

# Ohio Balanced Growth Program

October 30, 2012

Sandra Kosek-Sills PhD

Ohio Lake Erie Commission

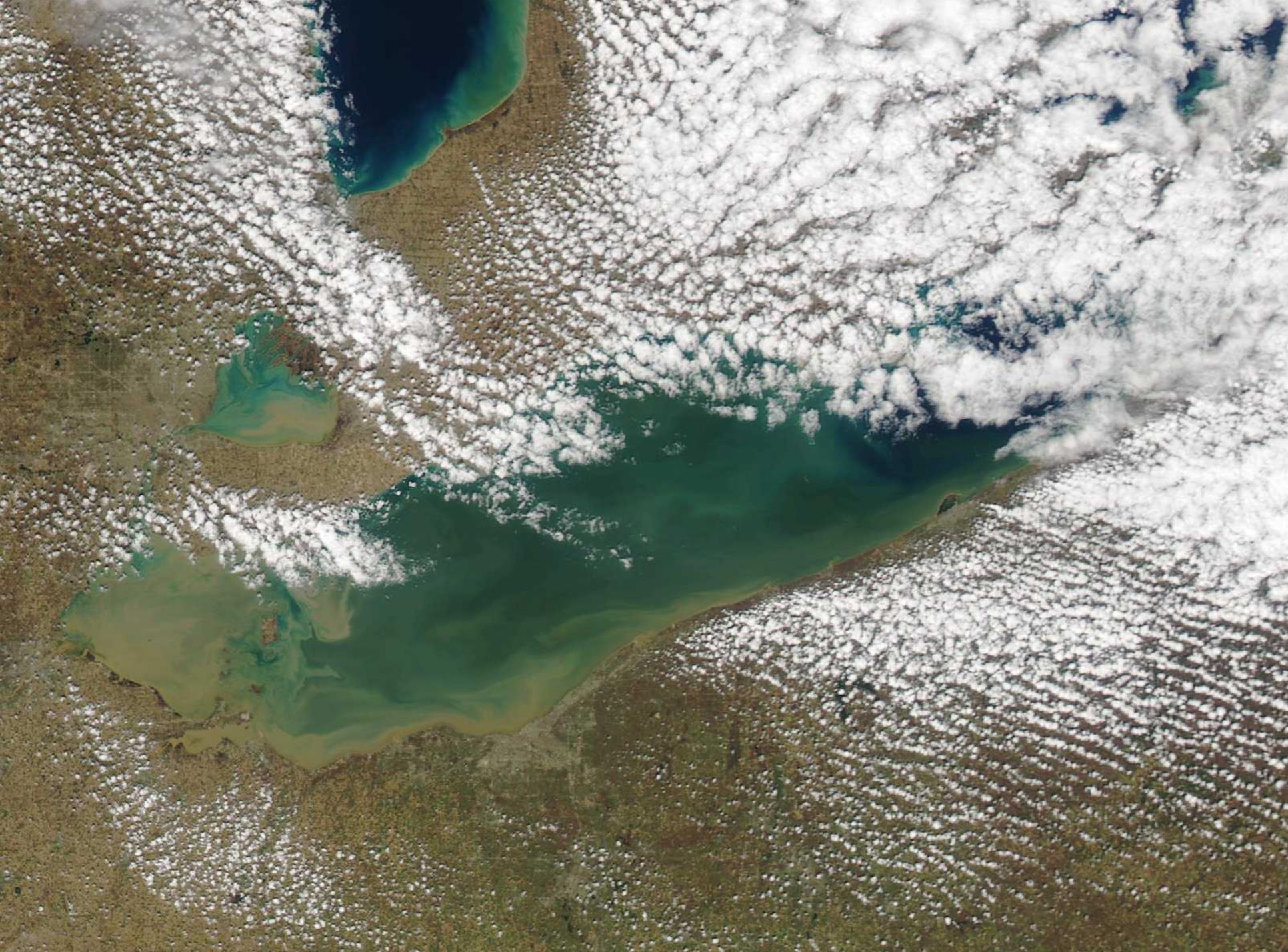
# Balanced Growth in Ohio

- Linking Land Use and Water Resources
- Planning Framework
  - Planning Process
  - Projects
- Best Local Land Use Practices
  - Practices List
  - Resources



