

Ohio Balanced Growth Program

Best Local Land Use Practices –
Information Sessions April 2013
Kirby Date, AICP, Cleveland State University

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Why This Meeting? 2013

- Completion of Watershed Planning Partnerships in 2012
- Best Local Land Use Practices – New Resources
- Development beginning to expand
- Market changes apparent – new trends
- Very different funding landscape for us all
- What can we do to assist?

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Ohio Agenda

- 1) Introduction: focus on implementation
- 2) Watershed Planning Partnerships
- 3) Best Local Land Use Practices: tools and resources
- 4) Ohio Land Use Conference: new ideas
- 5) Discussion and Questions



Ohio The Lake Erie Protection and Restoration Plan 2000

- 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.

Ohio Updated 2008

Lake Erie Protection & Restoration Plan 2008



LEPR 2008

Prepared by
Ohio Lake Erie Commission
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Ohio Linking Land Use and Ohio's Waters

Best Local Land Use Practices

Ohio Balanced Growth Strategy
2011

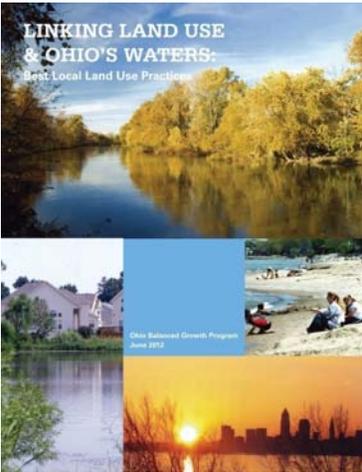


*Adopted by the Ohio Lake Erie Commission 12-21-2011
Adopted by the Ohio Water Resources Council 2-21-2012*

Prepared by:
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(419) 821-2040

Ohio Water Resources Council
P.O. Box 1640
Columbus, Ohio 43216
(614) 644-2029

LINKING LAND USE & OHIO'S WATERS:
Best Local Land Use Practices



Ohio Suburban Growth Program
June 2012

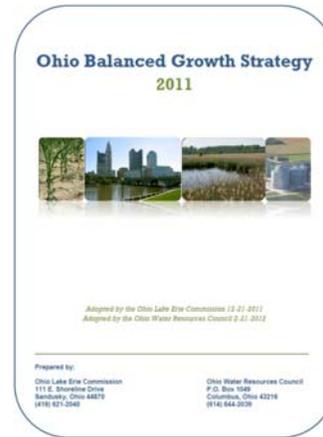
A Planning Framework

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Ohio **Balanced Growth Watershed Plans**

A complement to local
Land Use plans:
Linking PDAs, PCAs,
PAAs to incentives

Extra points on applications
Special consideration in review
process
Percentage point discounts
Priority technical assistance
Grant programs



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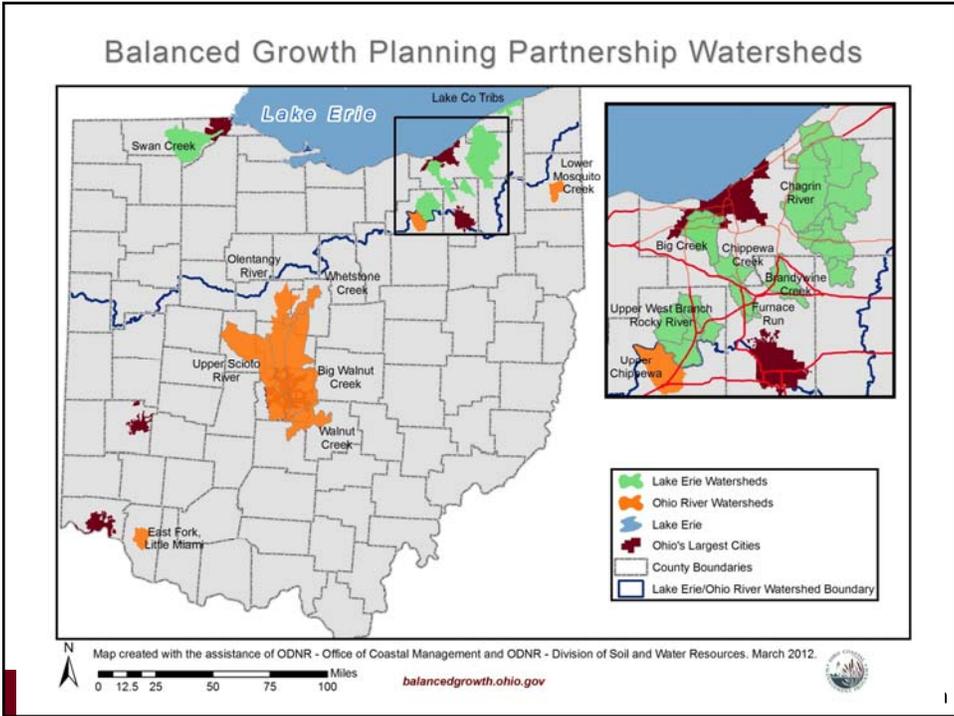
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Ohio **Balanced Growth Watershed Planning**

