



Ohio Balanced Growth Program

Program Overview
Chris Riddle
Ohio Lake Erie Commission

 | **Restored Growth**

Balanced Growth in Ohio

- Blue Ribbon Task Force
- Planning Framework
 - Document
 - Planning Projects
 - Planning Process
- Best Local Land Use Practices
 - Document
 - Six Top Recommendations
 - Training Program
- Future Direction

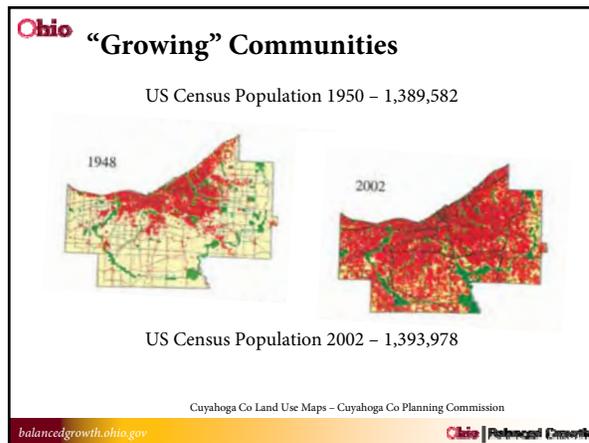
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Land Use & Lake Erie

- Lake Erie Protection & Restoration Plan – 2000
 - Outlined serious land use problems that diminish the health of the lake, and limit its benefits to the people of Ohio.
- Balanced Growth Blue Ribbon Task Force

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Ohio **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.

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Ohio **Linking Land Use & Lake Erie**

“...the development of northern Ohio often occurred without fully understanding or anticipating the impact this development would have on the natural and social environment. Thousands of individual decisions by communities accumulated to create this situation. There has been no framework for individuals and communities to come together to plan for their future and consider the cumulative impact of their development decisions on the health of watersheds.”

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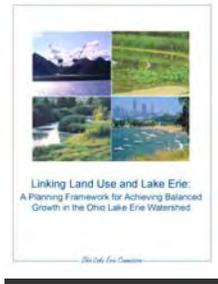
Ohio **Balanced Growth Blue Ribbon Task Force**

“develop strategies that will balance the protection of Lake Erie with continued economic growth”

- It is a framework for decision-making about how local and state policies and investments should be made in the context of watersheds.
- Implemented as a two-pronged approach

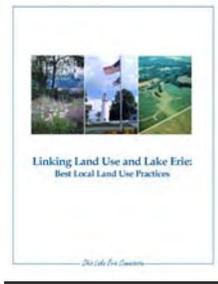


Ohio **Linking Land Use and Lake Erie**



A Planning Framework

Best Local Land Use Practices



Ohio **What is Balanced Growth?**

- voluntary
- incentive-based
- locally led
- regional planning by watershed
- support through alignment of state policies and programs

Ohio **Watershed Planning Partnerships**

- Piloted in 2006 for 3 years with OWDA \$
 - 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 have received full state endorsement: *Yes, it can work.*

Ohio **State of Ohio Partners**

Ohio Lake Erie Commission

- Dept of Agriculture
- Dept of Development
- Dept of Health
- Dept of Natural Resources
- Dept of Transportation
- Environmental Protection Agency

Ohio Water Resources Council

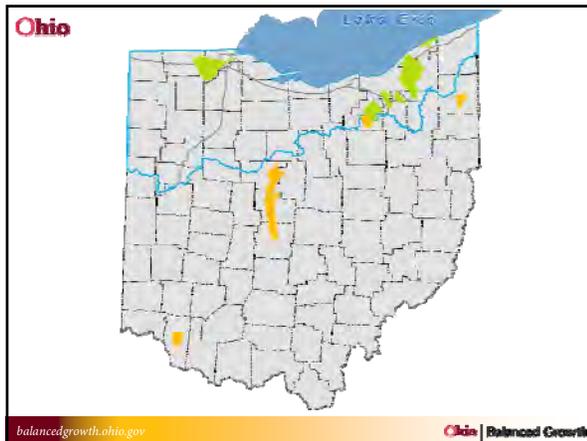
- Office of the Governor
- Public Works Commission
- Public Utilities Commission
- Ohio Water Development Authority



Ohio **2009 Joint RFP**

- Lake Erie Basin
 - Lake Erie Protection Fund
- Statewide
 - Ohio River basin
 - Ohio Water Development Authority funding
- Funded six new planning projects across the state





Ohio **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

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Ohio **Priority Conservation Area**

