information on TMDLs, water quality standards, 208 planning, permitting and other Ohio EPA programs, is available at <http://www.epa.ohio.gov/dsw/tmdl/index.aspx>.

The draft Walnut Creek TMDL report was available for public review from November 12 through December 14, 2009. The final report was approved on May 4, 2010, and is currently available at <http://www.epa.ohio.gov/dsw/tmdl/WalnutCreekTMDL.aspx>

For further information please contact Jan Rice, Ohio EPA, Central District Office, P.O. Box 1049, Columbus, Ohio 43216-1049, or emailed to jan.rice@epa.state.oh.us.

Economic Benefits of Parks

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Economic impact studies document the many and substantial economic benefits generated by parks. This guide identifies major studies, summarizes key findings of each and provides hyperlinks to the studies.

Economic impact studies identify a variety of economic benefits generated by parks. The studies described in this guide each analyzed one or more of these benefits, including:

- Increased property values
- Increased tax revenues
- Decreased medical costs through increased exercise
- Increased tourism revenue
- Improved attractiveness of communities to homebuyers and businesses
- Decreased stormwater treatment costs

[Summary](#)

Background

Key Economic Benefits

Parks provide a great benefit to citizens, both those who live nearby and tourists. In addition to their many environmental benefits, including preserving plant and animal habitat, decreasing air pollution, and water filtration, parks create an economic benefit for both governments and individuals. Creating well planned parks and preserving sufficient land for them can generate financial returns that are often many times greater than the money initially invested into the project, even when maintenance costs are factored in.

Homebuyers prefer homes close to parks, open space, and greenery. Proximity to parks increases property value, thereby increasing property tax revenue. Research has shown that a 5% increase in property values for houses within 500 feet of a park is a conservative estimate of the change in property value due to proximity to a park. Companies often choose to locate in communities that offer amenities such as parks as a means of attracting and retaining top-level workers.

Depending on their size, parks can draw visitors from near and far, bringing tourism revenue to local restaurants, hotels, snack shops, and stores. Parks can host festivals, concerts and athletics events, bringing additional boosts to the local economy.

Parks decrease health costs and support productivity, both through encouraging exercise and reducing air pollution. A park's plants absorb air pollutants such as nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone, and some particulates, reducing the impacts they have on peoples' cardiovascular and respiratory systems. Parks provide low or no-cost recreation and encourage exercise. They bring people into nature, make outdoor recreation more accessible, and provide safe and attractive places for individuals and families to exercise and play.

Stormwater flows off of impervious surfaces like roads, parking lots and buildings, picking up pollutants and carrying them either directly to waterways or to water treatment plants. During large storms, capacity at treatment plans can be exceeded, resulting in untreated rainwater and household sewage being released into waterways. In parks, unpaved, pervious surfaces absorb rainwater, recharging ground water supplies and allowing storm runoff to be released more slowly. Vegetation stores water and allows some to be evaporated. Reduced runoff and increased water storage can decrease the necessary size of a community's stormwater management system and leads to significant savings in water treatment costs.

Related Benefits

While this guide focuses on economic benefits, it is not meant to diminish the importance of the environmental and social benefits of parks.

Related guides at ConservationTools.org (<http://ConservationTools.org>) include:

- Economic Benefits of Biodiversity
- Economic Benefits of Land Conservation
- Economic Benefits of Trails
- Economic Benefits of Smart Growth and Costs of Sprawl

Organization of Guide

This guide presents an inventory of studies. The heading of each section is the title of a study and is hyperlinked to the ConservationTools.org (<http://ConservationTools.org>) library listing where the study can be viewed or downloaded. The organization responsible for the study is given, followed by a summary of the key economic findings of the study.