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

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Ohio

Drainage	Watershed	Area (sq mi)	Total No. Communities (incl. Co.)	Final Support Communities	Total Population	Year Endorsed
Lake Erie	Chippewa	17	5	3	18,993	2008
Lake Erie	Swan	204	23	20	112,538	2009
Lake Erie	UWB Rocky	70	10	8	98,169	2009
Lake Erie	Chagrin	267	36	28	269,879	2009
Lake Erie	ELCCT	30	7	7	20,641	2011
Lake Erie	Furnace Run	20	8	6	8,483	2011
Lake Erie	Big Creek	39	7	5	168,928	2012
Lake Erie	Brandywine	26	9		21,688	
Lake Erie Subtotal		673	105	77	719,319	
Ohio River	Oletangy	372	36	27	277,439	2012
Ohio River	Upper Chippewa	44	10	9	12,046	2012
Ohio River	Mosquito	41	9	9	46,699	2012
Ohio River	Middle East Fork	56	12	9	19,181	2012
Ohio River	Upper Scioto	450	31		414,867	
Ohio River	Walnut Creek	150	16	11	45,019	2013
Ohio River	Big Walnut Creek	376	34		477,203	
Ohio River	Whetstone Creek	63	16		12,497	
Ohio River Subtotal		1,552	164	65	1,304,951	
Total		2,225	269	142	2,024,270	

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Ohio



**Chagrin River
Watershed Partners, Inc.**

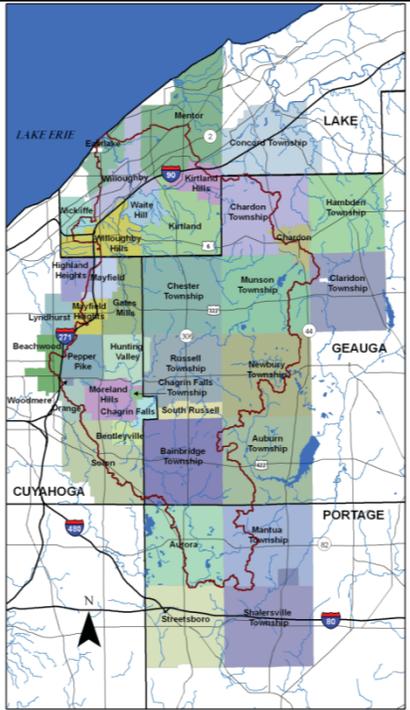
*Implementing **Balanced Growth**
in the Chagrin River Watershed*

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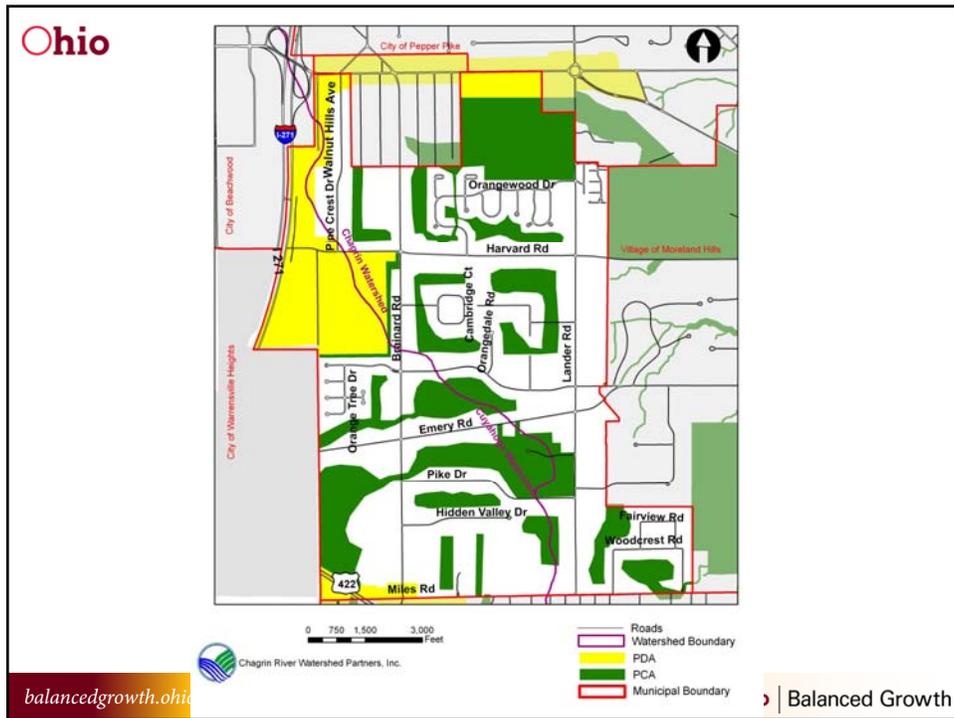
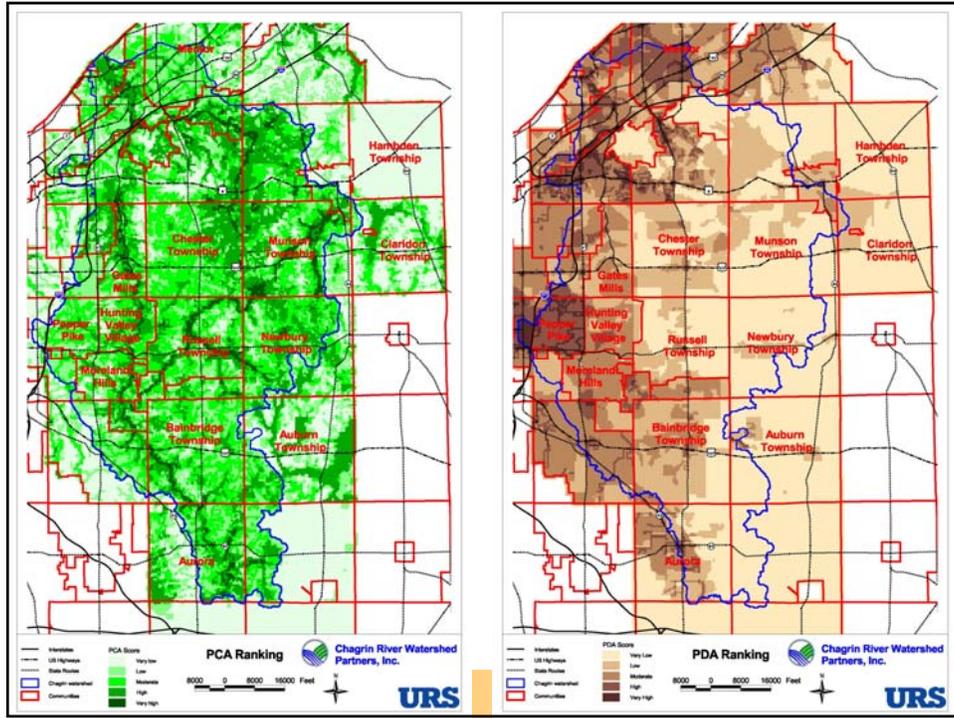
Ohio