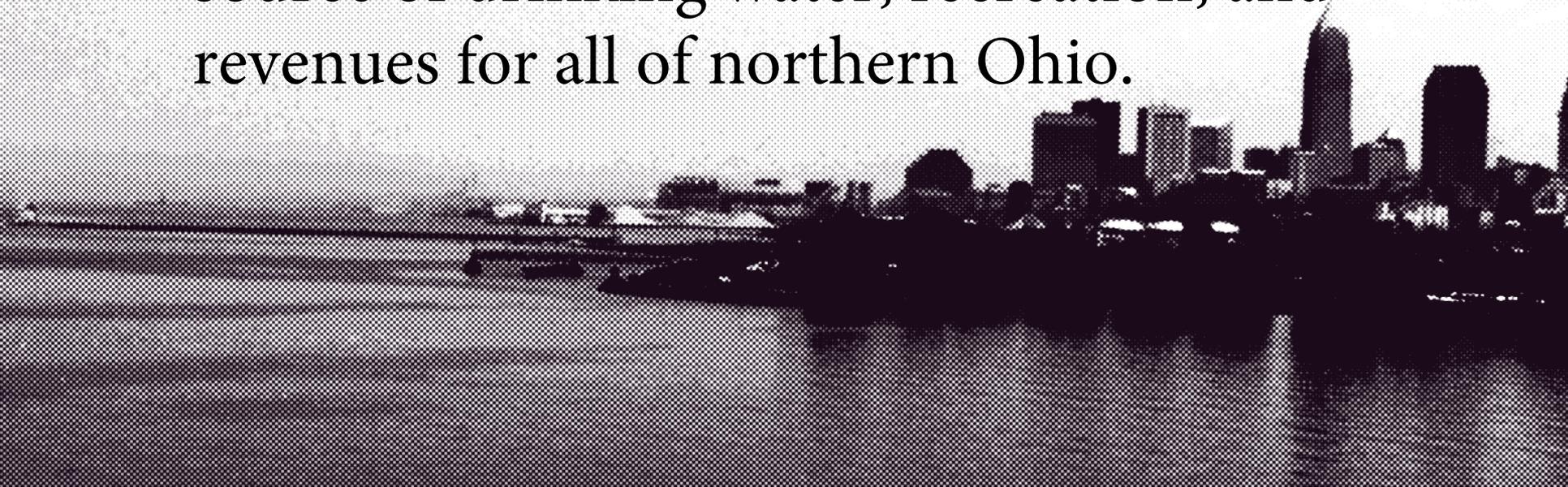






# Inefficiencies Create Lost Opportunities

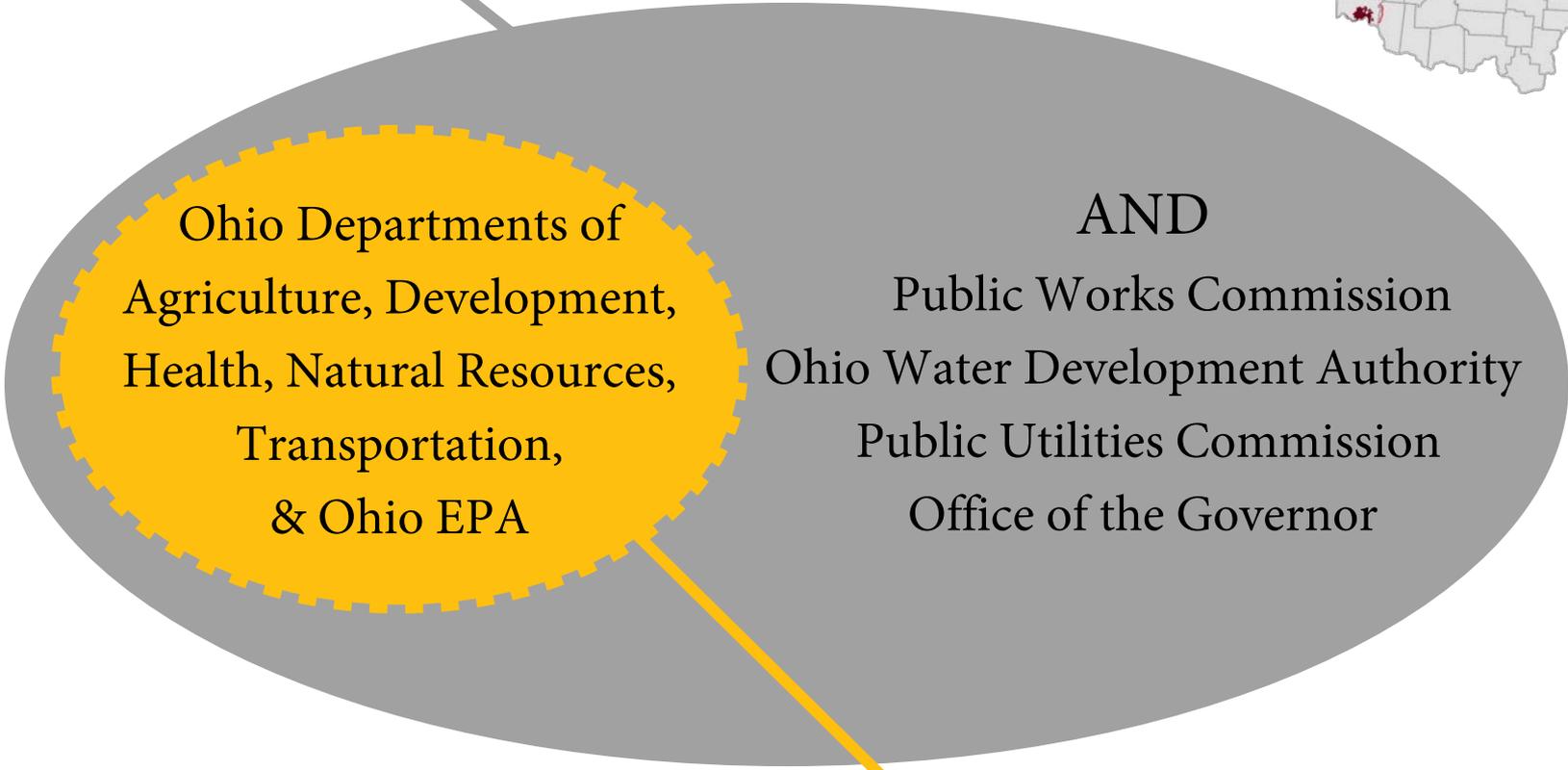
Inefficient land use creates a tax burden on communities, limits mobility for the young and old, and has an unnecessary impact on the environment - including Lake Erie, a source of drinking water, recreation, and revenues for all of northern Ohio.



# State Partners



**Ohio Water Resources Council (Statewide)**

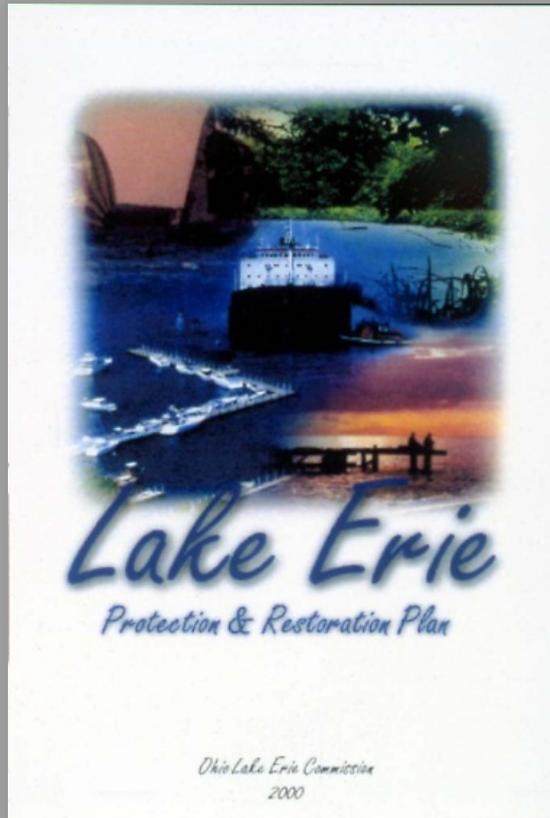


Ohio Departments of  
Agriculture, Development,  
Health, Natural Resources,  
Transportation,  
& Ohio EPA

AND

Public Works Commission  
Ohio Water Development Authority  
Public Utilities Commission  
Office of the Governor

**Ohio Lake Erie Commission (Lake Erie Basin)**



## Lake Erie Protection & Restoration Plan 2008



**LEPR 2008**

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Prepared by

Ohio Lake Erie Commission  
One Maritime Plaza, 4<sup>th</sup> Floor  
Toledo, OH 43604  
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- *Recommendation H-8*: Commission a *Balanced Growth Blue Ribbon Task Force*, comprised of property owners, government officials, business leaders, conservationists, academia, agriculture and other stakeholder groups to be charged with advising the Lake Erie Commission on ways to:
  - Develop strategies that will balance the protection of the Lake Erie watershed with continued economic growth.

