



CHAPTER 1 OUTLINE

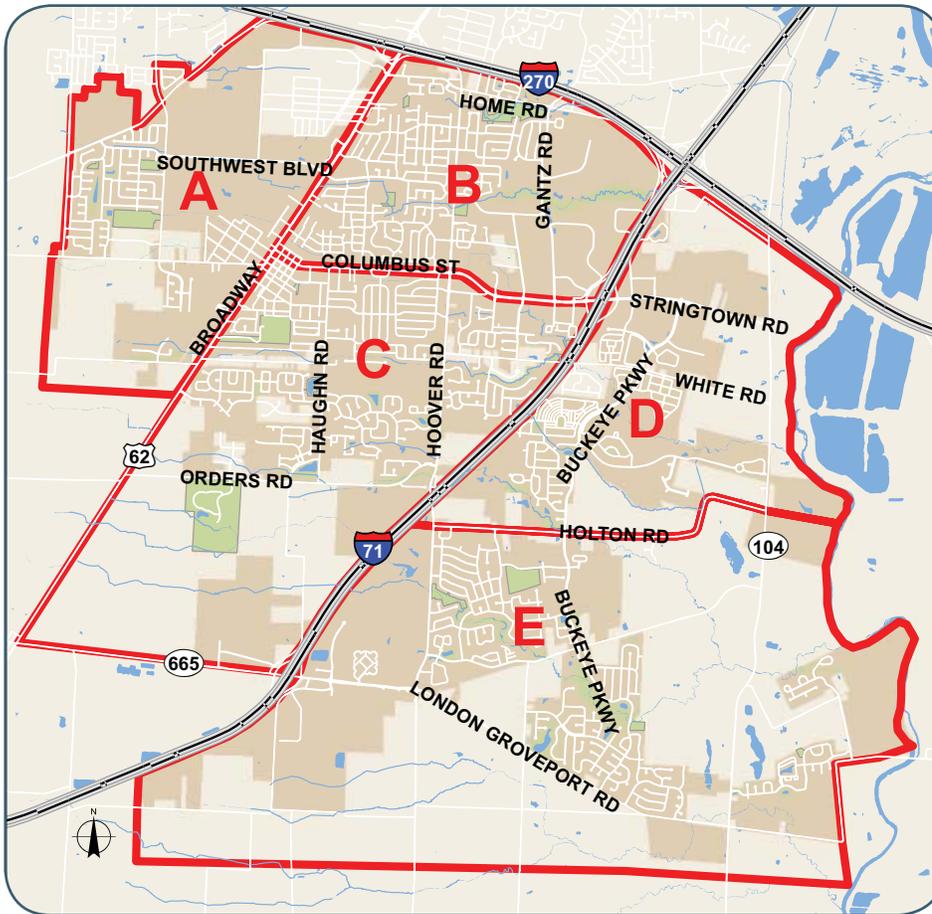
1. **Planning Areas**
 - a. Serving Residents
 - b. Requested Additions to the Park System
2. **Regional Context and Demographics**
3. **Market Trends**
4. **Development Projections**
 - a. Single Family
 - b. Multi-Family
 - c. Impact on the Parks System
5. **Goals, Objectives and Actions**

background, trends and growth framework

INTRODUCTION

Grove City has grown considerably in recent years, and this rapid growth is expected to continue. In order to better understand how the parks system can meet the needs of current and future residents, it is important to understand the demographics of current and future residents as well as growth trends and framework for the future growth in the city. By gaining a clear understanding of the context of growth, the Parks and Recreation Department will work to develop parks and recreational programs that meet the needs and desires of current and future residents.

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PLANNING AREAS

Grove City is a unique community that is home to a variety of housing styles, distinctive neighborhood layouts and a diverse population. In order to ensure the needs of all residents are met with the parks system, the City has been divided into five planning areas for the purpose of this comprehensive plan. The planning areas were determined by examining the geographic and demographic trends of the city. These planning areas will be referenced throughout the plan, as much of the decision-making actions will be at the planning-area level.

Planning Area A

Planning Area A is made up of land west of Broadway, between I-270 and Rensch Road, including Urbancrest and part of Jackson Township. A mix of uses can be found within this planning area, including entertainment (Beulah Park), manufacturing (Walmart and other distribution centers), commercial (Town Center) and residential. This planning area is comprised of the youngest population, with the lowest median age of the five planning areas. The population in this planning area is not expected to grow much in the next five years, partially because its growth is somewhat limited by I-270 to the north and Columbus to the west. Furthermore, this planning area has the lowest percentage of land devoted to residential uses, leaving little opportunity for population growth.