Chagrin River

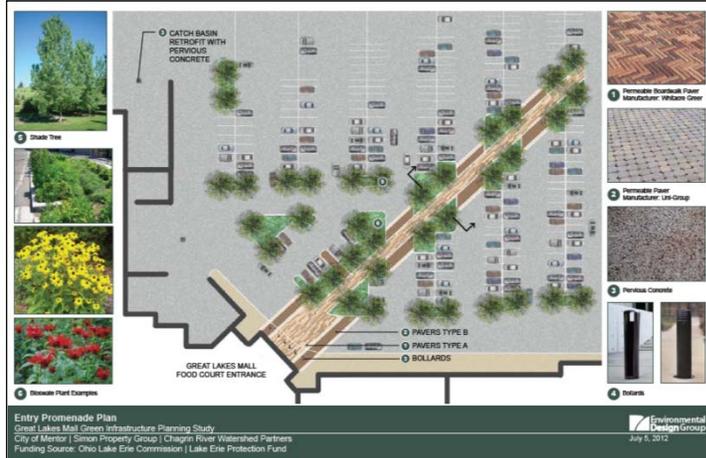
- **32 local communities**
- **4 counties**
- **267 square miles**



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Ohio Balanced Growth Implementation



Chagrin River Watershed Storm Water Retrofit Project:
Great Lakes Crossing Mall, City of Mentor
\$15,000 LEPF grant and \$770,250 GLRI grant

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Ohio Balanced Growth Implementation

- Six communities are updating local codes based on Best Local Land Use Practices and 10 SWIF grants have been awarded for projects in the Chagrin River watershed.

Chester Township Hall Parking Lot
Bioretention & Permeable Pavers
\$77,295 SWIF grant



