



CHAPTER 7 OUTLINE

1. **Land Acquisitions**
 - a. Existing Conditions
 - b. Key Land Acquisitions
 - c. Methods of Land Acquisitions

2. **Parkland Development**
 - a. Review Process
 - b. Sustainable Principles
 - c. Branding

3. **Goals, Objectives and Actions**

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INTRODUCTION

The acquisition and development of Grove City's parkland is important to the economic health of the community as well as quality of life for the residents. More than 30 studies conducted throughout the United States have concluded that parks increase local property values, signifying the value residents place on parks. From an economic perspective, increased property values boosts revenue levels utilized by schools and local governments to provide services back to the community. In addition to the economic benefits, parks can also serve as a tool to preserve critical resources such as tree stands, woods and streams. Together these factors make a compelling reason why the city should be sensitive and proactive in how parks and open spaces are acquired and developed.

LAND ACQUISITIONS

In 2004, the city established a goal with the approval of Ordinance C-94-04 to provide "20 acres of appropriate open space/public land or other recreational areas for every 1,000 residents," which, based on the current population, would total 711.5 acres. For the purpose of this plan, land that is public or lawfully accessible to the public was counted toward the goal acreage. To date, the city has acquired 263 acres of parkland with an additional 135 acres of open space totaling 398 acres or 11.2 acres per 1,000 residents.

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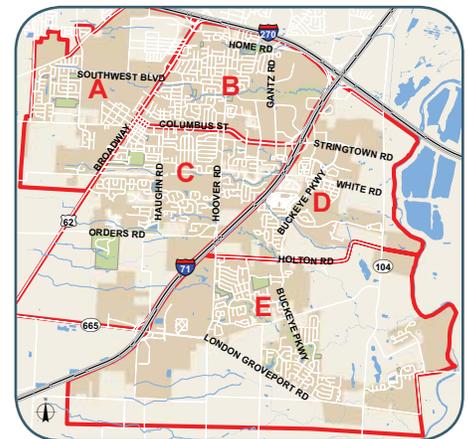
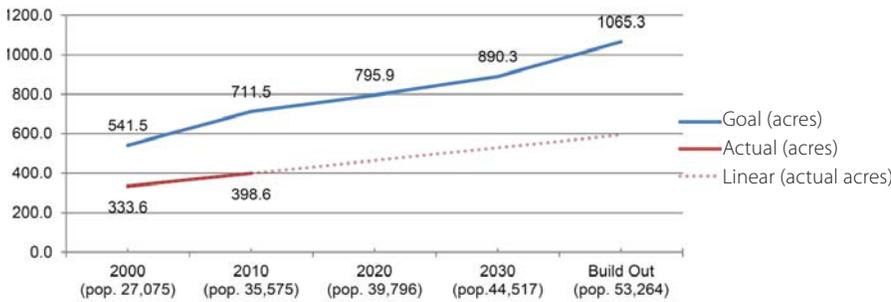
Existing Conditions

Between 2000 (333.6 acres) and 2010 (398.6 acres) the city has seen a net increase of 65 acres of park land from 2000 to 2010 excluding parks, playgrounds or open spaces under the control of the township, school district, private organizations or other park authorities. In addition to illustrating existing park land acres, the chart below also shows the city’s “goal” acreage based on population figures from 2000 through the city’s projected “build-out” as projected by the Mid-Ohio Regional Planning Commission.

When comparing the city’s parks and open space acquisition trends with its population projections, there is a noticeable gap between the two. That gap will likely continue to widen as the city develops. Couple this with today’s development trend of platting larger lot subdivisions, and the result will likely be lower density developments. Based on current city regulations, this may lead to fewer park land dedications and an increased rate of developable land. Based on these factors, at the current rate of park and open space land acquisition, the city will provide less acreage per thousand residents in the future than today (11.2 acres/1,000 residents). Should the trend continue, it will be difficult for the city to provide the desired quantity of parkland, which will effect residents’ quality of life and property tax revenues without changing its land acquisition policies, priorities and practices with respect to parks. Therefore, it is vital the city’s policies are reformulated, and practices are followed that enable the city’s goal to keep pace with its expected growth.

OBJECTIVE 1
 Establish land acquisition policies to promote the growth of the park system at a comparable rate to serve the growing population.

