

Ohio's Lake Erie Balanced Growth Program: An Overview

working together for a better Lake Erie

Chris Riddle
Ohio Lake Erie Commission



Ohio Lake Erie Commission



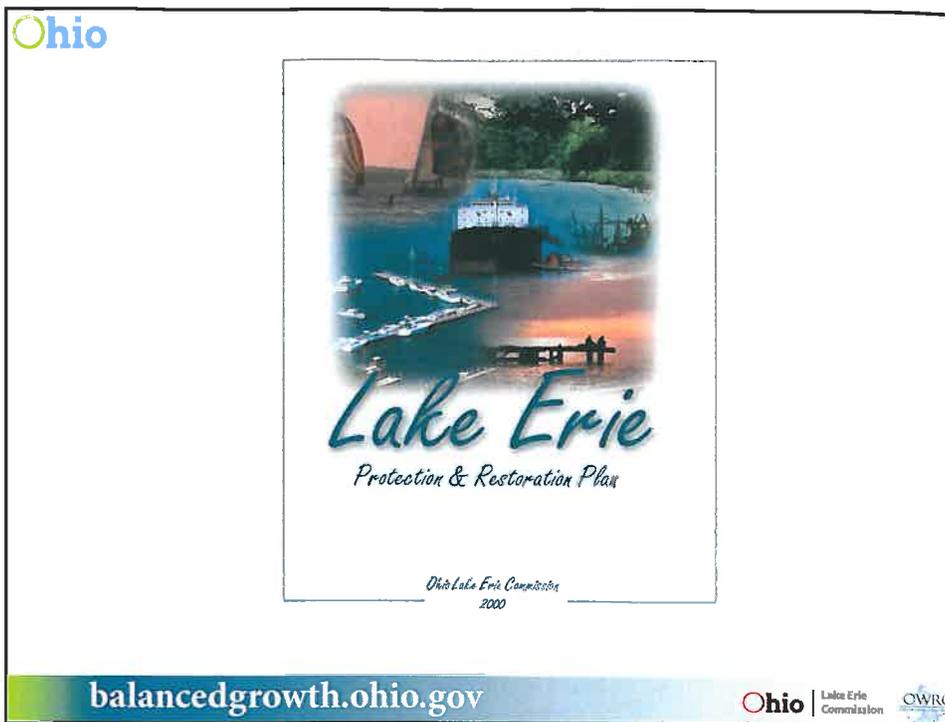
Department of Agriculture
Department of Development
Department of Health
Department of Natural Resources
Department of Transportation
Environmental Protection Agency

Mission:
Protect & Restore
Lake Erie



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Lake Erie Protection & Restoration Plan:

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.

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What is Balanced Growth?

Balanced Growth is a strategy to protect and restore Lake Erie and its watersheds to assure long-term economic competitiveness and quality of life.

Key Aspects of Balanced Growth

- Minimizes new appropriations and legislation
 - Only one legislative recommendation
- Maximizes incentive based initiatives
- Honors Ohio's Home Rule tradition
- Focuses on ecological protection/restoration

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Linking Land Use and Lake Erie



**Linking Land Use and Lake Erie:
A Planning Framework for Achieving Balanced
Growth in the Ohio Lake Erie Watershed**

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**Linking Land Use and Lake Erie:
Best Local Land Use Practices**