Ohio Swan Creek Watershed Pilot Project



OHIO WATER DEVELOPMENT AUTHORITY

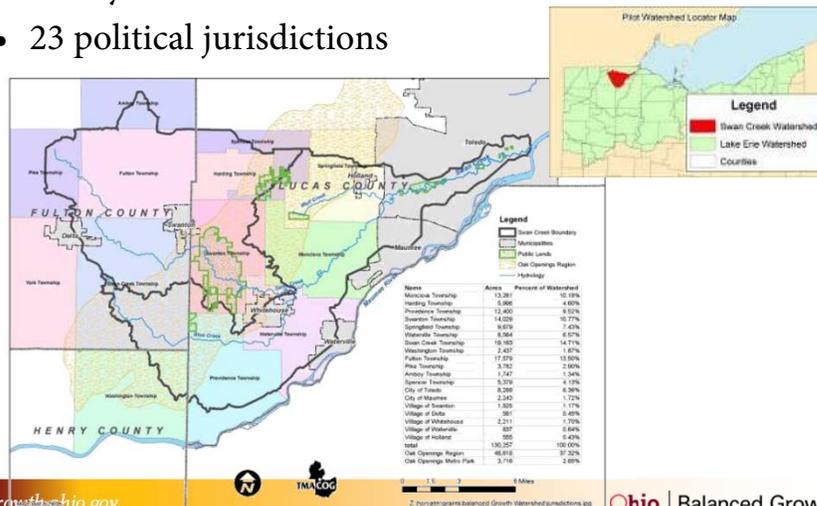


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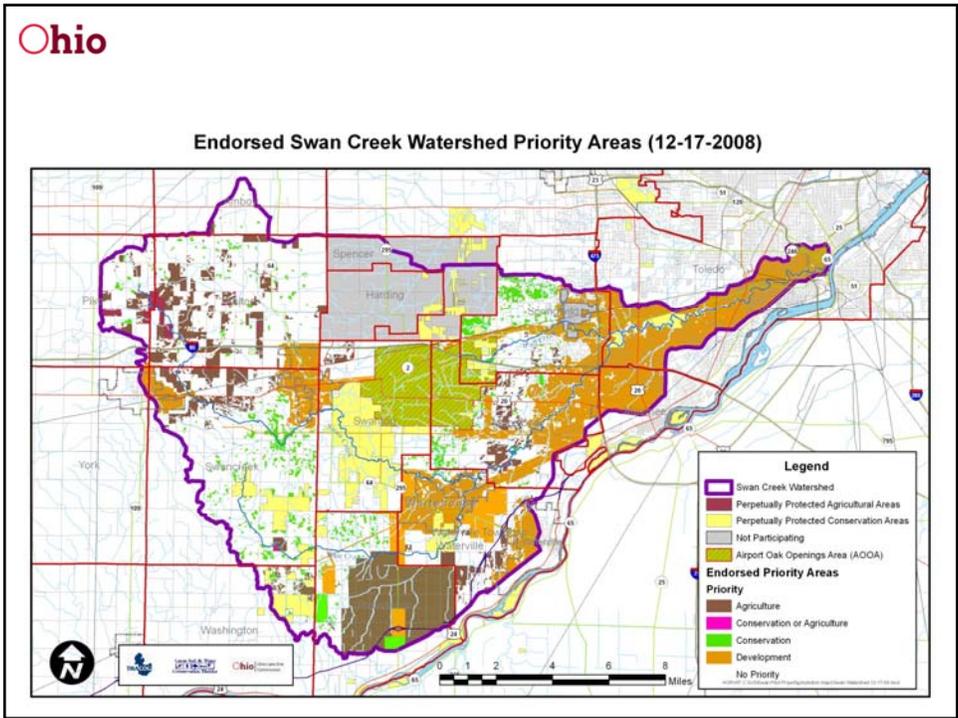
Ohio About Swan Creek watershed

- 205 square miles of land in Lucas, Fulton, and Henry counties
- 23 political jurisdictions



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Swan Creek

Metroparks land acquisition in Oak Openings

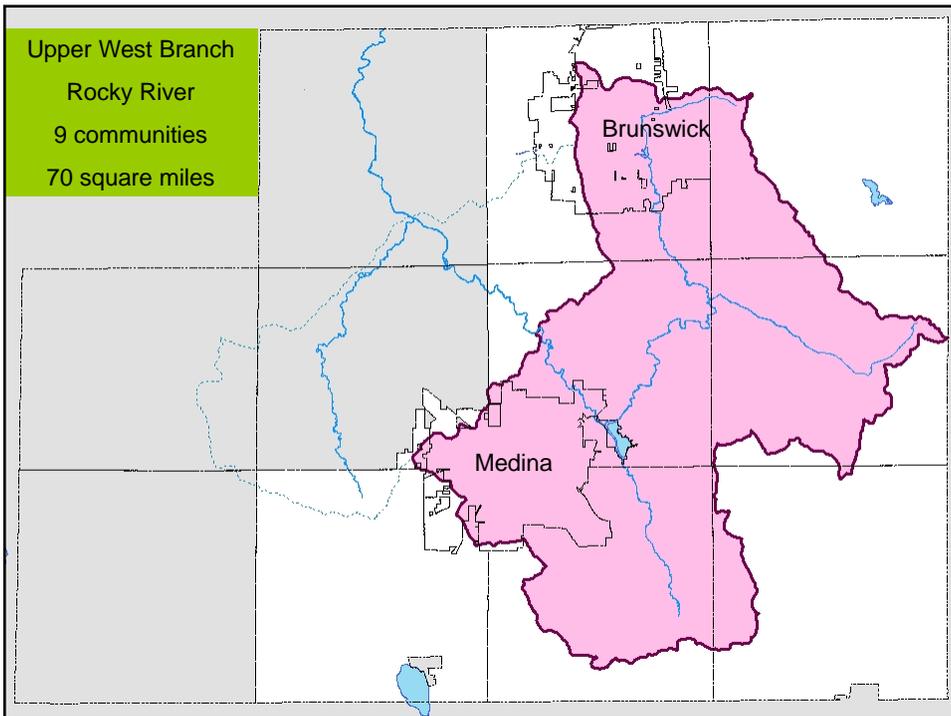
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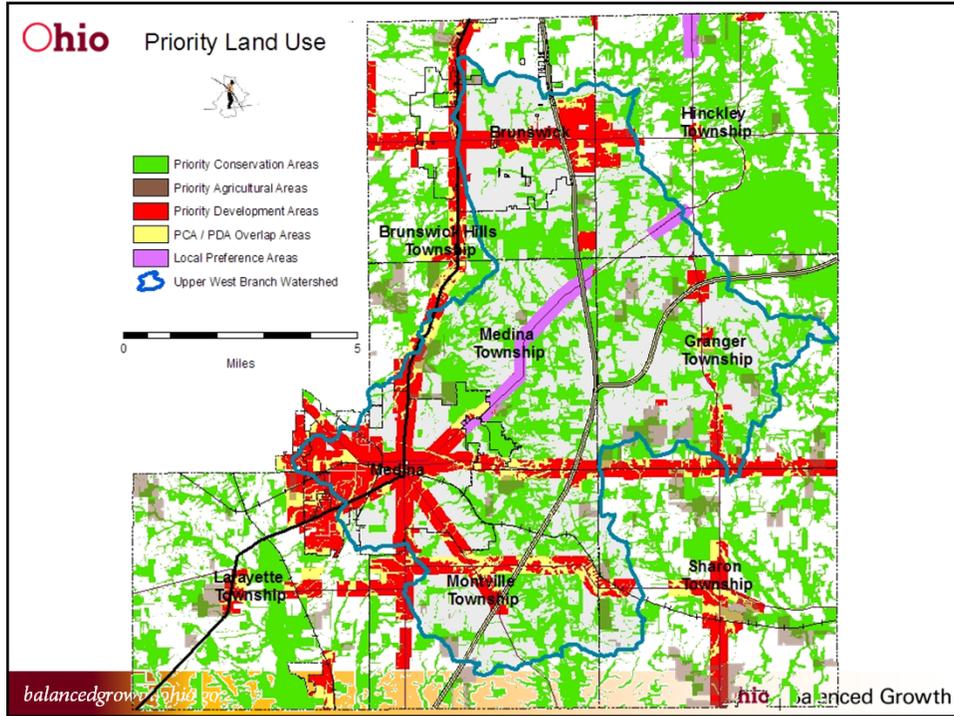
Ohio