PLANNING AREAS

Grove City can be broken down into five planning areas. During the public input process, residents vocalized their suggestions for the city as a whole as well as for their specific area of interest. Each area has unique needs, land acquisition options, demographics and growth patterns.

Planning Area A

2010 Estimates

- 5,470 Residents
- 1,934 Households
- 2.83 People Per Household
- Median Age: 31.6

2015 Estimates

- 5,757 Residents
- 2,031 Households
- 2.83 People Per Household
- Median Age: 32.3

Planning Area B

2010 Estimates

- 10,005 Residents
- 4,109 Households
- 2.39 People Per Household
- Median Age: 38.5

2015 Estimates

- 10,291 Residents
- 4,250 Households
- 2.42 People Per Household
- Median Age: 38.6

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Planning Area C

2010 Estimates

- 10,799 Residents
- 4,152 Households
- 2.58 People Per Household
- Median Age: 40.6

2015 Estimates

- 11,656 Residents
- 4,459 Households
- 2.61 People Per Household
- Median Age: 41.3

Planning Area D

2010 Estimates

- 2,805 Residents
- 1,092 Households
- 2.57 People Per Household
- Median Age: 45.9

2015 Estimates

- 3,471 Residents
- 1,355 Households
- 2.56 People Per Household
- Median Age: 47.1

Planning Area E

2010 Estimates

- 8,753 Residents
- 3,047 Households
- 2.87 People Per Household
- Median Age: 37.0

2014 Estimates

- 9,761 Residents
- 3,415 Households
- 2.86 People Per Household
- Median Age: 35.8

Planning Area A is home to three city parks and one township park, for a total of approximately 36 acres of programmed parkland. Also, one intermediate school and a high school are located in Planning Area A.

Planning Area B

Planning Area B contains land between Broadway and I-71, north of Columbus Street and Stringtown Road. This planning area contains a mix of uses including industrial (Southpark industrial park), commercial (Stringtown Road) and residential. The population in this planning area is second highest of all the planning areas, but is not expected to increase much over time because little land is left to be developed. Neighborhoods in Planning Area B are more established and were developed in a denser pattern than newer residential developments.

Planning Area B is home to five city parks, including the Grove City Skate Park, Gantz Park and the Big Splash at Evans Park, with a total of roughly 37 acres of programmed parkland. Multiple schools can be found in this planning area, including three elementary schools and one middle school.

Planning Area C

Planning Area C is made up of land between Broadway and I-71, south of Columbus Street and Stringtown Road. This area is primarily residential, except for the Stringtown Road corridor. Planning Area C offers a unique mix of residential development containing both the original plat of Grove City plus subdivisions currently under development. This area has the highest population and contains the most households of the five planning areas. The south half of Planning Area C is primarily agricultural and vacant land, providing potential for growth.

Planning Area C is home to seven parks including Windsor Park and Fryer Park, with a total of approximately 160 acres of programmable parkland. There are four public schools located in Planning Area C, including one high school, one middle school, one intermediate school and one elementary school.

Planning Area D

Planning Area D is bordered by I-270 to the north, Holton Road to the south, I-71 to the west and the Scioto River to the east. Home to Parkway Centre, this planning area has the highest percentage of commercial land out of all the planning areas. Development in Planning Area D has occurred most recently, with much development still underway. Planning Area D is also home to the Pinnacle Golf Club and is anticipated to have the highest percentage growth in population of all the planning areas in the next five years. Residents in Planning Area D have the highest median age of the planning areas, and this trend is anticipated to continue to increase in the next five years.

Planning Area D does not contain any public parks. The recreation center for the development is located here, as is its golf course. However, no public recreation facilities are located within this area. The Creekside subdivision contains a neighborhood park, and multiple pocket parks are located throughout Pinnacle, but they are not public. Additionally, there are no public schools located within Planning Area D.