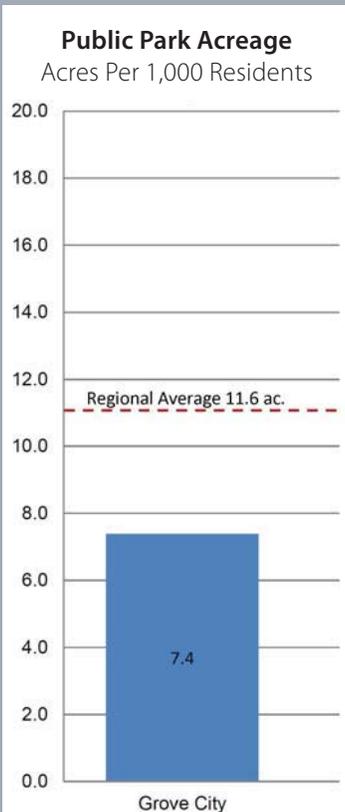
Park and Open Space Goals and Acquisitions
 (Based on Population Projections Within Grove City Limits)



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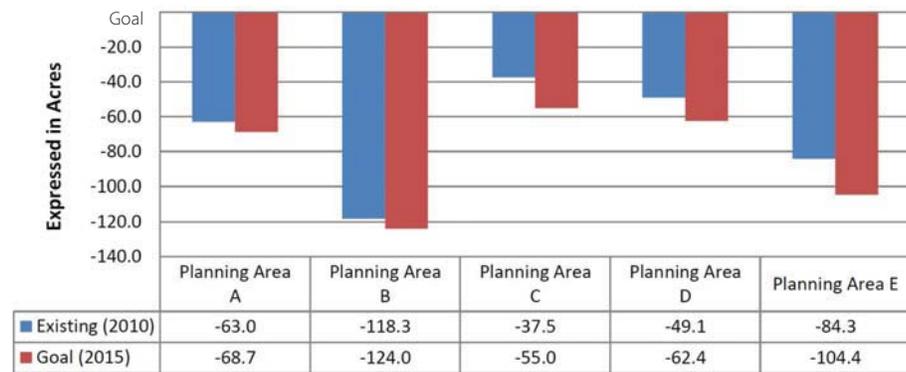
PUBLIC PARKS: A REGIONAL COMPARISON

In order to compare Grove City to the surrounding region and analysis was conducted comparing the amount public parkland under the city's jurisdiction with surrounding outer belt communities (Dublin, Gahanna, Hilliard, Reynoldsburg, and Westerville). A regional average of 11.6 acres per 1,000 residents was established for the region with Grove City providing 7.4 acres of public parks for every 1,000 residents.



When applying the city's open space goal with the existing and projected populations within the various planning areas, a couple of issues begin to emerge. The most basic observation is the chart's data points down, illustrating none of the planning areas meet goal acreages. Ideally, data would meet or exceed the goal. However, as shown, the deficiencies are expected to widen over the next five years unless policies are revised and implemented to address this negative trend. Below are some specific discussions surrounding the pressures facing the various planning areas.

Difference Between Existing and Goal Acreages for Parks and Open Spaces
By Planning Area



While Planning Area A has developable land and is expected to have residential growth with the development of the Autumn Grove subdivision and available land west, Area B is considered well established and no significant population growth is expected because of limited availability of developable land. Therefore, any population growth within these areas would primarily be attributed to growing household sizes as well as limited development and redevelopment activity. The chart above highlights these planning areas, in relation to Planning Areas C and E, illustrating the deficiencies between existing park and open space acreages and the 2015 goal acreages. Planning Areas A and B contain some of the city's older subdivisions with some of the highest densities and populations, and, as shown on the chart, are severely underserved by public parks and open spaces. Combined, these two planning areas are approximately 181 acres below the City's goal, and more than areas C, D and E combined. Several playgrounds and open spaces located on elementary and middle school sites are available to supplement this deficit and serve the needs of area residents.