UPPER WEST BRANCH ROCKY RIVER WATERSHED BALANCED GROWTH PLAN



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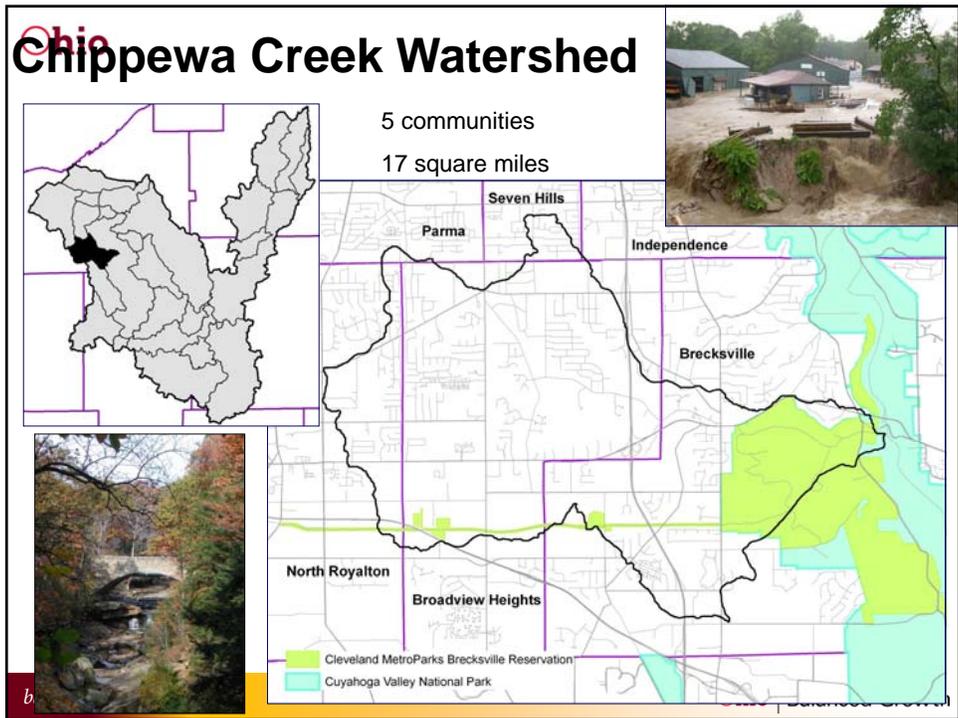
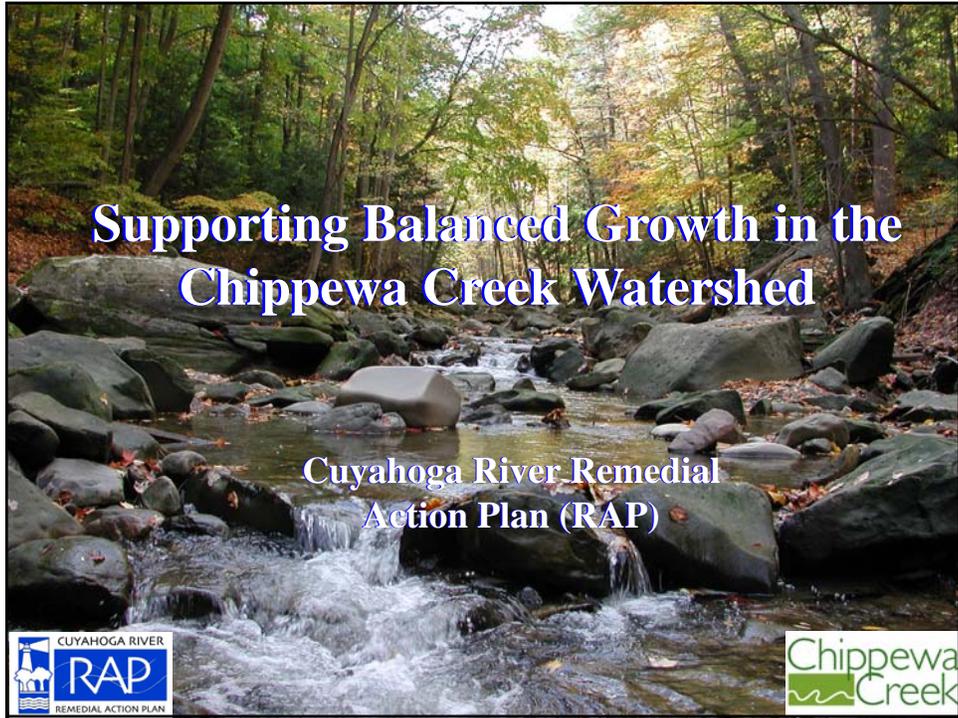