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Planning Area E

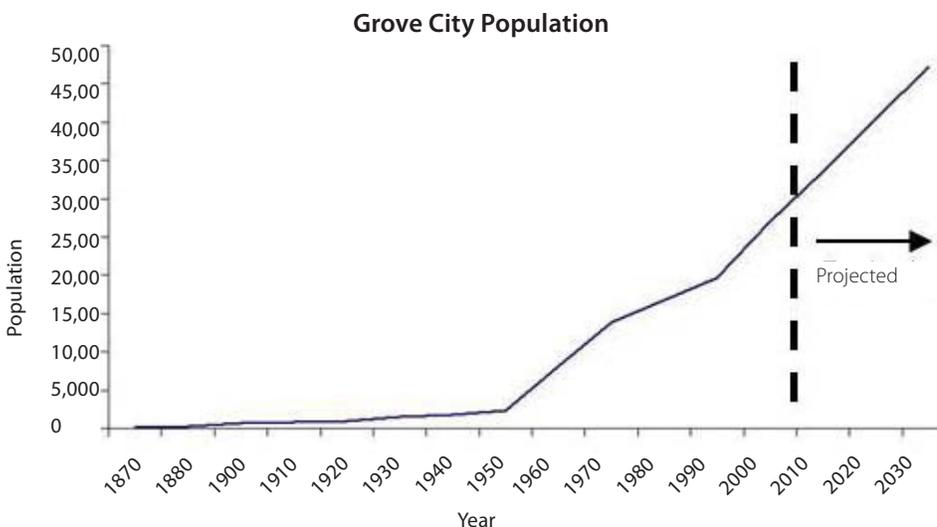
Planning Area E is the largest planning area, made up of the land east of I-71, west of the Scioto River and south of Holton Road. The population in this area is expected to increase considerably over the next five years, considering the amount of undeveloped land within it. The median age of residents in Planning Area E is younger than most of the other planning areas and is the only planning area that is estimated to have a decrease in median age in the next five years. Commercial and industrial uses can be found in this planning area, but in lower concentrations than other planning areas.

Five parks are located in Planning Area E including Henceroth Park, for more than 40 total acres of city parkland. The former Talbott Park lies within Planning Area E and was recently dedicated to Franklin County Metro Parks to be included as part of a future Metro Park along the Scioto River. There is also one elementary school and a middle school within this planning area.

REGIONAL CONTEXT AND DEMOGRAPHICS

Grove City's close proximity to downtown Columbus combined with available land for development have helped the community become one of the largest suburbs of Columbus with a quickly growing population. Between 2000 and 2010, the population of Grove City grew approximately 26 percent. This growth is considerably higher than the 6 percent estimated population increase experienced by the combined population of Franklin County during the same time period. According to MORPC projections, Grove City will have the highest growth rate of all Franklin County cities between 2005 and 2030. By the year 2015, Grove City is projected to have a total population of more than 37,000 – a 36 percent increase from its 2000 population.

This growth will not be distributed equally throughout the city. The majority of growth is expected to occur east of I-71 where new developments such as Pinnacle and Meadow Grove Estates are bordered by hundreds of acres of undeveloped or underdeveloped land. Between 2000 and 2009, the area east of I-71 and north of



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AN AGING POPULATION

Between 2000 and 2010, the median age of Grove City residents rose almost three years. The median age of all residents in Franklin County increased by only 1.6 years.

Holton Road the number of residents increased almost 380 percent. The north and west portions of Grove City, with an older housing stock and less land available for development, are expected to remain fairly stable in terms of population.

The population of Grove City is also aging. Between the years 2000 and 2010, the median age of Grove City residents rose almost three years, from 35.6 to 38.4. In the same time period, the median age of all residents in Franklin County increased by only 1.6 years.

Education and Employment

In 2010, it was estimated that more than 30 percent of the city's population over the age of 25 held a degree of some kind. An additional 22 percent had taken college courses, but had not yet earned a degree.

It is estimated that almost 70 percent of Grove City residents hold white-collar jobs, with about 45 percent of the city's workforce employed in the service industry. The second most common employing industry in the city is retail trade, employing approximately 12 percent of the working population, followed by finance, insurance and real estate, employing almost 10 percent of the working population. These figures are similar to those throughout Franklin County.

Less than 9 percent of Grove City's population older than 16 was estimated to be unemployed in 2010. This is less than the unemployment rate of Franklin County, which is at approximately 11 percent.

MARKET TRENDS

In order to understand how the parks system can better suit the community, it is important to understand current consumer market trends. The desires and needs of residents were voiced through a public input process. To supplement this input, market research reports were obtained for each planning area, showing the general likeliness of residents in that area to participate in certain activities.

Interest in bicycling in the city is very high. Market research indicates that four of the five planning areas had a market potential for cycling higher than the national average. Input from the public during the planning process confirmed that there is a strong desire for better connectivity of trails for cycling. Improving trails and connectivity was the most frequently expressed comment in the public meetings and online surveys.

There is also an expressed desire in the community for more opportunities to participate in passive recreation, including activities such as bird watching and photography, also reflected in market research reports.

More details about specific market research and public input will be mentioned throughout the plan.

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DEVELOPMENT PROJECTIONS

Grove City contains a diverse stock of housing and other development, evident in the varying neighborhood designs and layouts. Recent development shows a trend of increasing land consumption, either through larger lots for single family dwellings or larger, more expansive apartment complexes and condominium developments. Development is occurring primarily in the south and east of Grove City, where vacant land is readily available.