# Linking Land Use and Water Resources

## Best Local Land Use Practices

### Ohio Balanced Growth Strategy 2011

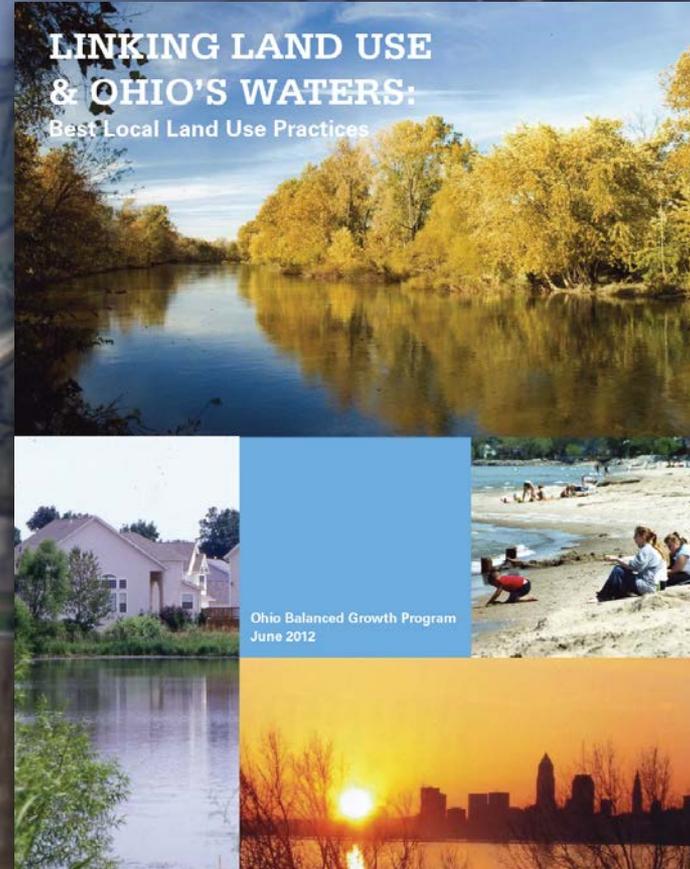


*Adopted by the Ohio Lake Erie Commission 12-21-2011  
Adopted by the Ohio Water Resources Council 2-21-2012*

Prepared by:

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Columbus, Ohio 43216  
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## Planning Framework

# Balanced Growth Watershed Planning

- voluntary
- locally led
- incentive-based
- support through alignment of state policies and programs

# Project Components

- GIS-based decision support system
- Local government buy-in
- State agency coordination
- Review and endorsement process
  - “significant” local support prior to endorsement: 75% of...
    - population
    - land area
    - number of communities

# What does a plan contain?

- Designation of Priority Conservation Areas
- Designation of Priority Development Areas
- Designation of Priority Agricultural Areas (where applicable)
- Local and state participation and approval
- Process for maintaining and updating the plan
  - Full Table of Contents available online

## Priority Development Area

- Locally designated areas targeted for development or redevelopment
- Maximize development potential and efficient use of infrastructure
- Promote revitalization of existing urban areas



## Priority Conservation Area

- Locally designated areas targeted for protection and restoration
- Identify critically important ecological, recreational, heritage, *agricultural*, and public access areas



# Priority Agricultural Area

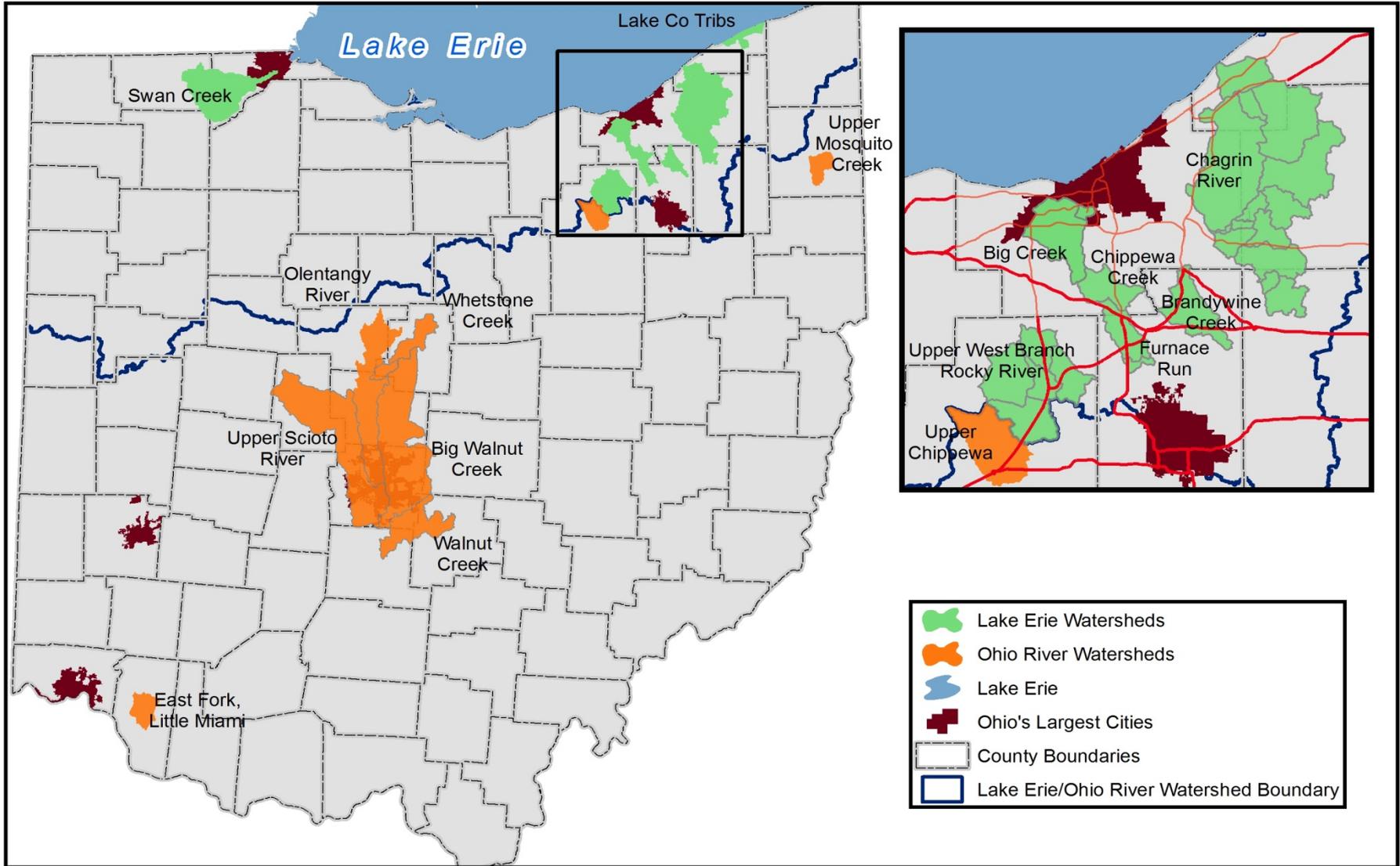
- Locally designated areas targeted for agriculture
- Protect critical farmland and efficiently use infrastructure
- Optional designation based on local desire



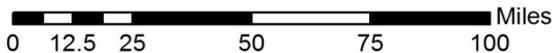
# Watershed Planning Partnerships

- Piloted 2006-2009
- Pilot Watersheds
  - Chagrin River (Chagrin River Watershed Partners)
  - Chippewa Creek (Cuyahoga River Community Planning Organization)
  - Swan Creek (Toledo Metropolitan Area Council of Governments)
  - Upper West Branch of Rocky River (Medina SWCD)
- It was a test: *Will it work?*
- All four of the initial projects received full state endorsement by 2009: *Yes, it can work.*