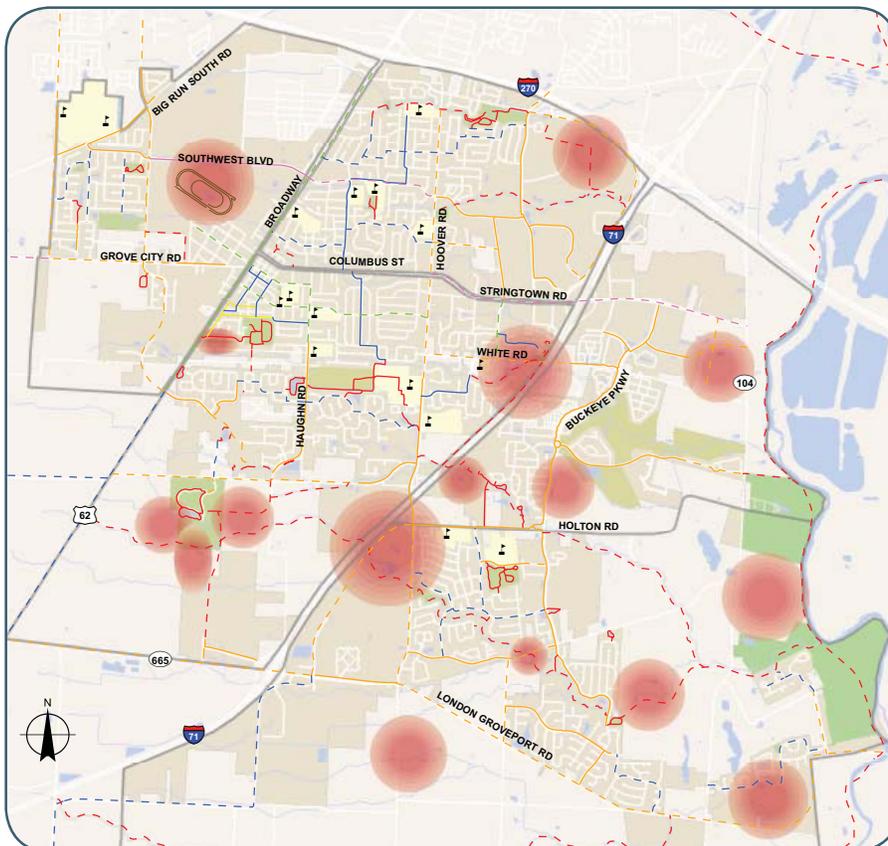
Pressures facing these areas are not only the lack of parkland but also the lack of developed parks and open spaces. As noted in Chapter 2, Planning Area A has a total of 46 acres of parks and open space areas, but half remain undeveloped (Demorest Road Retention Area). Additionally, there are 81.8 acres of parks and open space areas within Planning Area B, but more than half is contained in an inaccessible greenway along Brown Run. During the public participation period, a significant number of responses were received from these planning areas identifying a need for trails and connectivity to existing parks as well as a desire to develop large-scale community parks. While a deficit would remain, the development of these areas would add approximately 67.5 acres of usable park and open space land.

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Planning Areas C, D and E are also below the city's open space goal, but unlike Planning Areas A and B, these planning areas are expected to experience moderate growth. The chart on the previous page shows the need to make land acquisition a priority not only to close the gap between existing and goal parkland acreages, but to maintain pace with projected population growth and be proactive in acquiring desired park and open space sites prior to being consumed by other development. Based on population projections, the city will need to acquire 51 acres of park and open space land to keep pace with anticipated growth. Any additional land acquisitions would also help reduce the 171-acre deficit that currently exists in these planning areas.

KEY LAND ACQUISITIONS

With noted deficiencies within all of the planning areas, the city should begin to identify key pieces of land for future development as parks and open space, including trails. Once the land components have been identified and prioritized, the city should establish acquisition funds (see Potential Tools discussed in Chapter 6) so when land becomes available the Parks and Recreation Department may secure the purchase. The map below identifies several locations within the city where potential community-sized park facilities could be established as well as strategic pieces of land needed for greenway and trail connectivity. Additionally, the city should be aware of strategic pieces of land located in unincorporated areas with the intent of securing needed park and open space through the established dedication requirements.



RECREATION DEVELOPMENT FUND: HOW IT WORKS AND WHERE IT COMES FROM

The Recreation Development Fund is the Parks and Recreation Department's funding source used to construct, erect, purchase or upgrade park and recreational facilities.

This revenue source is a one-time fee collected for all new development, paid for by the developer and collected on the following basis.

Residential Fees: \$550 per single family or multifamily dwelling unit.

Nonresidential Fees: \$200 per acre of development plus \$0.02 per square foot of building space.

Fees in Lieu of Dedication: \$30,000 per acre of required land that is not dedicated to the city as a park, paid by the developer.