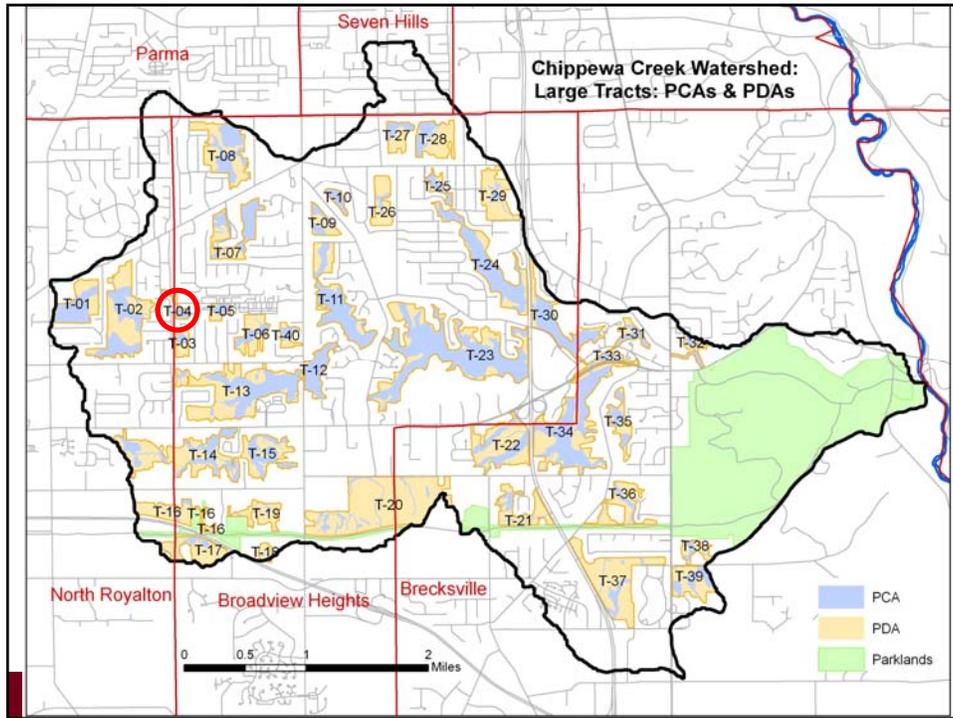


Ohio
Balanced Growth Implementation

The City of Medina is pursuing six projects to enhance PDAs and protect PCAs near downtown.

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Ohio morpc
Mid-Ohio Regional Planning Commission

2012
OLENTANGY WATERSHED PLANNING PARTNERSHIP
BALANCED GROWTH PLAN

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morpc
Mid-Ohio Regional Planning Commission

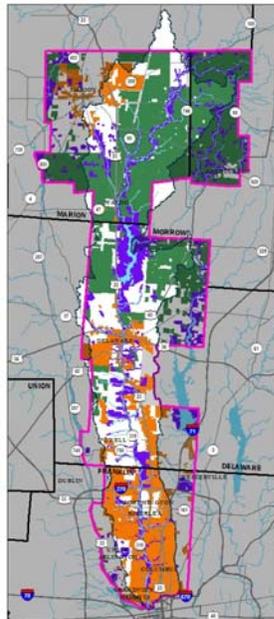


Mid-Ohio Regional Planning Commission

Olentangy Watershed Planning Partnership

27 Communities
Over 30 Stakeholders
Spans 4 Counties

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Olentangy Watershed Priority Area Designations

- Legend**
- Major Roads
 - County Boundary
 - Analysis Area
 - OWPP Watershed Area
 - Outside Planning Area
 - Water
 - Priority Agricultural Area
 - Priority Conservation Area
 - Priority Development Area



The information on this map is derived from the following sources:
 Planning Partnership for the Olentangy Watershed
 National Center for Geographic Information Science
 National Center for Geographic Information Science
 August 2012