# Balanced Growth Planning Partnership Watersheds



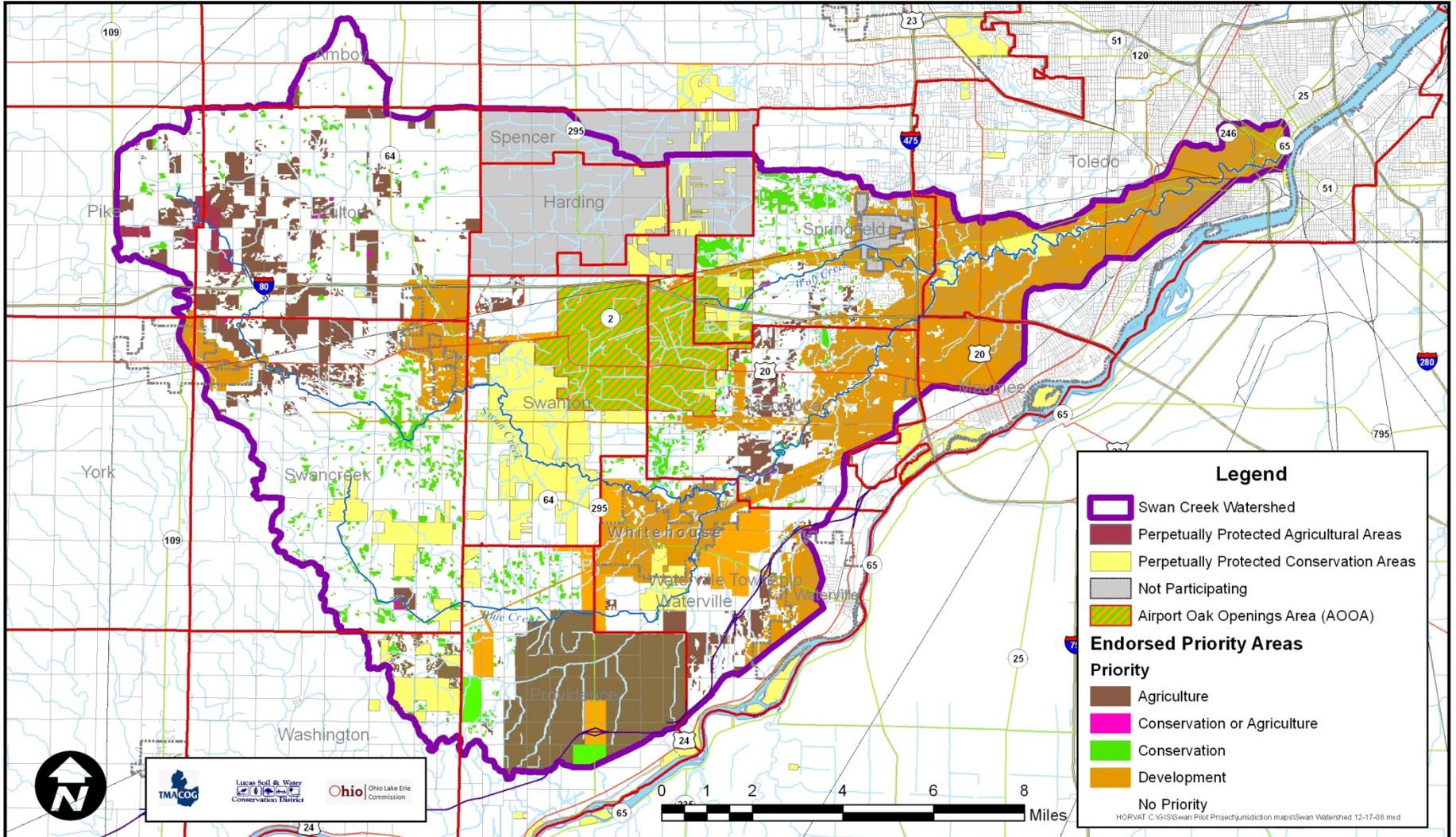
Map created with the assistance of ODNR - Office of Coastal Management and ODNR - Division of Soil and Water Resources. March 2012.



[balancedgrowth.ohio.gov](http://balancedgrowth.ohio.gov)



## Endorsed Swan Creek Watershed Priority Areas (12-17-2008)



**Legend**

- Swan Creek Watershed
- Perpetually Protected Agricultural Areas
- Perpetually Protected Conservation Areas
- Not Participating
- Airport Oak Openings Area (AOOA)

**Endorsed Priority Areas**

**Priority**

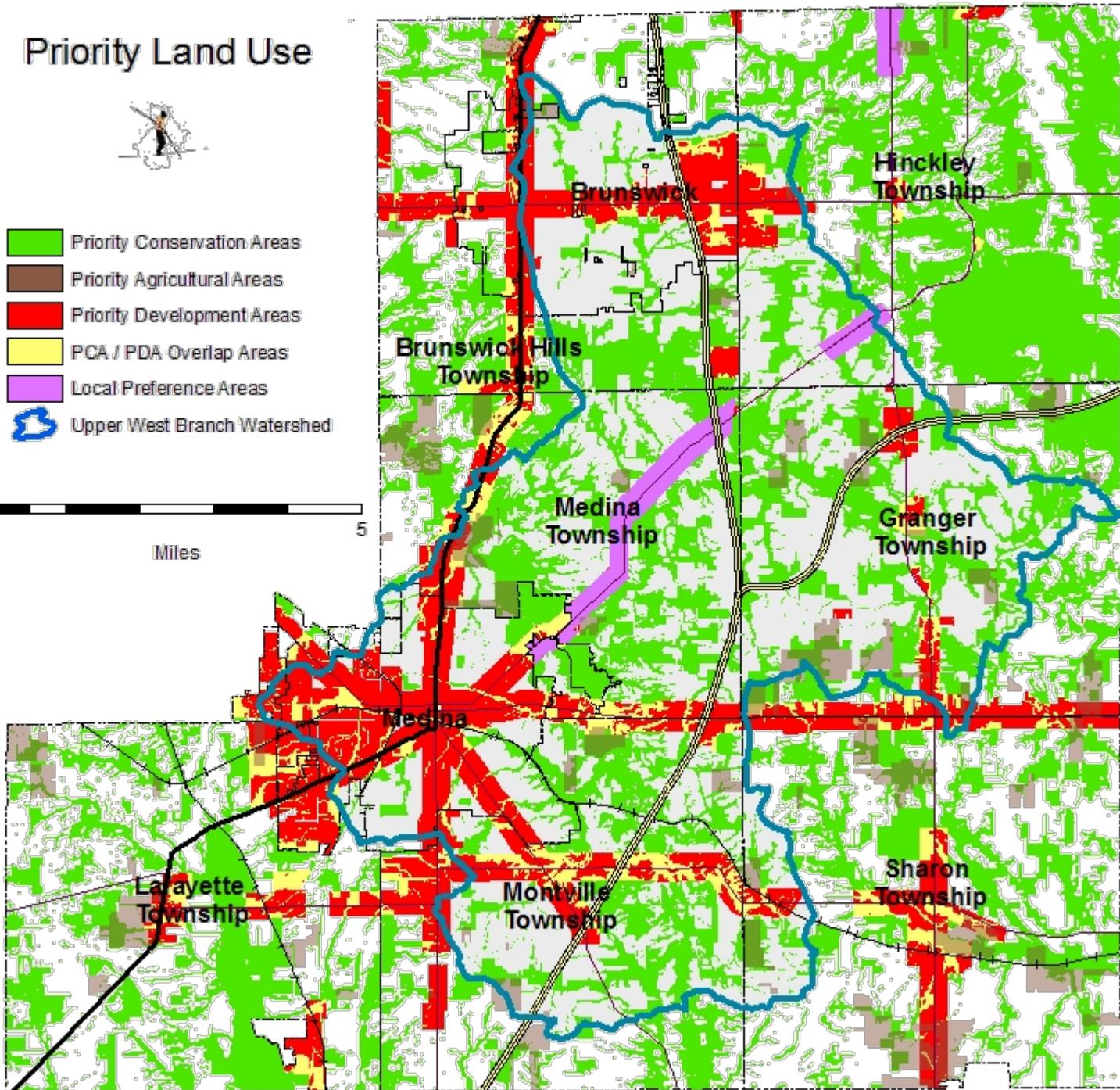
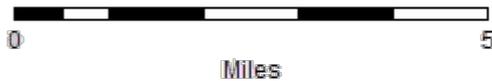
- Agriculture
- Conservation or Agriculture
- Conservation
- Development
- No Priority

