

# 5 TALKING POINTS



## Keep Cars Moving

Powell and Delaware County are experiencing exponential growth, which is in turn leading to traffic. Also, the city's location between the Columbus Zoo and Polaris Shopping Mall contributes to increased traffic. In order to alleviate traffic issues, regional road networks will need to be expanded, internal linkages created within the city (see Development Helps), and multiple forms of transportation utilized (e.g. biking, walking, car sharing). The comprehensive plan provides policies and recommendations to reduce congestion and improve safety regionally, city-wide, and at the Four Corners intersection.

## Development Helps

Traffic is a significant issue for Powell residents and visitors. Regional linkages need to be improved and better yet, local internal road networks need to be constructed for resident use. However, Powell does not have the funds necessary to make these capital improvements at this time (i.e. road construction and widening). Accordingly, the comprehensive plan recommends development types and tools that can help make these capital improvements a reality. For example, the creation of a capital improvement program where money is set aside by city council is one option. Another option is to require developers to create needed roads as part of their developments. In this way, instead of development having a negative traffic impact, it serves as a method to help traffic overall.

## Pieces of a Puzzle

Development is a complex process that takes into account land use, transportation, and financial factors. The comprehensive plan details each component and provides policies that work together. For example, in order to alleviate traffic issues, increase revenues, and provide amenities for residents, the plan suggests downtown development. The right businesses and housing (land use), will lead to increased revenues for the city (finance), which in turn can be used for road improvements (transportation) and additional amenities for residents (community character). The comprehensive plan recognizes that many moving parts are needed to ensure Powell's continued success as a place where people love to live.

## Every Penny Counts

With the same level of services and revenue structure, the city is not fiscally sustainable. This leads to one question: Should the city grow revenues and/or reduce costs? Revenues can be grown through commercial development and/or raising taxes. Costs can only be cut by reducing services (e.g. police protection, park system, recreation programming). The comprehensive plan provides recommendations that will help to keep taxes low, the level of services steady, and bring in developments that can help generate income in order to close the gap between expenses and revenues.

## Maintain the Charm

The comprehensive plan calls for developments that will help maintain Powell's charm as a family friendly and safe community. Development should be high quality, add to the look and feel of the community, and minimize negative traffic impacts. For instance, the comprehensive plan suggests cluster subdivisions north of Home Road with at least 50% open space, as well as commercial clusters. This type of development will limit cars on the road and help restore Powell's rural community character.