Studies of Pennsylvania Parks

The Economic Significance and Impact of Pennsylvania State Parks: An Updated Assessment of 2010 Park Visitor Spending on the State and Local Economy

(http://conservationtools.org/libraries/1/library_items/1125)

The Penn State Department of Recreation, Park and Tourism Management

Prepared for the Pennsylvania Department of Conservation and Natural Resources, this study found that:

- In 2010, Pennsylvania's state parks hosted 37.9 million visitors who spent \$859 million on their trips, including \$201 million in spending by out-of-state visitors. The direct effects of this were 9,435 part-time and full-time jobs; \$227.2 million in wages, salaries and payroll benefits; and \$360.6 million in value added benefits.
- As compared to 2008 (http://conservationtools.org/libraries/1/library_items/726), there were 4.3 million more visitors and \$121 million more in visitor spending.
- This report includes both statewide and park specific analyses and a comparison the results of similar studies from other states. For example, Pennsylvania's state parks generated twice as many sales as did New Jersey's, and a similar amount to New York's.

How Much Value Does the City of Philadelphia Receive from its Park and Recreation System?

(http://conservationtools.org/libraries/1/library_items/1061)

The Trust for Public Land's Center for City Park Excellence, written for the Philadelphia Parks Alliance

From the Fairmount Park system to the activities and facilities of the Philadelphia Recreation Department to the broad tourist appeal of Independence National Historical Park, parks provide Philadelphians with so many joys and benefits that many residents would not want to live in the city without them. The city's parks provide hundreds of millions of dollars of economic benefits. In 2007, the city's parks:

- Increased property tax revenue to the city's treasury by \$18.1 million due to parks enhancing the value of nearby properties.
- Generated \$5.2 million in tax receipts from spending by tourists.

- Increased the city's collective wealth through \$40.3 million in net income from tourists and \$688.8 million in increased property values.
- Saved the city \$5.9 million due to reduced stormwater treatment costs, \$1.1 billion in the value of recreation that occurred at parks, \$69.4 million in health benefits from exercise done in parks, \$1.5 million from the absorption of air pollutants by the city's trees and shrubs, and \$8.6 million in community cohesion benefits.

In summary, the park system provided the city with \$23.3 million in increased tax revenue, \$729 million in increased resident wealth, \$16 million in savings of governmental expenditures and \$1.15 billion in resident savings.

Comprehensive and National Studies

Measuring the Economic Value of a City Park System (http://conservationtools.org/libraries/1/library_items/1062)

The Trust for Public Land

- In 2003, two-dozen park experts and economists collaborated to identify the economic benefits of a city park system. While some benefits cannot be economically quantified, such as the mental health value of a walk in the woods, seven economic benefits of parks were identified. This paper describes and provides a case study for each.
- Proximity to parks increases property value and increases revenue from property taxes. Research of property values has shown that a 5% increase in property values for houses within 500 feet of a park is a conservative estimate of the change in property value due to proximity to a park. In Washington, D.C., parks range in size from the 1,754 acre Rock Creek Park to small parks surrounded by homes. The 5% average increase was applied to D.C. houses within 500 feet of a park. Because of the increased value, parks increased property values and allowed D.C. to earn an extra \$6,953,377 in property taxes in 2006.
- Parks lead to increased sales tax from spending by tourists who visit primarily because of a city's parks. Some parks, like Balboa Park in San Diego or Central Park in New York, are tourist attractions by themselves. Other parks host festivals, concerts and other events. In 2007, park-derived tourist spending in San Diego in 2007 was an estimated \$114.3 million, which generated \$8.6 million in city taxes.
- Parks provide city residents with free or low cost recreation. Because city parks are generally free to use, their value can be calculated by determining what park users would be willing to pay for a similar recreation experience in the private market. In 2006, the use of Boston's park and recreation system was valued at \$345,352,000.
- From jogging and bike paths to playgrounds, to sports facilities, parks provide a multitude of ways to stay healthy. In Sacramento, California's 5,141 acres of parks, about 78,000 residents sufficiently engage in active activities (moderate, vigorous, or strenuous activity for at least half an hour, three days a week) to improve their health. This activity created \$19,872,000 in medical savings in 2007.