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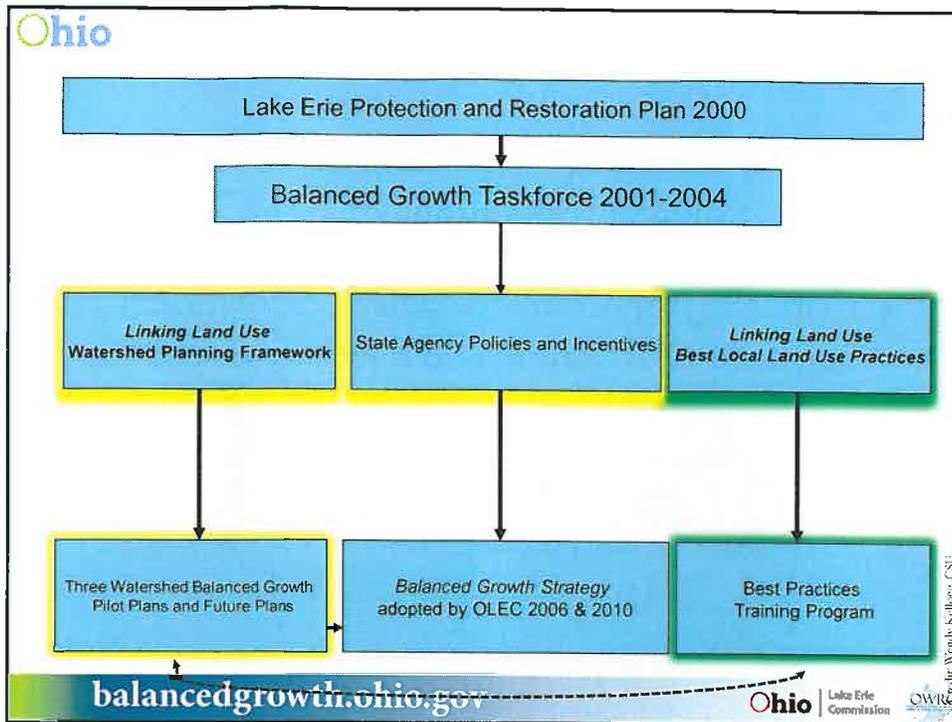


Linking Land Use & Lake Erie

“...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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Planning Framework

A Balanced Growth Program must be...

- Voluntary
- Incentive Based
- Watershed as the “regional scale”

A Balanced Growth Program must identify...

- Identify Priority Conservation Areas
- Identify Priority Development Areas
- Identify Priority Agricultural Areas

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Priority Conservation Areas

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



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Priority Development Areas

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

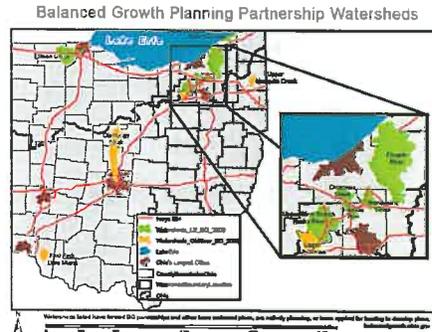


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Testing the Framework

- Pilot Watershed Projects
 - Funded 3 pilots to test the planning framework principles.
 - Implementing Balanced Growth Watershed Plans
 - Alignment of state policies, incentives, and other resources



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Watershed Planning Partnerships

- **Lake Erie Basin**
 - Brandywine Creek Watershed - Cuyahoga River
 - Chagrin River Watershed*
 - Chippewa Creek Watershed - Cuyahoga River*
 - Eastern Lake County Coastal Tributaries
 - Furnace Run Watershed - Cuyahoga River
 - Swan Creek Watershed - Maumee River*
 - Upper West Branch Rocky River Watershed*
- **Ohio River Basin**
 - East Fork, Little Miami River Watershed
 - Lower Mosquito Creek - Mahoning River
 - Olentangy River Watershed
 - Upper Chippewa Creek - Tuscarawas River Watershed

*endorsed plans

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State Support

- Fundamental Principle:
 - If local governments can agree on areas within a watershed where development is to be encouraged (PDAs) and areas where conservation activities are to be promoted (PCAs), the State of Ohio will support those decisions by aligning state programs to support those decisions.

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State Support Through Endorsement

- 75% local support before state endorsement
- Open and inclusive process – locally led.
- State Assistance Work Group interaction
- Financial and Technical Incentives
- Provides motivation for regional planning at the local level.