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METHODS FOR LAND ACQUISITION

1. Purchase
2. Dedication
3. Donation

METHODS FOR LAND ACQUISITION

Targeted park and open space acquisition ensures residents have adequate parkland and amenities located within a reasonable distance of their homes. It also serves to preserve environmentally significant areas such as woodlands and wetlands, and naturalized open space. Diversity in the types of parks and open spaces provided throughout the city is supported by comments gathered during the public participation process for the plan. The acquisition process provides an opportunity for the city to expand parks and open space to provide the unique amenities desired by residents. The city generally uses three broad methods to acquire land for new parks and open spaces.

1. Purchase

The funding method used by Grove City for buying parkland depends on the cost of land. Smaller purchases are made through the utilization of the Recreational Development Fund, while larger land acquisitions typically come from the General Fund or a combination of the two sources. Both methods have been used for parks and open space acquisitions, but these methods may not enable the city to realize the goal of providing 20 acres of parks and open space per 1,000 residents based on anticipated population growth and existing deficits. Therefore it is recommended the city review the potential land acquisition tools detailed in Chapter 6. This section will focus on the existing methods employed for land acquisitions.

The Recreation Development Fund fee applied to both residential and commercial projects should be examined to ensure comparable fee revenues to the surrounding municipalities. Additionally, the fund should be amended to establish fixed proportions for the expenditure of collected funds. Proportions could be established for the purchase of land (for parks/open space/trails) or for reimbursement of expended land acquisition funds, maintenance or for the physical development of parks and trail construction. Monies for each purpose should be clearly defined and allocated in fixed proportions with funding controls placed to prohibit the use of funds for activities not expressly permitted within the policy.

OBJECTIVE 3

Review existing recreation development fees to determine if rates are appropriate and make necessary changes as needed to ensure that the park system will properly serve the growing population.

Recreation Development Fund

Year	Revenue	Expenditures
2010	\$112,065	\$153,627
2009	\$208,591	\$48,175
2008	\$87,721	\$225,088
2007	\$172,001	\$462,806
2006	\$189,212	\$116,794
2005	\$310,488	\$222,493

Development fees are collected to enhance parks, open space areas and green space

Seventy-two percent of the respondents who participated in the public input process stated they would rather have the city develop larger community-sized parks than small neighborhood parks. However, it is important to be mindful that these large parks, if not donated or sold at a reduced price, typically require more funding for acquisition and initial costs for parkland development. Therefore purchases of this kind tend to occur less frequently and may be a contributing factor in understanding why the City does not meet the Open Space Goals. Another factor maybe the City's practice of utilizing Recreation Development Funds to undertake facility improvement and maintenance projects thereby diminishing available funds for land acquisition activities.

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2. Dedication

Dedication of parkland refers to the proportion of land residential development projects are required to deed to the city for public purposes or reserved for park, playground, educational or open space. The current requirement is based on the city's goal of providing 20 acres per 1,000 residents. The policy of requiring a certain number of acres of park per 1,000 residents is similar to other cities in the central Ohio region.

Review Process for Dedicated Land

During the development review process, land proposed to be dedicated or reserved must be reviewed by City Administration and Planning Commission prior to being approved by City Council. As part of the review process the appropriateness of land proposed to be set aside for parks and open space must meet the goals and objectives of the city. The Code currently regulates the quantity of land dedication/reservation required with development and does not address appropriate locations, orientation or the incorporation of the park and open space into the overall design of the residential development. The result is that developers can meet the acreage requirement by dedicating or reserving land, but it is not practical for public use.

Since 2004, out of the 56 acres of land required as a result of the existing regulations, 53 acres were made as private reserves. Only 3 acres were reserved as public open space within Concord Park Section 1 in 2004. Additionally, within the existing Code is phrasing that allows developers to reserve land for a period of two years instead of dedicating it to the City. If land is not purchased or secured by the city within that time frame, the developer is permitted to dispose of or use the reserve land. The city is required to purchase or secure the ground in order to provide the parks and open spaces to the residents of the subdivision.

Improving the review process is an important step to ensure appropriate land dedications occurs with developments. As such it will be important to involve those groups into the review process that are directly responsible for the administration of the parks and open space system, namely the Park Board and Parks and Recreation Department staff. Additionally, it will be necessary to amend and supplement the existing regulations with a set of clear requirements in order to ensure land is designed and conveyed as appropriate within the development and can't be release and developed for other purposes.