Single Family Development

Single family development has changed considerably throughout Grove City's history. Development trends are evident throughout the city, including the original plat of Grove City in historic Town Center, still preserved in many housing arrangements and buildings, to the compact neighborhoods of the 1950's and the larger lot developments popular since the 1990's. Comparing a single family development from the 1950's to one from the 1990's illustrates the change in residential development patterns. The Brookgrove subdivision, located between Columbus Street and Woodgrove Drive, was built in the 1950's and contains approximately 350 houses and sits on 76 acres, for a density of about 4.6 dwelling units per acre. Hoover Crossing, developed in the 1990's and located between Haughn Road and Hoover Road, has a density half that of Brookgrove. It is also home to approximately 350 houses but consumes 155 acres, giving the development a density of 2.3 dwelling units per acre.

According to population projections, Grove City will add approximately 2,000 residents between 2009 and 2014. Based on the city's average household size of 2.59, these 2,000 new residents will require 800 new homes. If these 800 new houses are developed at the city's average density of development from the past five years, they will require about 2,500 acres of land to develop new lots. The entire city was approximately 10,000 acres in area in 2009, meaning that a 6 percent increase in population will increase in the city's size by approximately 25 percent. This is not a sustainable pattern by which to grow if the city intends to adequately serve all its residents while protecting the natural resources around it. It is important to note that this figure is based on the unrealistic assumption that all new residents will reside in single family houses. Grove City is also home to many multi-family developments, which have developed in their own unique manner over the years.

Multi-Family Development

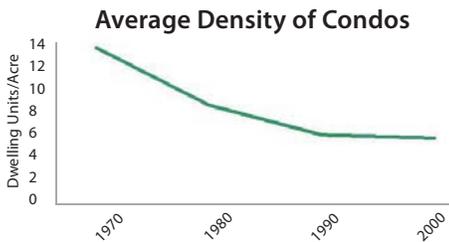
Since the 1980's, multi-family developments have shifted dramatically from apartments to condominiums. Prior to 1990, only three condominiums had been developed in Grove City, compared to 18 different apartment complexes built at the time. Since 1990, only seven new apartment complexes have been built, versus 18 condominium developments. This shift in development shows the changing demand in the market for housing types. According to a 2010 Columbus Dispatch article, Grove City apartments have a vacancy rate of approximately 20 percent with older developments experiencing higher vacancy rates than more recently developed establishments.

Similar to single-family developments, the size of multi-family development has increased over time. Except for the 1980's, the size of apartment complexes, including

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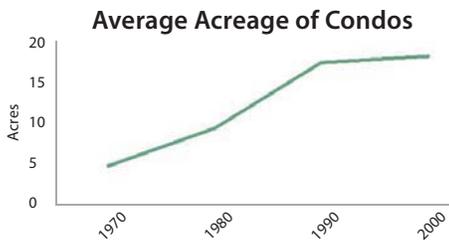
the total acreage of development, the number of units in the complex and number of buildings housing these units has increased in every decade over the past five decades. This increase was even more pronounced in apartments developed since the 1990's, where the average number of units in apartment complexes has almost tripled and the total number of parking spaces on the site has approximately doubled.

As with apartments, the total acreage, number of units and number of buildings in condo complexes have increased in every decade since the 1970's. The number of parking spaces per unit has almost doubled from the 1980's to the 2000's. Much like single-family developments, the size of the developments are increasing and developing at a lower density, consuming more land.

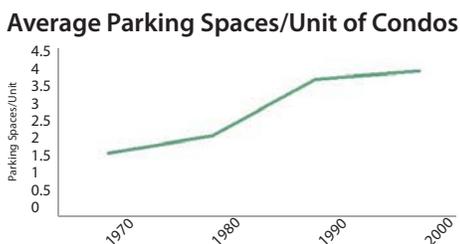


Impact on the Parks System

The varying development patterns found in Grove City creates a challenge for the parks system. In the older neighborhoods, there are more neighborhood and pocket parks. These parks have smaller service areas and are best suited for developments with higher densities. In newer developments, with much lower densities, a single pocket park cannot serve as many residents because the houses are spread much farther apart, and the subdivisions are much larger in total area.



Density also plays a key role in the amount of open space required in a development. Currently, the Grove City Planning and Zoning Code requires residential developments to dedicate a certain amount of the land within the development to be used for open space or parkland. This figure is calculated based on the number of proposed dwelling units in the development. Therefore, a development with a lower density (i.e. fewer houses proposed) would be required to dedicate less land to open space.



Development will likely occur rapidly in the coming years in Grove City. As this growth occurs, it will be important for the parks system to grow with the community in order to provide all residents with appropriate recreational opportunities. A closer examination of park development requirements and recommended policy adjustments are outlined in Chapter 7.