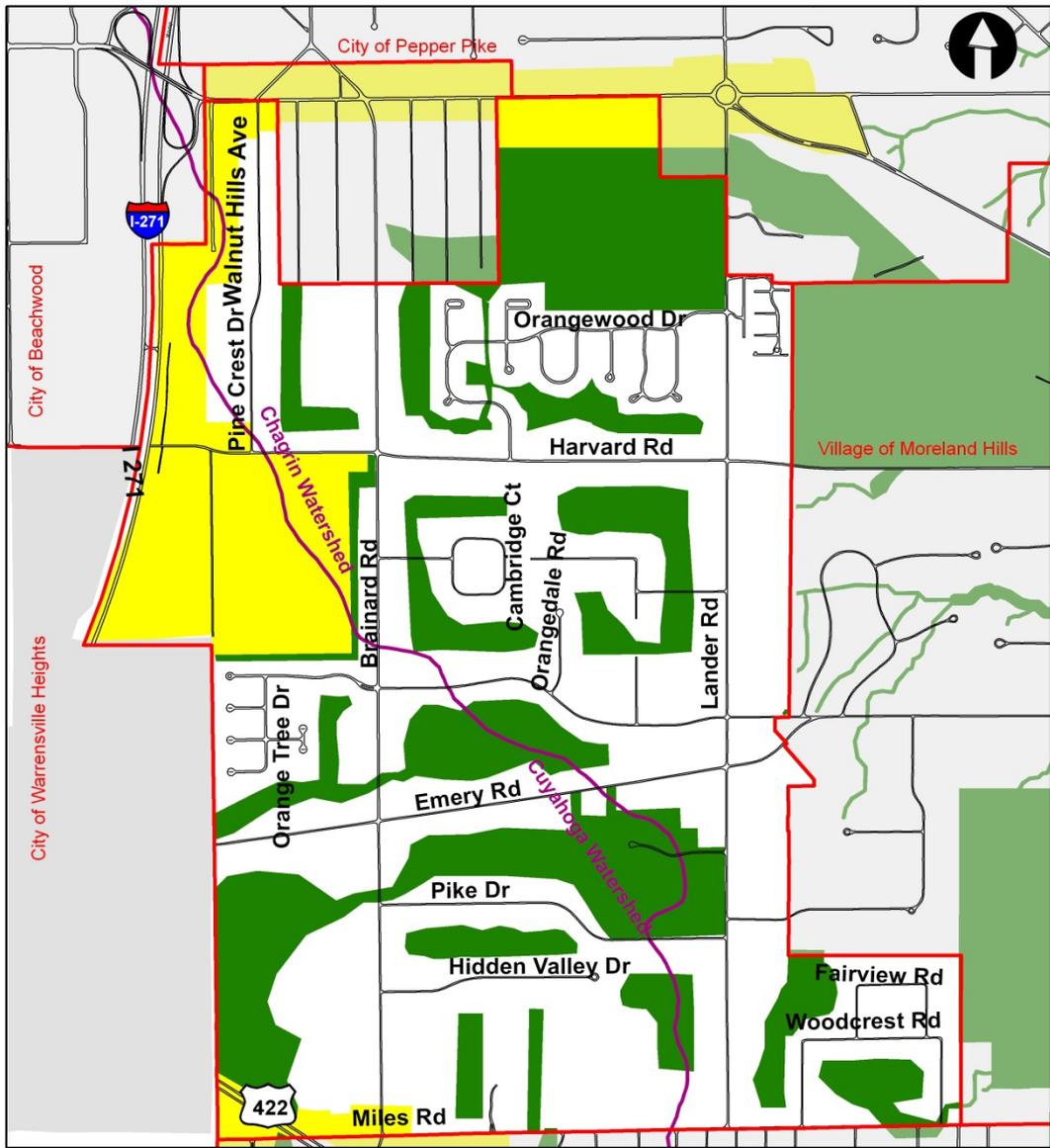
HORVAT C:\GIS\Swan Pilot Project\jurisdiction maps\Swan Watershed 12-17-08.mxd

# Priority Land Use



- Priority Conservation Areas
- Priority Agricultural Areas
- Priority Development Areas
- PCA / PDA Overlap Areas
- Local Preference Areas
- Upper West Branch Watershed





Chagrin River Watershed Partners, Inc.

-  Roads
-  Watershed Boundary
-  PDA
-  PCA
-  Municipal Boundary

# Watershed Planning Statistics

Drainage	Watershed	Area (sq mi)	Total No. Communities (incl. Co.)	Final Support Communities	Total Population
Lake Erie	Chippewa	17	5	3	18,993
Lake Erie	Swan	204	23	20	112,538
Lake Erie	UWB Rocky	70	10	8	98,169
Lake Erie	Chagrin	267	36	28	269,879
Lake Erie	ELCCT	30	7	7	20,641
Lake Erie	Furnace Run	20	8	6	8,483
Lake Erie	Big Creek	39	7	5	168,928
Lake Erie	Brandywine	26	9		21,688
Lake Erie Subtotal		673	105	77	<b>719,319</b>
Ohio River	Olentangy	372	36	27	277,439
Ohio River	Upper Chippewa	44	10	9	12,046
Ohio River	Mosquito	41	9	9	46,699
Ohio River	Middle East Fork	56	12	9	19,181
Ohio River	Upper Scioto	450	31		414,867
Ohio River	Walnut Creek	150	16		45,019
Ohio River	Big Walnut Creek	376	34		477,203
Ohio River	Whetstone Creek	63	16		12,497
Ohio River Subtotal		1,552	164	54	<b>1,304,951</b>
Total		2,225	269	131	<b>2,024,270</b>