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Ohio River Basin

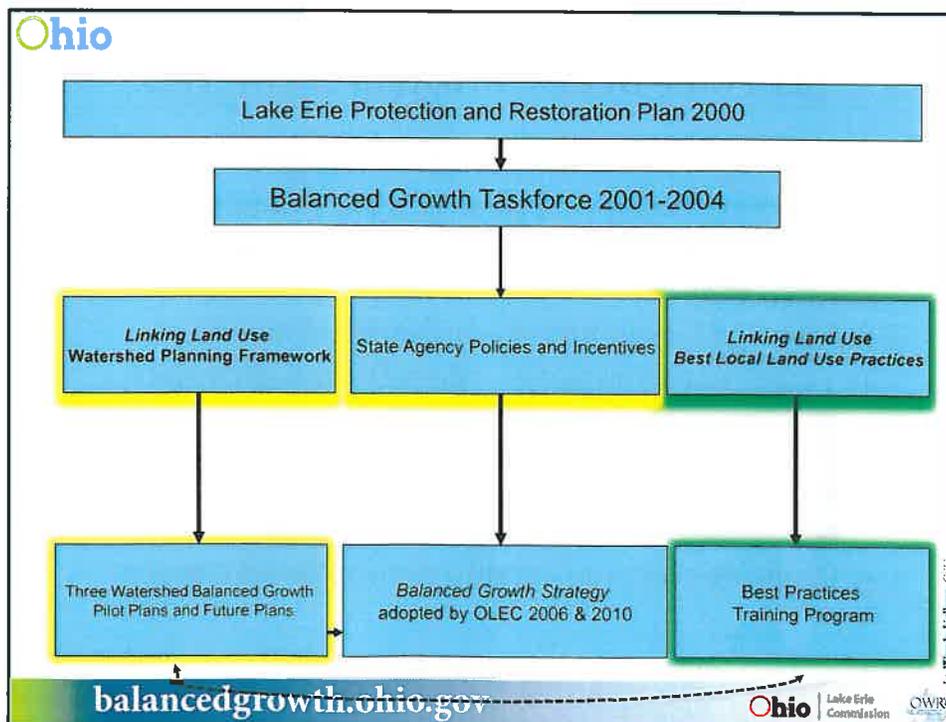
- Ohio Water Resources Council
- Evaluation by Smart Growth Leadership Institute
- Future for Pilot Planning Partnerships
- Expansion of BLLUP training program

Integrating water resources management with local planning and decision making.

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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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Statewide BLLUP Program 2010+ Year

- Steering Committee – project oversight
- Working Group – review of BLLUP documents
- Broad Strategy – identify target areas, conduct interviews
- Message Development – statewide relevance
- Target Area Strategies – identify local providers and needed support for their missions
- Network Development – statewide network of providers and others to provide support, education, training, materials, message
- Ongoing case study and workshop development

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Best Local Land Use Practices – Resources Available

- Web site www.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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Web Resources

- Ohio Balanced Growth Program
www.balancedgrowth.ohio.gov
- The Center for Community Planning and Development
www.urban.csuohio.edu/community_planning,
www.urban.csuohio.edu/cpp
- American Planning Association – Ohio Chapter
www.ohioplanning.org
- Smart Growth Online www.smartgrowth.org

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 **Best Local Land Use Practices**

3 Model Ordinances

Surface Water Management ~ Meadow Protection ~ Coastal Protection

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

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 **Priority Best Local Land Use Practices**

1. Comprehensive Planning
2. Compact Development
3. Conservation Development
4. Storm Water Management
5. Stream and Wetland Setbacks
6. Meadow Protection

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Setting Your Goals

- Where do you want development and conservation to occur?
- What type of development do you want, and what would you like it to look like?
- At what density is development most appropriate in any given area of your community?
- Community need is driven by people.

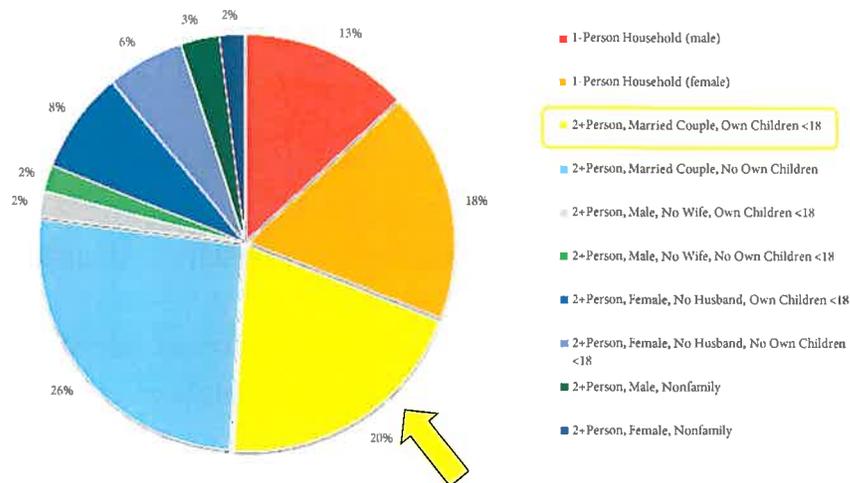
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Select Counties* – 2000 Census