- Strong webs of human relationships lead to stronger, safer and more successful neighborhoods and in some cities, parks strengthen this social capital. One measure of how parks contribute to community cohesion is the money and time residents give to their parks. In Philadelphia, this was measured by calculating the financial contributions to “friends of parks” organizations, and by volunteer hours given to improve parks. In 2007, this created a community cohesion value of \$8,600,000.
- City parks lower the cost of treating storm water and absorb air pollutants. In some cities, stormwater flows off of impervious surfaces like roads and sidewalks, picks up pollutants, and flows into waterways. In other cities, stormwater flows into water treatment plants. During large storms, treatment capacity can be exceeded, resulting in untreated rainwater and household sewage being released into waterways. In parks, unpaved, pervious surfaces absorb rainwater, recharging ground water supplies and allowing storm runoff to be released more slowly. Vegetation stores water and allows some to be evaporated. The cost savings this provides is significant. In 2007 in Philadelphia, parks reduced runoff from rain by 496 million cubic feet. Philadelphia can treat stormwater at a cost of 1.2 cents per cubic foot. Therefore, its park system provided the city with \$5.9 million in stormwater retention.
- The plants in a city park absorb air pollutants such as nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone, and some particulates, reducing the impacts they have on residents’ cardiovascular and respiratory systems, reducing health-care costs and decreases in productivity. In 2005, the trees in Washington, D.C.’s parks removed 244 tons of carbon dioxide, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide. This service is valued at \$1,130,000.

Economic Impact of National Parks

(http://conservationtools.org/libraries/1/library_items/1133)

Headwaters Economics

<http://headwaterseconomics.org/apps-public/nps/impacts> (<http://headwaterseconomics.org/apps-public/nps/impacts>)

Headwaters Economics created this interactive web page to show how protected public lands such as national parks can play an important economic role for local communities. The web-based tool lists visits, non-local spending, and the number of jobs created in gateway communities for each of the National Park Service units.

- Visitation, tourism, and jobs related to nearby public lands annually contribute billions to regional economies while creating hundreds of thousands of private sector jobs. The economic benefits extend far beyond tourism. The greatest value of natural amenities and recreation opportunities often lies in the land’s ability to attract and retain people, entrepreneurs, their businesses, and the growing number of retirees who locate for quality of life reasons.

The Benefit of Parks: Why America Needs More City Parks & Open Space (http://conservationtools.org/libraries/1/library_items/729)

The Trust for Public Land

- City parks and open space improve our physical and psychological health, strengthen our communities, and make our cities and neighborhoods more attractive places to live and work. Numerous studies have shown the social, environmental, economic, and health benefits parks bring to a city and its people.
- Homebuyers prefer homes close to parks, open space, and greenery. In Boulder, Colorado, a greenbelt added \$5.4 million to the total property values of one neighborhood. Other things being equal, there was a \$4.20 decrease in the price of residential property for every foot one moved away from the greenbelt, and the average value of homes next to the greenbelt was 32% percent higher than those 3,200 feet away.
- Parks attract tourists, filling hotel rooms and bringing customers to local stores and restaurants. As community signature pieces, parks offer a marketing tool for cities to attract businesses and conventions. Parks can be used to hold festivals, concerts and athletics events, bringing additional boosts to the local economy.
 - In Minnesota, Chain of Lakes received 5.5 million visitors in 2001, making it the state's second-biggest attraction after the Mall of America. At Chain of Lakes, residents and tourists enjoy biking, walking, jogging, rollerblading or skiing around five city lakes attached by a 12-mile system of walking and biking paths. Each of the lakes is surrounded by parkland featuring a variety of amenities.
- Green space in urban areas provides substantial ecosystem services. The U.S. Forest Service calculated that over a 50-year lifetime, one tree generates \$31,250 worth of oxygen, provides \$62,000 worth of air pollution control, recycles \$37,500 worth of water, and controls \$31,250 worth of soil erosion.
- A park's trees store water, reducing the rate at which it flows into a city's stormwater treatment facilities. Parks increase the amount of a city's pervious surfaces, which allow rainwater to infiltrate into the ground. Incorporating trees and parks into a city's infrastructure can decrease the necessary size of the city's stormwater management system.
 - Garland, Texas' tree cover prevents 19 million cubic feet of stormwater from having to be treated, a savings of \$38 million. Building facilities to handle that amount of stormwater would cost \$38 million. Instead of a flat stormwater treatment fee, the city now bases the fee on a property's impervious surface and the volume of stormwater the property generates, encouraging property owners to plant more trees.