OBJECTIVE 2

Provide more opportunities for review and collaboration regarding land acquisition and development.

DEDICATED LAND MAINTENANCE

Other central Ohio communities require parkland dedicated to the city as part of a residential subdivision to be maintained by the homeowners association of that development. This ensures that the land is held by the city for public use, but does not put a further strain on city resources to maintain it.

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OBJECTIVE 4

Preserve natural resources on land to be developed.

WHY PRESERVE TREES?

Aesthetic benefits aside, trees are an invaluable tool in mitigating the effects of storm water. For every 5 percent of tree cover added to a community, storm water runoff is reduced by approximately 2 percent. This is achieved as the trees intercept rainfall and direct rainwater down the tree trunk to the earth. The rain bypasses the asphalt and is stored in the trees' root systems and soil allowing water to slowly penetrate into the earth, reducing the amount of runoff that quickly makes its way to streams.

The environment benefits as tree grows bigger over time. A mature tree with a 16-inch diameter trunk will have a root system that can hold almost 1,500 gallons of rain water. Benefits provided by these trees become readily apparent when trees are preserved in wooded areas within development sites.

Unfortunately, large trees are often removed during the development process. The fact that larger trees provide a greater environmental benefit creates a compelling argument why existing mature trees are preferable to planting a new sapling to replace it.

Design Considerations

Design considerations should be given to how parks and open spaces are integrated into the subdivision's design and how it fits within the natural environment. Additionally, design considerations should be given at the time of plan review for the siting of the area within the overall context of the subdivision as well as utility access. In order to aid in identifying appropriate areas for parks and open spaces and incorporating the various design considerations into a subdivision's layout, the following should be considered:

- **Natural Resources (Parks)**
Streams, tree stands, wetlands and steep slopes should be taken into consideration when identifying appropriate parks areas. Nine comments were received during the public input process from residents who expressed a desire to see more mature trees, wetlands and natural areas in parks. Additional regulations could be developed to preserve or minimize the impacts of development activities on areas containing significant natural resources.
- **Nature Reserves (Open Spaces)**
Environmentally significant areas cannot always be included in new parks. However, when these areas are identified Grove City should promote the preservation of these natural resources by placing them in a nature reserve. Nature reserves preserve environmental features by ensuring the land remains in a natural state which consequently provides protection of the area's natural inhabitants. In addition to providing refuge to wildlife, these features would serve as an amenity to the residents of the subdivision with limited public use. It would be appropriate to require the dedication of nature reserves to the city while requiring the homeowners association to retain maintenance responsibilities. By requiring the residential developers to dedicate and preserve these natural features the city will ensure their protection for future generations.
- **Tree Preservation**
The most observable benefit trees provide is their ability to improve the character of the community and enhance the general appearance of development. Trees and woodlands have a positive impact on property values and enhance the desirability of a location, whether integrated into the site's landscaping, or located in a park or nature preserve. The preservation of existing trees during the development of a site is a critical element of natural resource protection.

By designing new developments around existing tree stands and mature trees, greater environmental benefits will be enjoyed than if the city allowed large trees to be removed and replaced. To encourage the preservation of mature trees and tree stands on developing land the city will need to amend existing landscape codes to create strict standards for tree preservation and penalties for removal.

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- **Stream Protection**
As discussed in the chapter on natural resources (Chapter 3), a natural riparian corridor is important for mitigating flooding hazards. Healthy, natural streams also provide a habitat for plants and animals that can survive nowhere else as well as provide exposure and educational opportunities for residents. In order to realize these benefits, the city should revisit the storm water regulations and specifically, its Natural Stream Corridor Protection Policy to ensure setbacks are adequate to protect the stream corridors as this is one of the principles found in the Central Ohio Green Pact that calls for preserving greenspace and creating greenways.

Additionally, the City should promote the preservation of these riparian corridors not only as an environmental benefit but as a method to build recreational trails along streams, exposing residents to their natural surroundings while expanding and providing new linkages to the bikeway network. By establishing trails within stream corridors the City will meet a second principle found in the Green Pact to make bicycling and walking viable transportation alternatives and will respond to several public comments for bike trails in natural areas.