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

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Ohio **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

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Ohio **Priority Agricultural Area**

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

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Ohio **Project Components**

- Project Coordination
- GIS-based decision support system
- Local government buy-in
- State agency coordination
- Review and endorsement process
 - 75% local support prior to endorsement

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State Endorsement

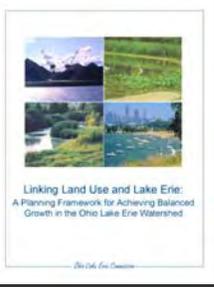
- Review and endorsement process
 - 75% local support prior to endorsement
 - Face-to-face with State Assistance Workgroup
- State endorsement requires:
 - Address BG strategy goals (spirit of program)
 - Identify PCAs and PDAs (PAAs as applicable)
 - Open & inclusive process with local leadership
 - State agency coordination and local consensus

Important Documents



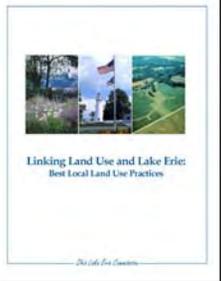
- Balanced Growth Strategy
 - Draft updated August 2009
 - Most current guidance on Balanced Growth
- Planning Framework
 - Static document, provided the initial guidance for the Balanced Growth Program
- Best Local Land Use Practices
 - Series of tools available to all communities to assist with managing land use change

Linking Land Use and Lake Erie



A Planning Framework

Best Local Land Use Practices

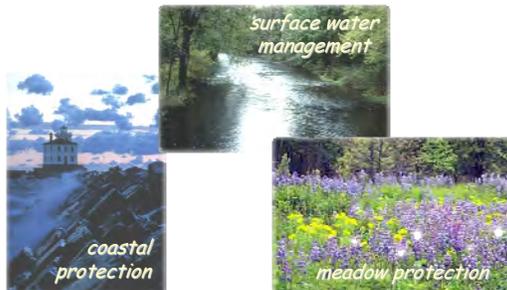


Local Governments Can Have a Big Impact on Watershed and Community Quality

- Location of development for minimum impact
- Management and control of storm water and erosion
- Protection of riparian and wetland areas so they can do their job as storm water infrastructure
- Protection of scenic, historic and natural resources to help retain our "great place"

Best Local Land Use Practices

3 Model Ordinances



Best Local Land Use Practices

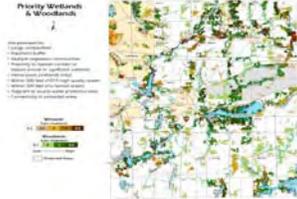
11 Guidance Documents

- Comprehensive Planning
- Conservation Development
- Compact Development
- Transfer of Development Rights
- Steep Slope Protection
- Historic Preservation
- Source Water Protection
- Woodland Protection
- Access Management
- Brownfields Redevelopment
- Scenic Protection
- Agricultural Protection

Top Priority Best Local Land Use Practices

1. COMPREHENSIVE PLANNING

- Have a comprehensive plan that meets minimum standards; update it every 3 to 5 years



Top Priority Best Local Land Use Practices

2. STORM WATER MANAGEMENT

- Adopt storm water management and erosion control regulations for design and construction



Storm Water Management and Erosion/Sediment Control

- Storm water management reduces quantity, and improves quality, of runoff in the watershed
- Site based approach reduces long term costs to community



Top Priority Best Local Land Use Practices

3. STREAM AND WETLAND SETBACKS

- Adopt stream and wetland setback zoning regulations



Top Priority Best Local Land Use Practices

4. CONSERVATION DEVELOPMENT

- Apply Conservation Development, with adequate standards, where appropriate



Stream setback in a conservation development



Ohio

Top Priority Best Local Land Use Practices

5. MEADOW PROTECTION

- Modify mowing ordinances to allow natural meadows under controlled conditions



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Top Priority Best Local Land Use Practices

6. COMPACT DEVELOPMENT

- Apply Compact Development where appropriate



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BLLUP Program to Date

- 2006 year – program startup, awareness sessions
- 2007 year – technical workshops, technical assistance
- 2008 year - DVD for local officials, technical sessions, technical assistance
- 2009 year - Case studies/engineering workshops, statewide startup, technical assistance

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Ohio Best Local Land Use Practices – Resources Available

- Web site balancedgrowth.ohio.gov
- Best Local Land Use Practices document – issues, guidance, recommendations
- Model and Example regulations
- Education and technical workshops
- Case studies
- DVD for elected officials and business interests
- Ongoing technical assistance

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