The Economic Benefits of Open Space, Recreation Facilities and Walkable Community Design (http://conservationtools.org/libraries/1/library_items/1063)

Active Living Research

This article reviews a sizable body of peer-reviewed and independent reports on the economic value of outdoor recreation facilities, open spaces and walkable community design. It focuses on benefits that accrue to nearby homeowners and to other open space users.

- Open spaces such as parks and recreation areas can have a positive effect on nearby residential property values and can lead to proportionately higher property tax revenues for local governments (provided municipalities are not subject to caps on tax levies). A study of 193 parks in Portland Oregon found that parks increased the value of homes within 500 feet of a park by \$845 to \$2,262. Another study of that area found that large natural forest areas created an even larger rise in property values, an average of \$10,648 for homes within 1,500 feet of the forests, compared to an average increase of \$1,214 for homes within 1,500 feet from urban parks or \$5,657 for specialty parks (playgrounds and skate parks). This increase may allow a park or recreation area to pay for itself, as was the case for a \$5.4 billion green belt in Boulder, Colorado, though not if there aren't sufficient nearby residential properties. Increased property taxes may not be able to completely cover a parks cost. This was the case for a 7.9-mile greenbelt in Austin, Texas, where the city was able to meet 28.4% of the annual debt charges from the greenbelt's construction.
- The houses within 500-600 feet of open space receive the greatest increase in property value. Community parks of at least 30 acres increase the value of properties out to 1,500 feet, but 75% of the premium value generally occurs within 500-600 feet. Increasing the size of a park tends to increase the rise in property values, but proximity to the park has a greater impact than park size. Access to a park is important, and direct paths to a park and parks surrounded by roads are both factors that will cause a greater boost to nearby property values.
- The increase in property values due to proximity to open space occurs in urban, suburban and rural areas; the impact is greatest in urban areas. In rural and suburban areas, it is the houses near preserved open spaces and farmland that are associated with increases in property value.
- It is less expensive to provide roads, water and sewer services to homes in compact, walkable developments than it is to homes in large, suburban developments. A study found that Rhode Island could save more \$1.4 billion over 20 years if the state's next 20,000 housing units were built within existing urban areas instead of in undeveloped areas. The savings are due to decreased costs for providing roads, schools and utilities as well as the benefits of not losing agricultural land to development and the prevention of decay of urban centers.
- Some studies estimate that using a compact, walkable neighborhood design can save developers 32% on the cost of providing infrastructure services.
- Open space tends to require fewer municipal services than residential, so land preservation can decrease a community's tax burden. The design elements used in these neighborhoods can also create a tax savings on infrastructure. In one such neighborhood, swales were used to direct stormwater over porous soils, which irrigated nearby agricultural fields and saved \$800 per lot compared to conventional storm sewer construction.
- The parks, open spaces and greenbelts offered by compact, walkable neighborhoods, (also known as traditional neighborhood development), create higher housing prices, create

marketing opportunities, and tend to cause the neighborhood's houses to sell more quickly than conventionally designed neighborhoods.