- **Orientation and Accessibility**
While it is not feasible or appropriate for all parks and open spaces to be featured in a subdivision's design, considerations should be given to ensure they are in a highly visible, safe location that is easily accessible and tied into the City's bikeway network. Design criteria should require land to be located in accessible locations with adequate frontage, visibility and a centrally located comprehensive park and open space area in lieu of multiple smaller sites, when appropriate for larger developments. For larger park/open space areas the edges should be bound by streets with houses oriented toward the common green space.
- **Compatibility**
Often when parks back up to adjacent residential uses it creates an indistinguishable area where the park or a resident's backyard starts and ends. Likewise, when a residential lot backs up to a park and is separated by a marker or short fence the space feels uncomfortable due to the proximity of the park user to someone's personal property. In order to avoid this land use conflict, parks should be sized appropriately with defined edges and incorporate adequate landscaping to maximize the usable area, ensure compatibility with surrounding properties and discourage parkland infringement.
- **Utility Access**
The importance and desire for adequate water, sewer and accessibility to electric services within parks and open spaces were noted within a number of comments received during the public comment process.

“

The park off Orders by the YMCA would be used more by my family if there were larger trees. It is too hot to go out there in the summer when there is no shade. I love all the trees we have at other parks, we wish this one was more useful to us.

- Planning Area C Resident

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“

I live in Hennigans Grove . . . We feel isolated back here as far as recreation for our children. Being boxed in by 104 and 665 the kids back here have nowhere to ride their bikes to go play.

- Planning Area E Resident

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OBJECTIVE 6

Provide adequate amenities in parks to serve the community. Setting new standards for the development of parks will allow the city to provide more amenities sought by park-goers in new parks

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HOW FEE IN LIEU IS CALCULATED

To determine the amount of the fee in lieu, Grove City requires the fee equal the average value of parkland that would otherwise be required. The average value of parkland Grove City was determined to be \$30,000 per acre. For example, if a developer is required to dedicate five acres of parkland and they are granted a “fee in lieu” of dedication, the developer would pay \$150,000 (5 acres x \$30,000).

EXAMPLE OF LAND DONATION: TALBOTT PARK

Talbott Park was created in 1999 upon the donation of 193 acres of land to Grove City by the Scioto Holding Company. The Scioto Holding Company received a tax benefit in exchange for gifting the land to the city for use by residents. Talbott Park is an exceptionally large park, with much of the 193 acres in a natural state. These two characteristics led Grove City to deed the land to the Columbus and the Franklin County Metro Parks.

As a Metro Park, Grove City is not responsible for the maintenance or other services for Talbott Park, but has created a collaborative effort between the city and the Metro Park System and provided seamless integration of the existing nature and bike trails. These connections advance the plan’s goals of connecting Grove City’s trails to regional trail networks.

OBJECTIVE 5

Encourage residents to donate property for open space uses throughout the community.

Public surveys revealed the lack of water and electricity in several parks concerned a number of residents, specifically at Fryer Park. Better lighting was an identified need at Gantz Park. In all, 43 comments were made regarding the need for installation of new or expanded restrooms and lighting in parks from all planning areas in the city. The inclusion of these utilities within a park provides the additional amenities and services to users and can also improve public safety and deter vandalism after hours.

Providing these services after the initial park development can be prohibitively expensive for the city to install the necessary infrastructure at a later time. The feasibility of providing utilities to parks is greatly enhanced if such infrastructure is readily accessible to the site. Provisions of necessary utilities is an important design consideration and should be included as part of the development review process, which would provide the city with the flexibility of installing utilities at a later time if necessary.

Fee in Lieu of Parkland Dedication

Like most cities, Grove City’s policy recognizes that parkland cannot always be easily dedicated due to size or lack of accessibility or usability. In these situations, Planning Commission and City Council have the authority to determine that parkland dedication is unacceptable and apply a fee in lieu of dedication. This fee in lieu allows a developer to pay a fee to the Recreation Development Fund instead of dedicating the required parkland, which provides the opportunity for the city to purchase parkland elsewhere as outlined in the section “Purchase.”

Grove City Code indicates this option is only intended for situations where the Planning Commission or City Council determines park dedication is not appropriate or is otherwise not feasible. It is recommended this policy be updated to establish criteria to help developers identify appropriate park and open space areas and outline criteria Planning Commission and City Council could use to review and evaluate a proposal.

