

# Ohio Balanced Growth Program

## Fact Sheet: Priority Development Area (PDA)

### What is it?

- A Priority Development Area is a locally designated area where growth and/or redevelopment is to be especially promoted in order to maximize development potential, efficiently utilize infrastructure, revitalize existing cities and towns, and help restore Lake Erie.

### Who would designate a PDA?

- PDAs are designated by the Watershed Planning Partnership in consultation with local and state governments.
- PDAs would be designated as part of a Watershed Balanced Growth Plan.

### What is the purpose of designating PDAs?

- Provide a process whereby a Watershed Planning Partnership and local governments may coordinate future development in a mutually efficient and complementary manner.
- Encourage a pattern of efficient and contiguous development.
- Encourage preservation and adaptive reuse of urban infrastructure.
- Protect agricultural & forest lands, scenic areas, & other natural resources, living & nonliving, from sprawl.
- Identify areas where urban services are being or will be provided.
- Encourage growth where infrastructure capacity is available or committed.
- Reduce the costs of providing urban services.
- Guide state policies and investments that influence the location of development.

### What types of areas could be designated as a PDA?

- The determination of what areas are designated as PDAs is decided by the Watershed Planning Partnerships.
- Examples of types of areas include; existing urban areas, industrial parks, special development districts, ports, brownfields, areas with existing or planned infrastructure, and undeveloped areas designated for future growth and development.

### What factors could determine the designation of a PDA?

- Areas that are already characterized by urban growth and have adequate existing urban services.
- Existing urban areas that can be redeveloped.
- Areas primarily characterized by urban growth that are or will be served adequately by a combination of existing and future urban services provided by public or private entities.
- Other areas where growth will be encouraged and that can be served by future urban services in an efficient manner.
- The co-location of activities that are complementary to quality of life, such as proximity to natural areas, the interconnection of recreational corridors and alternative transportation systems.