Map 9, Page 42

Identifying Priority Areas:

1. Technical analysis of objective criteria
2. Local review of technical analysis & adjustments
3. Local review of draft Priority Area maps & adjustments

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Ohio

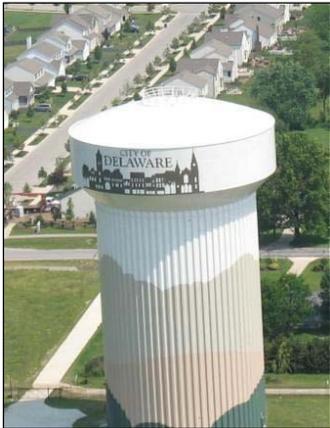
Figure 1. Olentangy Watershed Balanced Growth Implementation Strategies

Implementation Strategy	Short Term	Mid Term	Long Term	Responsible Parties
Adopt the Olentangy Balanced Growth Plan				OWPP Communities
Establish a local comprehensive plan if one does not exist for your community				OWPP Communities
Update the community's comprehensive plan every 3 to 5 years				OWPP Communities
Incorporate the designated Priority Areas into local plans and zoning where applicable and appropriate				OWPP Communities
Integrate the recommended Implementation Tools into local plans and zoning where applicable and appropriate				OWPP Communities
Track implementation projects and submit progress reports to the OWRC				MORPC
Facilitate the continuation of the OWPP including organizing and hosting annual meetings				MORPC
Meet at least annually as a partnership to discuss implementation projects and other partnership updates				OWPP Communities, Stakeholders, and MORPC
Seek state endorsement of the Olentangy Watershed Balanced Growth Plan				OWPP Communities, Stakeholders, and MORPC
Seek grants to assist in funding Balanced Growth implementation				OWPP Communities, Stakeholders, and MORPC
Educate the public about the key planning concepts and implementation tools included in the Balanced Growth Plan				OWPP Communities, Stakeholders, and MORPC

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Balanced Growth Implementation



City of Delaware
 Infrastructure Loan -
 OWDA
 ½ Percentage point
 bonus for Plan
 Savings \$1.2 million

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Lower Mosquito Creek Watershed

Balanced Growth Plan 2011

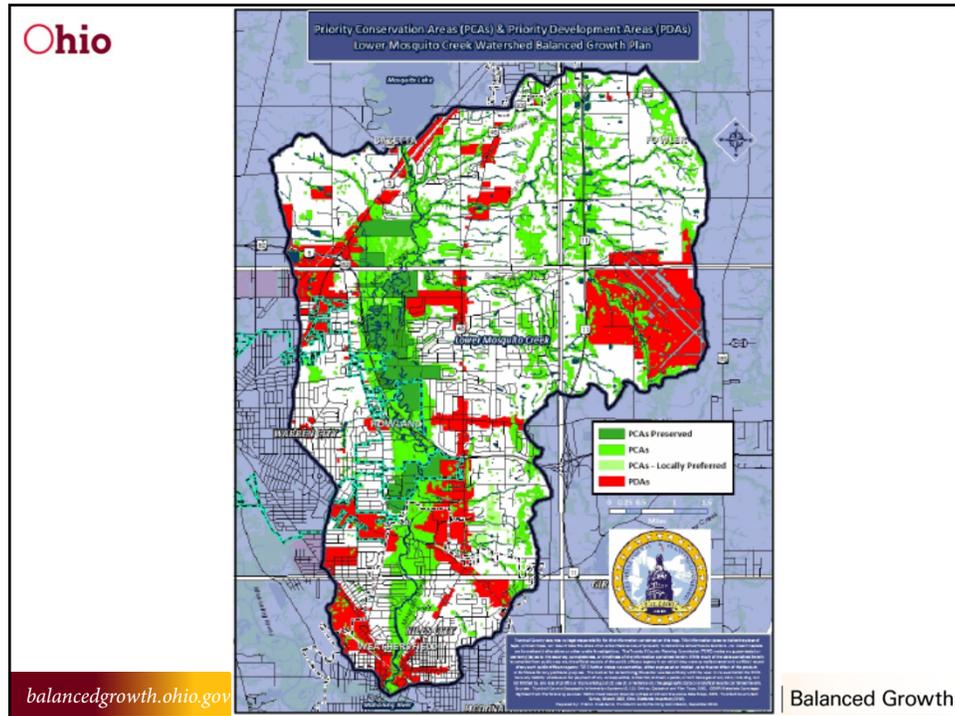
Prepared by the Trumbull County Planning Commission
on behalf of the Trumbull County Commissioners and Watershed Planning Partnership

OEPA – Ohio Environmental Protection Agency; ODMR – Ohio Department of Natural Resources; OLEC – Ohio Lake Erie Commission; OWRC – Ohio Water Resources Council; and SAWG – State Assistance Work Group.

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Ohio Lower Mosquito Creek, Trumbull Co.

