

Ohio Balanced Growth Program

BEST LOCAL LAND USE PRACTICES

UPDATE October, 2011



BLLUP Interviews

Over the last year, Program Manager Kirby Date has traveled across the state, talking with over 100 planners, developers, county and local government officials in eight regions. There have been many lessons learned about the current status of development and conservation in all parts of the state, key issues related to the Best Practices, and recommendations for future steps to achieve a balance of conservation and development in Ohio. In particular, the range of local projects incorporating urban infill, conservation development, stream and floodplain protection, development incentives, and other practices was impressive. We hope to continue the interview process by phone and in person, over the coming year, and to find a way to make the project information available to everyone via the Balanced Growth web site.

BLLUP Technical Assistance and Education

The BLLUP Program provides 24 hours' free technical assistance for Best Practice implementation to requesting communities and organizations; and is also available to provide presentations to local communities. Technical Assistance projects in the past have included a review of a first-ring suburb PUD code with recommendations for infill development on vacant sites; providing advice on best practices to implement a river restoration plan; and assisting with evaluation of conservation development options in a village. This year's projects and education efforts to date include:

Assistance to the Village of Galena in updating their subdivision regulations to incorporate Best Practices; a partnership with the Summit County SWCD, the City of Norton, and Coventry Township to develop a checklist for evaluating township and city codes, and presenting recommendations at a workshop in October; work with Graham Parlin, developer, Clermont County SWCD, and Batavia Township, Clermont County, to make recommendations for a proposed development project; work with the Medina County SWCD to identify scenarios for the changing real estate market, and incorporating recommendations into a workshop on January 31, 2012; advising the Cuyahoga County Greenspace project on local government implementation; and a presentation to the Clermont County Planning Commission. For more information, visit balancedgrowth.ohio.gov and select [Balanced Growth Technical Assistance](#) under the Best Local Land Use Practices menu item.

BLLUP Recommendations Update

We are partway through an extensive project to update the BLLUP recommendations and example codes, currently on the Balanced Growth web site, which were adopted in 2004. The update's goals are to address issues in eight Ohio regions, address the current development market, and provide better resources for urban and suburban communities. We are also looking at exemplary codes and practices around the state and Great Lakes region, and incorporating new practices

such as rural Common Access Drives, urban infill, and state of the art floodplain protection measures. We are in the midst of the early drafts of this information, and are reviewing them with our state agency Steering Committee members. The next step will be to review the changes with members of our statewide Advisory Committee, before presenting the updated recommendations to our sponsoring agencies, the Ohio Lake Erie Commission and the Ohio Water Resources Council, for endorsement. We are hoping the final documents and a full set of example codes will be available on the web by spring 2012.

Ohio Case Studies

In the course of our travels around the state, we have learned of many exciting and excellent projects and example codes incorporating the Best Local Land Use Practices. We are hoping over the next year to create a searchable online source of case studies of the best of these projects, representing many of the practices, and all regions of the state. Where possible, we want to highlight the lessons learned from these projects, the costs and benefits, and ongoing implementation management. We will keep you informed – and you may hear from us! – as we begin to put this database together.

The Best Local Land Use Practices (BLLUP) part of the Ohio Balanced Growth Program encourages implementation of a set of Best Practices, on a voluntary basis, to improve environmental quality and economic development opportunities in local governments across the state.

Top Priority Best Practices Include:

- * Comprehensive Planning
- * Compact Development
- * Conservation Development
- * Stream, Floodplain, and Wetland Protection
- * Storm Water Management/Erosion and Sediment Control
- * Natural Areas Establishment and Management
- * Source Water Protection

Additional Best Practices Include:

- * Woodland Protection
- * Steep Slope Protection
- * Brownfield Redevelopment
- * Agricultural Protection
- * Transfer of Development Rights
- * Historic Protection
- * Scenic Protection
- * Access Management

Photo: City Architecture

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