How Cities Use Parks for Economic Development (http://conservationtools.org/libraries/1/library_items/1132)

American Planning Association

This study gives five key points on how city parks are a source of positive economic benefits and provides case studies for each. City parks:

- Increase real property values
 - Chattanooga, Tennessee: In the early 1980's, the city worked to lure middle-class residents back to the city, which faced rising unemployment and crime, polluted air, and a deteriorating quality of life, by cleaning the air, acquiring open space, and creating parks and trails. Property values rose by more than \$11 million, a 127.5% increase.
- Increase municipal revenues
 - Chattanooga, Tennessee: The city's work in the early 1980's to improve quality of life resulted in a 99% increase in combined city and county property tax revenues between 1988 and 1996.
 - Shopping Districts: Prices for products in districts with trees are an average of 11% higher than in treeless districts. The quality of products are rated 30% higher in districts with sidewalk landscaping than in those without.
 - Oakland, California: The East Bay Regional Park district stimulates an estimated \$254 million a year in park-related purchases.
- Attract and retain affluent retirees
 - A 1994 study of retirees asked respondents to indicate the importance of 14 features in their decision to move to a new location. Their top three factors (in order of importance) were scenic beauty, recreational opportunities and mild climate.
- Attract knowledge workers and talent to live and work
 - Industry today is composed of smokeless industries, high technology, and service-sector businesses, collectively referred to as the "New Economy." The workers in the New Economy, "knowledge workers" sell their knowledge, as opposed to physical labor, as the main source of wealth creation and economic growth. They work for companies tied not to a certain location in order to achieve a competitive advantage but to retaining and attracting more talent. Knowledge workers prefer places with a diverse range of outdoor recreational activities, from walking trails, to cycle friendly cities, to rock climbing. A 1998 study found that quality of life in a community increases the attractiveness of a job by 33 percent.
- Attract homebuyers
 - A 2001 survey by the National Association of Realtors found that 57% of potential homebuyers would choose a home close to parks and open space over one that was not. Fifty percent would be willing to pay 10% more for a home located near a park or protected open space.

How Smart Parks Investment Pays Its Way (http://conservationtools.org/libraries/1/library_items/1064)

New Yorkers for Parks and Ernst & Young, LLP

- An extensive analysis of New York City's parks shows that strategic investment in revitalizing parks yields significant economic returns to the city, investors and neighboring communities. While not all park investments have generated economic returns, strategic planning, effective maintenance and community involvement can lead to successful park investments that create economic revitalization.
- City wide, across different demographic areas, parks have created economic returns. There are cases where city parks increased the value of nearby commercial real estate by up to 225% and residential real estate by up to 150%. City parks have caused turnover rates to drop to less than 1%. Park improvements have been paid for by returns from increased park use and concessions.
- One case study provided is Bryant Park. Opened as a public space in the 1880s, it has seen high and low points, but by the 1960s its decline was severe and in the 1970s it was known for crime and drugs. An additional assessment on adjacent properties and public and private funds was used for a decade long work to completely overhaul the park. In 1991, a new Bryant park opened, with improved maintenance and security, restored sculptures, and new concessions, facilities and events.
 - Approximately 20,000 people visit it each day. Moveable chairs attract nearby workers on lunch breaks, and local businesses view the park as an employee amenity and use the park for outside lunch meetings. The park is a tourist draw and residents come by the thousands for outdoor movie screenings, free concerts, a free outdoor library and the chance to enjoy fresh air in the center of Midtown.
 - Financially, the city and the local business owners made a sound investment. The entire neighborhood has become more desirable. Between 1990-2002, asking rents for commercial office space near Bryant Park increased between 115% and 225% as compared to increases ranging from 41% to 73% in the surrounding submarkets.