# Balanced Growth Strategy

- State activity to update and improve Balanced Growth Program
- Balanced Growth Strategy
  - Adopted by OWRC, Ohio Lake Erie Commission
  - New statewide focus
- **Highest priority action:** updating and enhancing the special incentives available to participating communities with state endorsed Watershed Balanced Growth Plans

# Special Incentives (October 2012)

**These programs contain specific special incentives for Balanced Growth participating communities.**

**Red:** extra points on applications

**Blue:** special consideration in review process

**Gray:** percentage point discounts

**Green:** priority technical assistance

**Underline:** Grant programs

- Clean Ohio Agricultural Easement Purchase Program
- Recreation Harbor Evaluation Program
- CWA Section 319 Implementation Grants
- Water Supply Revolving Loan Account
- Water Pollution Control Loan Fund
- Ohio Coastal Mgmt Assistance Grants
- Land & Water Conservation Fund
- Nature Works
- Watershed Coordinator Grant Program
- Market Development Grant
- Lake Erie Protection Fund
- Scrap Tire Grant
- Section 208 (State Water Qual. Mgmt Plan)
- Ohio Lake Erie Conservation Reserve Enhancement Program (CREP) and Scioto River Watershed CREP
- Transportation Review Advisory Council (TRAC) Funds
- Dam Safety Loan Program
- Fresh Water Loan Group
- Community Assistance Loan Program
- National Flood Insurance Program Community Rating System
- Redevelopment Technical Assistance
- Agricultural Security Area
- Streams & Storm Water Program
- Statewide Geologic Mapping Program
- Dam Safety Technical Assistance
- Floodplain Mgmt. Tech Asst. Program
- Ohio Community Services Agency Technical Support

eInventory of State Programs

- Balanced Growth Home
- Balanced Growth Strategy
- Balanced Growth Planning
- Best Local Land Use Practices
- Fact Sheets
- Upcoming Events
- Ohio Lake Erie Commission
- Ohio Water Resources Council
- Frequently Asked Questions
- News

**Welcome to the eInventory of State Programs**

This Inventory of State Programs is a resource for local communities and others to help identify existing state programs that will support local conservation and development or redevelopment activities. The Inventory of State Programs is organized by programs supporting Priority Agricultural Areas, Priority Conservation Areas, or programs supporting Priority Development Areas. The online inventory sorts the programs into clusters that allow users to identify potentially relevant programs based on land use type. Click on one of the links below to get started:

[Programs Supporting Priority Agricultural Areas \(PAAs\)](#)

[Programs Supporting Priority Conservation Areas \(PCAs\)](#)

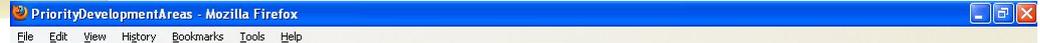
[Programs Supporting Priority Development Areas \(PDAs\)](#)

The Balanced Growth Inventory of State Programs is in Appendix C of the Balanced Growth Strategy. Click on Balanced Growth Strategy in the left hand column to access the full document.

Programs which provide a special incentive to local communities participating in state endorsed Balanced Growth Plans are marked with the tag **SPECIAL INCENTIVE**. For details, see the Special Incentives document.

This portion of the Balanced Growth web site was prepared by the Ohio Lake Erie Commission under award NA16NO54190182 from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce through the Ohio Department of Natural Resources, Office of Coastal Management. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the National Oceanic and Atmospheric Administration, Department of Commerce, Ohio Department of Natural Resources, or the Office of Coastal Management.

- Navigator
- [eInventory Home](#)
  - [PAA Home](#)
  - [PCA Home](#)
  - [PDA Home](#)



Ohio.gov | Ohio Balanced Growth Program

Home | Balanced Growth Strategy | Balanced Growth Planning | Best Local Land Use Practices | News

eInventory of State Programs

- Balanced Growth Home
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**Priority Development Areas (PDAs)**

Find programs supporting Priority Development Areas by land use or infrastructure type:

Airports	Solid Waste Systems
Brownfields	Storm Water Utilities
Residential	Transportation
Agriculture	Wastewater Treatment
Commercial/Industrial	Drinking Water Utilities
Lake Erie Shore	Dams

Return to [eInventory of State Programs Home](#)

Navigator

- [eInventory Home](#)
- [PAA Home](#)
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Home | Balanced Growth Strategy | Balanced Growth Planning | Best Local Land Use Practices | News

Balanced Growth eInventory of State Programs

- Balanced Growth Home
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**Programs supporting development or redevelopment of Drinking Water utilities:**

There are 12 programs on this page, please scroll down to view complete list. For complete details on each program, including agency contacts, please see the listing in the printed [Inventory of State Programs, Appendix C of the Balanced Growth Strategy](#) or click the program website link.

Program Name and Type of Assistance	Program Link	Special Incentive	Agency
<b>Drinking Water Assistance Fund - Water Supply Revolving Loan Account</b> <small>(Financial Assistance; Loans)</small>	<a href="#">Program Website</a>	<b>SPECIAL INCENTIVE</b>	Ohio EPA and Ohio Water Development Authority
Provides low interest loans and principal forgiveness to eligible public water systems to fund improvements to eliminate public health threats and ensure compliance with federal and state drinking water laws and regulations.			

Navigator

- [eInventory Home](#)
- [PAA Home](#)
- [PCA Home](#)
- [PDA Home](#)

# Linking Land Use and Water Resources

## Best Local Land Use Practices

### Ohio Balanced Growth Strategy 2011

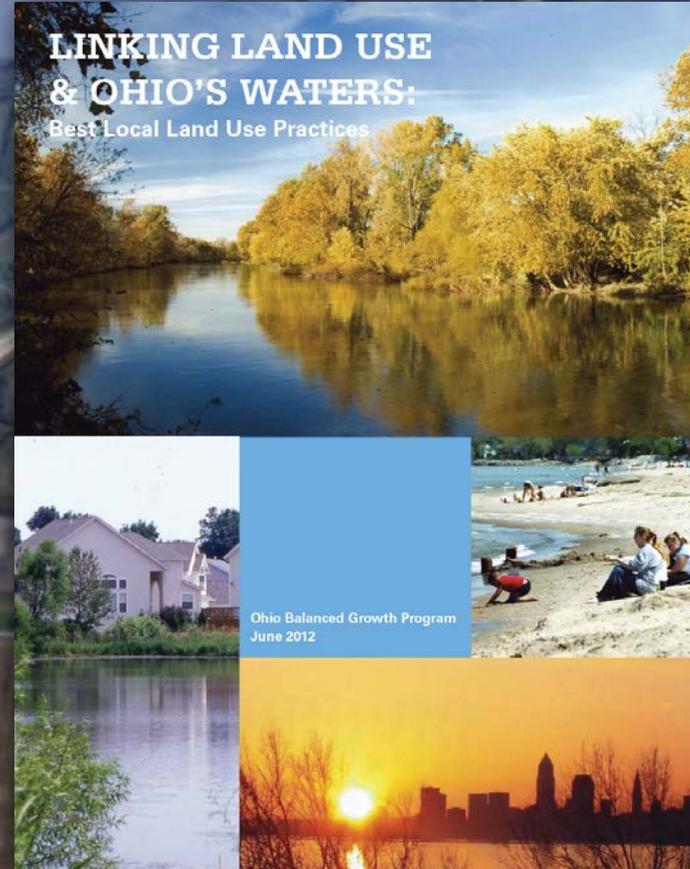


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Prepared by:

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P.O. Box 1049  
Columbus, Ohio 43216  
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Ohio Balanced Growth Program  
June 2012

## Planning Framework

# Best Local Land Use Practices: Information For Local Communities

- Comprehensive Planning
- Compact Development
- Conservation Development
- Transfer of Development Rights
- Brownfields Redevelopment
- Source Water Protection
- Storm Water Management
- Stream, Floodplain, Wetland Protection
- Steep Slope Protection
- Scenic Protection
- Historic Protection
- Agricultural Protection
- Natural Areas Management
- Woodland Protection
- Access Management



# Best Local Land Use Practices: Resources

- Web site [balancedgrowth.ohio.gov](http://balancedgrowth.ohio.gov)
- Best Local Land Use Practices document – issues, guidance, recommendations
  - Example regulations
- Education and technical workshops
- Case studies
- DVD for elected officials and business interests ([see video on web](#))
- Ongoing technical assistance



Coming in  
2012

# Ohio Tools: Video

## Best Local Land Use Practices *Video*

[Balanced Growth Home](#)  
[Balanced Growth Strategy](#)  
[Balanced Growth Planning](#)  
[Best Local Land Use Practices](#)  
[Community Technical Assistance](#)  
[Fact Sheets](#)  
[Upcoming Events](#)  
[Ohio Lake Erie Commission](#)  
[Ohio Water Resources Council](#)  
[Frequently Asked Questions](#)  
[News](#)



# Tools: Bibliography

“Conservation features in residential areas boost home values, as much as \$17,000 in some markets.” *(Bowman, Thompson and Colletti, 2009)*

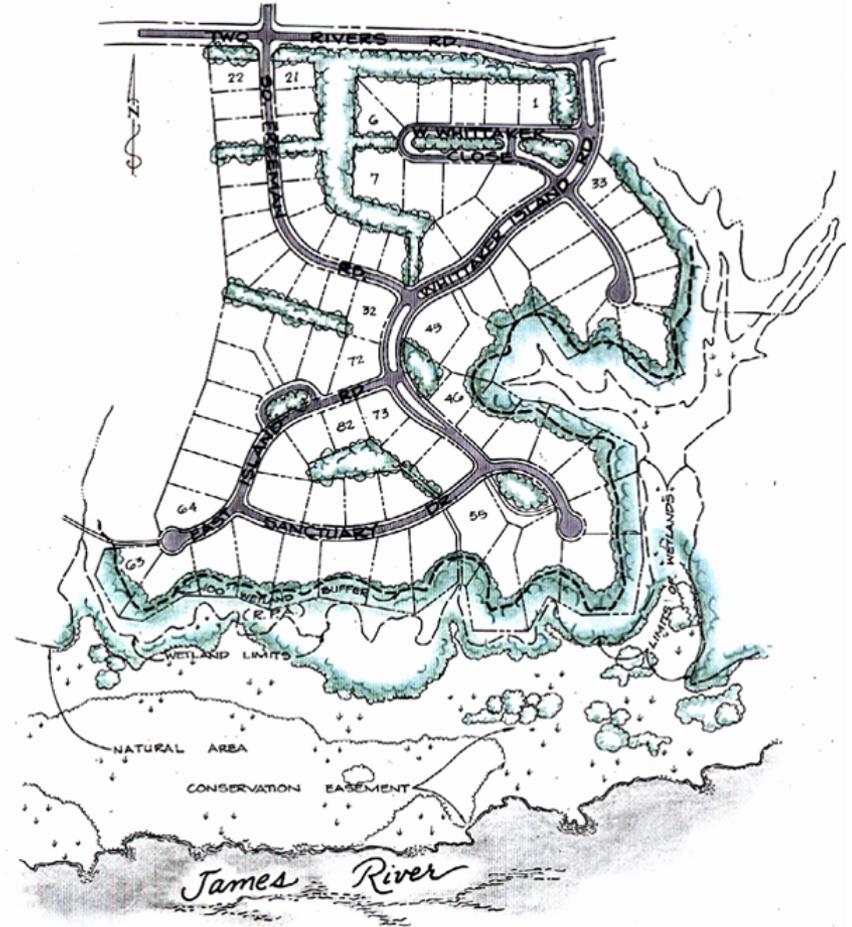
“Compact development requires a relatively small public investment in roads, public safety, and other infrastructure costs, much lower than in low-density developments.” *(Littman, 2012)*

150 papers on the economic benefits of the practices

## Tools: Checklists for Code and Plan Review Example - Reducing Storm Water Impacts through Site Design\*

- Conserve natural features
- Minimize impervious surfaces
- Infiltrate, evapotranspirate and slow down runoff
- Treat stormwater close to the source
- Use pervious areas for more effective stormwater treatment
- Achieve a marketable, cost-effective product

\*Based on work by the Center for Watershed Protection

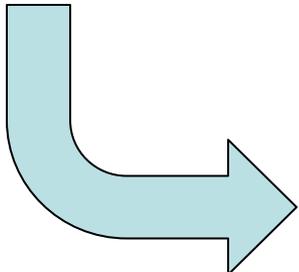


Source: J. Zielinski, Center for Watershed Protection

# Tools: Example Codes and Matrices

BLLUP\_Tree and Woodland Protection Matrix.xlsx

	A	B	C	D
1	Location	BLLUP Example Codes - TREE AND WOODLAND PROTECTION - 10/14/2011		
2		City of Olmsted Falls, OH	CSU Model -OH	Dublin, OH
3	Title	Tree Preservation and Management Code	Tree Preservation Approach **In Progress	Tree Preservation
4	Quick Summary	Uses tree permits for removal, and necessitates a plan for tree preservation and management that accounts for design, protection during construction of new residences and neighborhoods	Addresses the pre-design stage that is lacking in most Woodland protection codes. Recommendations for sketch stage of development plan, assessing the conservation areas and trees to protect BEFORE a plat is created	
5	Web Link	<a href="http://www.conwaygreene.com/OlmstedFalls/jpext.dliff+templates&amp;main-h.htm&amp;2.0">http://www.conwaygreene.com/OlmstedFalls/jpext.dliff+templates&amp;main-h.htm&amp;2.0</a>	<a href="http://www.balancedgrowth.ohio.gov/LinkClick.aspx?fileticket=WNYvynQVUS3d&amp;tabid=66">http://www.balancedgrowth.ohio.gov/LinkClick.aspx?fileticket=WNYvynQVUS3d&amp;tabid=66</a>	
6	Lot-size applicability	2 or more		
7	Tree Removal Permit	Yes, for removal unless property does not have dwelling if owner is selling for development or change of use	No	
8	Categories of Woodlands	Natural Undisturbed Buffer Zones or Screening Wooded area within buildable area	None	
9	Large or Major or Significant Tree	5' or greater - Caliper	12" diameter at DBH	
10	Pre-Design	No	Yes	
11	Standards	None	Five factors to be considered: Underlying soil type; size and type of trees; age and health of trees; tree tolerance for construction; and likelihood of long-term viability. Use inventory to develop three levels of trees/woodland: low, medium and high priority, Use these classifications to decide lot size and arrangement for the plat.	
12	Design documents	Yes preliminary TP&M plan, and final TP&M plan	No	
13			n/a	