*Cuyahoga, Marion, Sandusky, Summit, & Wood

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Priority Best Local Land Use Practices

1. COMPREHENSIVE PLANNING

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

Priority Wetlands & Woodlands

- Our priority wetlands and woodlands are:
- Large (undeveloped)
 - Important (high)
 - Multiple watershed communities or
 - Proximity to riparian corridor or
 - Multiple wetland or woodland types
 - Wetland 100' buffer of 1st high quality stream
 - Wetland 100' buffer of 1st high quality stream
 - Adjacent to local water protection area
 - Community in protection area



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Priority Best Local Land Use Practices

- Comprehensive Plan
 - Sets development and conservation goals in an organized fashion
 - Plans for long-term financial stability
 - Resolves tradeoffs up-front
 - Provides for future logical, consistent decision making
 - Legal stability: logical justification of decisions
 - Sets a framework for implementation

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Priority Best Local Land Use Practices

2. COMPACT DEVELOPMENT

- Apply Compact Development where appropriate



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Compact Development: Characteristics

- Residential, commercial or mixed use
- Strong neighborhood design
- Pedestrian walkability
- Densities and Intensities approximate those of our grandparents
- Range of housing choices
- Range of transportation choices
- Can apply to any scale

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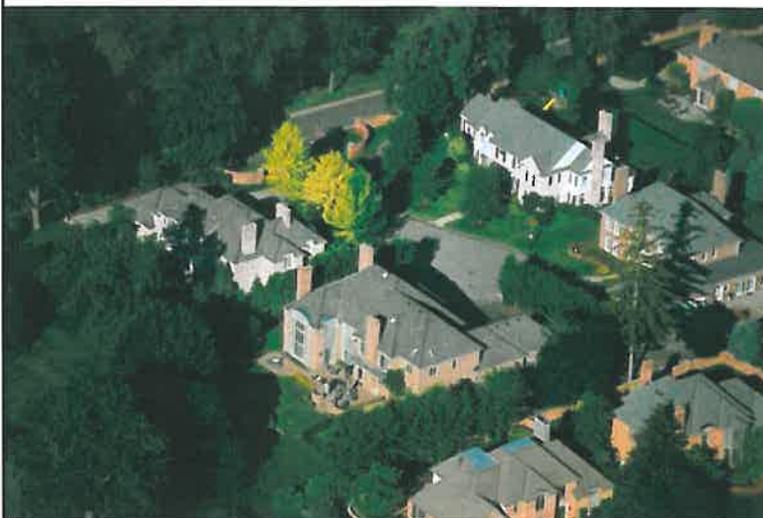


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Images: Lincoln Institute

1.6 Units/Acre



Grosse Pointe, MI

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Ohio Images: Lincoln Institute

3.8 Units/Acre



Holdenville, Oklahoma

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Ohio Images: Lincoln Institute

11.2 Units/Acre



Hamtramck, MI

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Ohio Images: Lincoln Institute

19.2 Units/Acre



Shaker Heights, Ohio

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Ohio Images: Lincoln Institute

Which has higher density?

- Density: 1.9 units/ac
- Density: 3.2 units/ac



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Benefits of Compact Development

- Provides diverse set of housing/commercial products for diverse buyer markets
- Helps to revitalize small towns and existing neighborhoods
- Fits well into new “lifestyle center” projects
- Provides an exciting civic environment, enhancing community character
- When implemented across a watershed, will improve overall runoff characteristics of the watershed

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Best Local Land Use Practices

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Cleveland State University
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