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KEY FINDINGS



IN 2015 ALONE,

AMERICA'S LOCAL PUBLIC PARK AND RECREATION AGENCIES
GENERATED MORE THAN

\$154 BILLION

IN ECONOMIC ACTIVITY

AND THEIR OPERATIONS AND CAPITAL SPENDING SUPPORTED MORE THAN

1.1 MILLION JOBS

OPERATIONS SPENDING

BY LOCAL PARK AND RECREATION AGENCIES SPAWNED

\$90.9 BILLION

IN TOTAL ECONOMIC ACTIVITY
AND SUPPORTED

723,000 JOBS

CAPITAL SPENDING

BY LOCAL PARK AND RECREATION AGENCIES LED TO

\$63.6 BILLION

IN ECONOMIC ACTIVITY
AND NEARLY

378,000 JOBS

Sources: IMPLAN and the Center for Regional Analysis—George Mason University for NRPA

City Notes: Development enhances Canal Winchester's quality of life

Next

UPCOMING EVENTS

HIDE CAPTION

Lucas Haire

By LUCAS HAIRE

Posted Apr 23, 2019 at 6:05 PM Updated Apr 24, 2019 at 9:55 AM

With recent economic development announcements for Nifco America's and Milltech, LLC's new facilities in Canal Pointe, as well as the proposal for Opus Development's two new speculative warehouses on Winchester Boulevard, Canal Winchester is experiencing unprecedented growth in our industrial sector.

The city has long been committed to industrial development within our community as an economic development strategy, but what will these recent project announcements mean for our community?

What does economic development mean?

According to the International Economic Development Council, economic development should be thought of as a program, a group of policies, or activity that seek to improve the economic well-being and quality of life for a community.

One of the major ways this is accomplished is by creating and/or retaining jobs that facilitate growth and provide a stable tax base. In fact, a recent study by the Economic Policy Institute reported that

industrial and manufacturing projects exhibit a multiplier effect, with one direct job in manufacturing supporting up to 7.4 jobs in other industries.

Canal Winchester is home to more than 1,800 manufacturing jobs with a significant employment multiplier effect not only on the rest of our city, but on all of central Ohio.

With each new job that is created in Canal Winchester, the economic well-being and quality of life within our community can be enhanced. The recently announced projects likely will bring between 350 and 500 new jobs to our community. Each of these new employees will pay a local income tax, will spend portions of their paychecks in our community for goods and services and will contribute to the local economy.

The direct revenue from these new positions will generate more than \$300,000 annually into the city's general fund. This is the fund which is used to support street repairs, parks and trail improvements, law enforcement, and many other essential city services.

The Canal Winchester Local School District also stands to benefit in a significant way from these developments.

I often hear concerns that the real-estate tax abatements necessary to attract industrial development may harm the school district. In the specific case of the Opus development, the Canal Winchester School District currently receives a little more than \$5,000 annually from the project property.

When the project is complete, the schools are estimated to receive more than \$50,000 annually from real-estate taxes paid on the value of the land increase, even though the value of the building is exempt from taxes. This is more than a 1,000% increase in real-estate taxes on this parcel alone!

The schools will also receive additional compensation from the city of Canal Winchester and Opus at no less than \$100,000 annually to assist with making up for the forgone taxes.

With each of these projects, significant amounts of revenue are produced that lower the tax burden on residents of Canal Winchester.

These additional revenues also allow the city to make the necessary infrastructure and quality-of-life improvements that make our small city one of the best places to live in central Ohio.

It's important to remember that even with all of the growth proposed, our focus will remain on preserving our charming small-town past while promoting our future.

Lucas Haire is development director for the city of Canal Winchester, which provides the City Notes column to ThisWeek Canal Winchester Times.



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Ohio's Fastest Growing City Is... Canal Winchester?

By [NICK EVANS \(/PEOPLE/NICK-EVANS\)](#) • MAY 31, 2018

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(//radio.wosu.org/sites/wosu2/files/styles/x_large/public/201805/LucasHaire1.jpg)

Canal Winchester Development Director Lucas Haire.