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TOC No Frames/Mobile Version Document Advanced Search Results Print Save Email

Start Over Prev Chapter Next Chapter Prev Match Next Match Sync TOC

Cleveland, OH Code of Ordinances

- CITY OF CLEVELAND, OHIO CODE OF ORDINANCES
- CHARTER OF THE CITY OF CLEVELAND
- PART ONE: ADMINISTRATIVE CODE
- PART TWO: HEALTH CODE
- PART THREE: LAND USE CODE**
  - PART IIIA: LAND USE CODE - PLANNING AND ZONING
  - PART IIIB: LAND USE CODE - ZONING CODE
  - PART IIIC: LAND USE CODE - HOUSING CODE
  - PART IIID: LAND USE CODE - FIRE PREVENTION
  - PART IIIE: LAND USE CODE - BUILDING CODE
  - PART IIV: LAND USE CODE - TRAFFIC CODE
  - PART IIV: MUNICIPAL UTILITIES AND SERVICES
  - PART IIV: OFFENSES AND BUSINESS ACTIVITIES

PART THREE: LAND USE CODE  
PART IIIB: LAND USE CODE - ZONING CODE  
TITLE VI: ZONING CODE  
CHAPTER 344 - MIDTOWN MIXED-USE DISTRICT

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**CHAPTER 344 – MIDTOWN MIXED-USE DISTRICT**

- [344.01](#) Definitions
- [344.02](#) Purpose
- [344.03](#) Establishment of a Midtown Mixed-Use District
- [344.04](#) Permitted Uses
- [344.05](#) Building and Parking Setback Requirements
- [344.06](#) Building Width Requirements
- [344.07](#) Building Height Requirements
- [344.08](#) Off-Street Parking and Loading
- [344.09](#) Site Development Standards
- [344.10](#) Design Criteria
- [344.11](#) Supplemental Regulations for the MMUD-1
- [344.12](#) Conditional Use Regulations
- [344.13](#) Approval of MMUD Projects

# Tools: Case Studies

Home > Ivy Trails

## Ivy Trails

*Browse by Location* ▶  
*Browse by Market* ▼

- Education
- Government - Municipal
- Healthcare
- Industrial
- Mixed Use
- Office
- Recreation
- Residential
- Retail
- Retirement Living
- Roadway Infrastructure
- Storm Water Infrastructure
- Traffic Infrastructure
- Wastewater Infrastructure
- Water Supply

**Project Rendering**

**IVY TRAILS  
GENERAL PLAN**  
SITUATED IN  
MOBLEY'S ADD. NO. 215  
AND TOWNSHIP, CLEBURNE COUNTY, OHIO

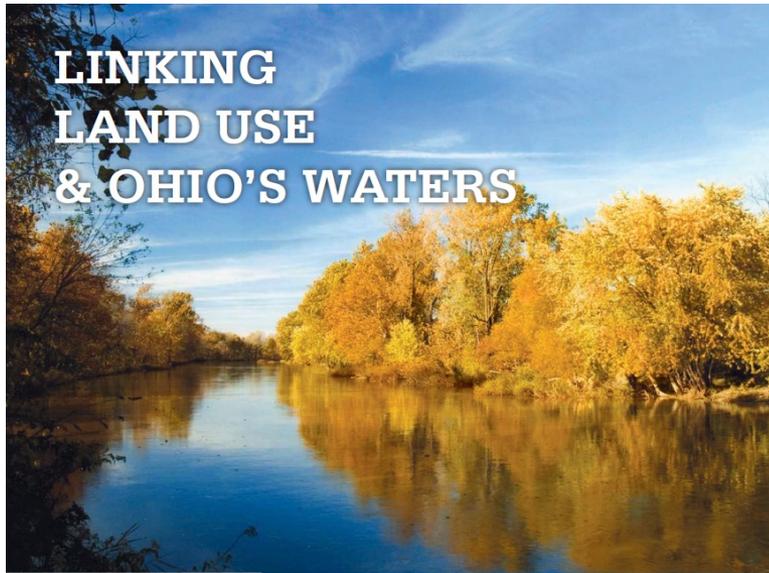
**Project Write Up**

**Project Stats**

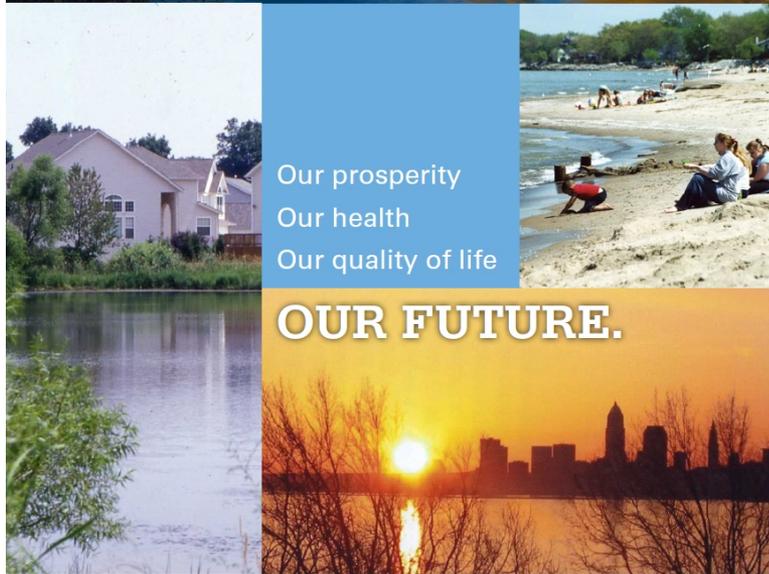
bayerbecker.com/sites/default/files/projectimages/Ivy Trail Overall Plan for yard sign -36x48 at 72 dpi.jpg New Lifestyles Edition, Nordyke

Client: Nordyke Development

# Tools: Messages



**LINKING  
LAND USE  
& OHIO'S WATERS**



Our prosperity  
Our health  
Our quality of life

**OUR FUTURE.**

## Balanced Growth Is:



**Efficient Tax Dollar Investment**



**Protected Valuable Assets**



**A Healthy Place to Grow**



**A Great Place to Live and Work**

**Our Local Government  
Decisions Make a Difference!**

Be Proactive. Create or join a watershed planning partnership. Update your plans and codes.

For more information, visit [Balancedgrowth.ohio.gov](http://Balancedgrowth.ohio.gov)

**Balanced Growth**

Lake Erie Commission  
Water Resources Council

**Maxine Goodman Levin  
College of Urban Affairs**

Photo Credits: Andrea Aldrich, K. Date, Arnold Emerson, Sandra Cobb, Ohio Dept. of Transportation, Ohio Greenways, City Architecture  
CSU-12-00444 | 2M



# Balanced Growth



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