3. Donations

Grove City has an opportunity to work with existing landowners and encourage park and open space donations to the city. Brochures or explanatory handouts could be provided to the public explaining the benefits of donating property, such as tax relief. Land donations could be pursued by the city as a means of acquiring land for parks and open space in undeveloped areas.

The most notable example of land donated in Grove City would be the 193-acre Talbott Park in 1999 by a company that wished to see the land used as a recreational area and nature preserve.

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PARKLAND DEVELOPMENT

Parkland development refers to how acquired land is programmed for public use. This process establishes the use of the parks including what types of facilities are constructed and the quantity and location of park amenities (e.g. playground equipment, trails, water fountain and restrooms, etc.). The city holds public meetings when new land is acquired to ensure the future park will meet the needs and desires of the community.

In addition to gathering input from public meetings, the Parks and Recreation Department uses other materials and information to ensure the needs of the neighborhood, community and its residents will be met.

It is important to involve the public throughout the entire parkland development process. Once community input has been gathered, plans are submitted for plan review to the Planning Commission and City Council for formal consideration. There are no provisions in the Zoning Code that exempt the city from rules and regulations contained therein. If this process were to be circumvented, the residents' opportunity to voice their opinion would also be eliminated. Public opinion should be collected to help determine the use of the park as well as its proposed design, configuration and other considerations. Similar to parkland acquired through dedication, public parkland development should be designed and evaluated with the same considerations discussed in the "Design Considerations" section earlier in this chapter. In addition, the utilization of sustainable materials and practices as well as the need to brand public parks were identified during the public participation as desirable characteristics of public parkland and therefore should be given the same priority and consideration when being designed and evaluated during the review process.

Sustainability Principles

As part of Chapter 3 - Natural Resources Grove City was identified as a member of the Central Ohio Green Pact, an intergovernmental pledge to adhere to sustainable practices. Among the principles found in the Green Pact are pledges to "Build Green Facilities and Reduce Energy Use" and "Reduce Waste" by using recycled building materials.

Park improvements provide opportunities to fulfill several of these pledges. For example, picnic tables, benches and shelters made of partially recycled materials should be utilized whenever possible. Other sustainable principles that could be used for park and trail development include the use of permeable pavement, water conserving facilities, solar powered and/or LED lights to reduce energy consumption. Newly constructed facilities and structures constructed within existing parks or parks planned for dedication should use these sustainable technologies to minimize environmental impacts.

The city should also promote the installation of sustainable storm water management tools such as bioretention areas, the use of rain barrels and permeable pavement within its parks. Storm water management tools such as

PROGRAMMING OF PUBLIC PARKLAND

The determinants of programming of public parks should be twofold. First, public parks should be programmed appropriately for their size. For example, neighborhood parks should be furnished with amenities that are designed to serve the nearby residents, whereas a community park should feature more extensive programming for a broader population. Second, the park should be reflective of public comments collected during the public input period, as public desires varied according to location in the community.

“

Grove City is a nice place to live... but as I age I find it less friendly to seniors and their needs.

- Planning Area B Resident

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OBJECTIVE 7

Follow the principles outlined in the Central Ohio Green Pact through the sustainable development of parks.

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these have a common purpose: to slow the progress of rainwater making its way to small streams. With these features, the city has the opportunity to reclaim resources. For example, rain barrels could be used to harvest rainwater from park buildings and used to water landscaping around those same structures.

Bioretention areas (or rain gardens) could be installed as functional park amenities, holding rainwater on site and providing storm water a chance to percolate into the soil. Grove City has installed rain gardens in Henceroth Park and Gantz Park, and this practice should be continued to other parks.

Permeable pavement could be used within park lots, allowing water to soak through the pavement and into the groundwater supply. It may either be a poured concrete material or be made of individual pavers.

Branding Park Space

Branding Grove City’s park space requires little change in policy but can have a profound effect on the way residents identify with their parks and community.

- **Signage**
Creating attractive and standardized sign designs is an inexpensive, effective way to improve the parks’ image. Different sign designs can be used for different purposes. For example: way finding, informational purposes or to identify park features. Standard signage as an important park feature that contributes to a visitor’s impression of the parks.
- **Additional Site Furnishings**
Other considerations for park branding include lighting fixtures, park benches and trash receptacles. Currently, the parks have a wide variety of furnishings that are not consistent in design. Multiple residents commented that they wish to see “inviting” and aesthetically attractive park features. Other residents independently expressed a desire to see more tables, benches, trash receptacles and play equipment. Given that park furnishings will need to be replaced over time, the city should install new park furnishings that are of a uniform and high quality. Places to sit, eat and dispose of waste should be easily available where park visitors frequently gather.