NICK EVANS / WOSU

Brick buildings run straight through Waterloo Street in old town Canal Winchester; just across the intersection, the restaurant patios along High Street are full from the lunch rush. This is the historic center of Canal Winchester, just southeast of Columbus.

Listen

3:09

The U.S. Census Bureau's latest estimates (<https://www.census.gov/newsroom/press-releases/2018/estimates-cities.html>) show the city growing faster than any other in the state. Canal Winchester grew by 4.4 percent between 2016 and 2017—narrowly edging out Dublin in terms of growth rate.

Development director Lucas Haire says that, from the outset, transportation has defined Canal Winchester. The city gets its name in part from the Ohio and Erie Canal. Later, the city became a rail hub.

"The rail, the canal and now US-33 are really what drives a lot of the development in the area," Haire says.

The city is preparing for even more growth with a new parks master plan, and the local high school is adding a dozen new classrooms. But Haire admits part of why the city leads the pack has to do with where it started.

"Well, a lot of it is it's based on the fact that we're a small community," Haire explains. "So it doesn't take a lot of new people to generate that rate of growth."

Canal Winchester added about 350 people over the year. Dublin added almost 2,000. Columbus, keeping its title as the 14th-largest city in the country, added over 15,000.

"We like to think that we've been planning for growth for the last 30 or 40 years, and now a lot of that growth is now coming to fruition," Haire says. "So we're seeing new housing going in. We're also seeing a number of new apartments."



https://mediad.publicbroadcasting.net/p/wosu2/files/styles/x_large/public/201805/LeahDotson1.jpg

Fantasy Cupcake owner Leah Dotson

CREDIT NICK EVANS / WOSU

But Leah Dotson from Fantasy Cupcakes has noticed the shift, especially in terms of business turnover - or lack thereof.

“We had a lot of places come and go—shops,” Dotson says. “In the last two years, everybody has been staying, and actually a lot of people are coming in looking for places to be able to move in business-wise and housing-wise. So yeah, we’ve definitely seen a growth.”

Across the street, Rex Weiser, the chef and owner of Village Wines and Bistro, connects the growth with new Canal Winchester resident BrewDog USA.



(https://mediad.publicbroadcasting.net/p/wosu2/files/styles/x_large/public/201805/RexWeiser2.jpg)

Village Wine and Bistro chef and owner Rex Weiser

CREDIT NICK EVANS / WOSU

The Scottish brewer opened its U.S. headquarters in Canal Winchester last year, and they've already started to expand, with a beer-themed hotel in the works next to the 100,000-square-foot brewery.

BrewDog's popularity has apparently overflowed.

"We've gone from five days a week and about 30 hours being open to seven days a week, full-time lunch, brunch, everything," Weiser says. "I've seen a lot of new faces. There's been a lot of overflow, especially spill off from Brewdog. I mean that was a big—it drew a lot of people in."

But Carm Smith, who runs Cornersmiths, goes back a bit further. Her shop and a handful of others all opened about seven years ago. She says it felt like there was just something bubbling up.

"We, the cupcake gals, the Wigwam, right before us was Harvest Moon, and it was like something almost universally said now's the time," Smith says.



https://mediad.publicbroadcasting.net/p/wosu2/files/styles/x_large/public/201805/CarmSmith1.jpg

Cornersmiths co-owner Carm Smith

CREDIT NICK EVANS / WOSU

Those shops and restaurants now anchor old town Canal Winchester. And Smith believes the future for the city is bright because it's struck a balance between protecting its heritage and fostering new growth.

"There's an opportunity here not just because it's an old community, but it's like an old community that's kind of pulling from the past and pushing toward the future," she says.

Canal Winchester and Dublin aren't the only Central Ohio cities showing growth. Rounding out the top-six fastest growing cities in the state are Powell, New Albany, Grove City and Hilliard.

TAGS: [CANAL WINCHESTER \(/TERM/CANAL-WINCHESTER\)](#) [BREWD OG \(/TERM/BREWD OG\)](#)

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