A good example of site furnishings already used in Grove City are those in historic Town Center. Town Center benefits from site furnishings such as gazebos, high-quality trash and recycling receptacles, gas street lamps and high-quality paving materials, including brick. These furnishings help create a unique and memorable identity in downtown Grove City. They also make a visitor’s stay more pleasant. Though the site furnishings for parks will be different in character, Grove City can achieve a similar effect by branding the parks with standardized, high-quality park furnishings.

“

I like the Parks and Rec. Department here and there’s lots of great things to do. But an awful lot of it (most of it) seems tilted toward senior citizens. What about more programs and things for younger people with families?

- Planning Area B Resident

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GOALS, OBJECTIVES AND ACTIONS FOR LAND ACQUISITION AND PARKLAND DEVELOPMENT

G1. **Parkland is acquired and developed to meet the needs and desires of the growing community.**

As the city grows, it will be important for the city to be proactive in parkland acquisition and development to serve the growing needs of the community.

O1. **Establish land acquisition policies to promote the growth of the park system at a comparable rate to serve the growing population.**

A1. Identify key pieces of land for future park and trail development

A2. Draft and adopt land acquisition policy for trail and parkland development

O2. **Provide more opportunities for review and collaboration regarding land acquisition and development.**

Many of the parks in Grove City's parks system are on land that was essentially unusable by developers and were donated to the city for parkland. Because of this, many of our parks are located in areas not easily accessible by many residents in the neighborhood the park serves. Creating a stricter review process and review standards will ensure that parks are developed where and how the city feels most appropriate for residents.

A3. Develop a review process between Development and Parks and Recreation staff to evaluate developer-granted land

A4. Involve Park Board and Planning Commission in review of dedicated land

A5. Adopt Code revisions to require/create stricter standards and implement review criteria for land dedication

O3. **Review existing recreation development fees to determine if rates are appropriate and make necessary changes as needed to ensure that the park system will properly serve the growing population.**

A6. Create a separate Parkland Acquisition Fund, for the sole purpose of acquiring land for parks

A7. Create a new Trail Development Fund, delineating funds exclusively for trails

O4. **Preserve natural resources on land to be developed.**

Natural resources can be found throughout the city, not just in city-owned parkland. By reviewing our existing policies aimed to protect natural resources and comparing them to that of other cities, we can ensure that our policies are as effective as possible in protecting our natural resources.

A8. Stream protection policy review findings/revisions

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POLICY FOUNDATION DEFINITIONS

Goal

A goal is a broad policy statement expressing a desired outcome in simple terms.

Objective

An objective is a refinement of the goal necessary to give more detailed policy direction to strategies to implement the goal.

Action

An action is a detailed action step, program, project, or policy necessary to initiate and complete an objective.

A9. Adopt Code revisions requiring the dedication of significant natural resource areas with maintenance performed by the homeowners association

A10. Tree preservation policy review findings/revisions

O5. Encourage residents to donate property for open space uses throughout the community.

In addition to property deeded to the city through the development process, the city must also be aware of the possibility of land being gifted to the city for the creation or expansion of a park.

A11. Prepare brochures or explanatory handouts for distribution to property owners explaining the benefits of donating property for parks

O6. Provide adequate amenities in parks to serve the community.

Setting new standards for the development of parks will allow the city to provide more amenities sought by park-goers in new parks

A12. "Brand the parks" by creating standards for signage, lighting and site furnishings

A13. Draft and adopt policy for utility extension to parks (when deemed necessary/appropriate)

O7. Follow the principles outlined in the Central Ohio Green Pact through the sustainable development of parks.

The Central Ohio Green Pact is a document signed by local governments (including Grove City) and organizations pledging to follow 10 principles to set an example for their jurisdictions on how to grow greener. Many of the city's long-term environmental goals can be founded in the principles outlined in the Pact, including creating walkable/bikeable communities, protecting our natural resources, and using environmentally-friendly products.

A14. Use sustainable materials and practices in park development when feasible to do so

A15. Encourage recycling by placing recycling containers in convenient locations in all parks and along public trails