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Ohio Implementation: tools and strategies

- Storm Water Management
- Floodplain Management
- Subdivision Regulations (county recs)
- Land acquisition (PCAs)
- Sewers (capacity management)
- Brownfields
- Econ Development
- Comprehensive planning

Ohio Funding for WPPs and implementation

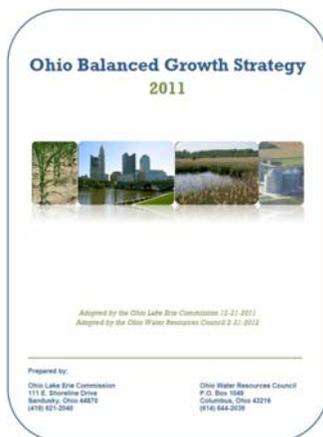
- Lake Erie Protection Fund (Ohio Lake Erie Commission)
- Ohio Coastal Management Program (ODNR, Office of Coastal Mgmt)
- Wet weather infrastructure grants (Ohio EPA)
- See the Balanced Growth Strategy for more ideas

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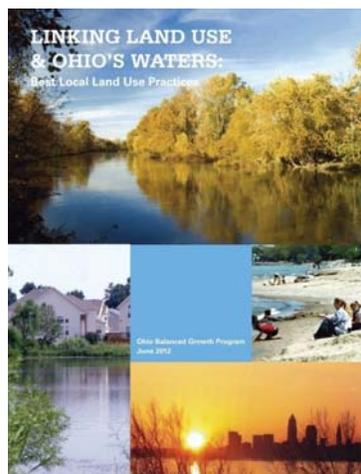
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Ohio Linking Land Use and Ohio's Waters

Best Local Land Use Practices



A Planning Framework



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Ohio

Our Local Government Decisions Make a Difference!

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

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Ohio

Best Local Land Use Practices

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

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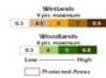
Ohio Top Priority Best Local Land Use Practices: Comprehensive Planning

- 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
- Provides legal stability for zoning
- Sets a framework for implementation

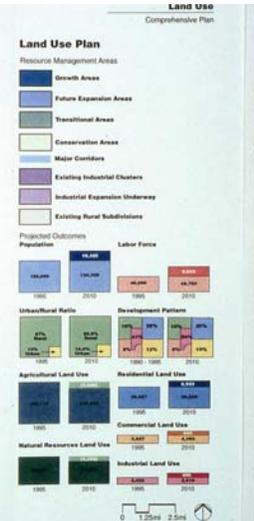
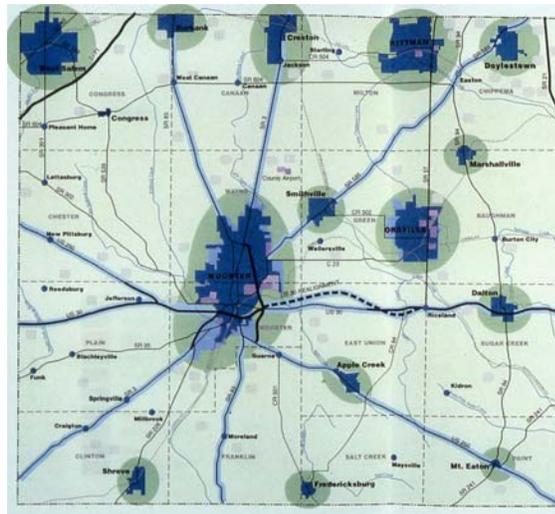
Priority Wetlands & Woodlands

One point each for:

- Large undisturbed
- Important buffer
- Multiple vegetation communities
- Proximity to riparian corridor or feature woods or significant wetlands
- Several ponds (wetlands only)
- Within 500 feet of EPA high quality stream
- Within 300 feet of a named stream
- Adjacent to source water protection area
- Connectivity to protected areas



Ohio



Ohio What is a good comprehensive plan? Checklist for comprehensive plan review

- Incorporates priority development, conservation, and agricultural areas
- Includes fiscal analysis for taxes, capital and service costs
- Includes population, household and land needs projections (high, medium, low)
- Developed through fair, meaningful public engagement
- Focuses on assets, design and the “great place”
- Addresses current issues (vacancy and housing, oil/gas drilling, market changes) – 3 to 5 years

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Ohio Top Priority Best Local Land Use Practices: Compact Development

- Provides diverse set of housing/commercial products for diverse buyer markets
- Helps to revitalize small towns and existing neighborhoods
- 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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Ohio Checklist for Code Review: Compact Development

- Residential, commercial or mixed use
- Focus on Form: Strong neighborhood design
- Pedestrian walkability (1/4 mile; 6 to 8 units per acre)
- Range of housing choices
- Range of transportation choices
- Use of civic open spaces



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Ohio

Cottage Development

- Applies to small sites, 1-5 acres
- Focus on small homes, 1000 sf
- Good design,
- Central greenspace, room for storm water LID
- One parcel or separate parcels
- Infill or redevelopment
- Kansas City, northwest US



Photo courtesy the Cottage Company

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Top Priority Best Local Land Use Practices: Storm Water Management



- Better Site Design
- Green Infrastructure
- Decentralized storm water management
- Erosion and sediment control

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Checklist for Code Review: 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



Source: J. Zielinski, Center for Watershed Protection

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Parking Lots

- Reduce number of parking stalls and efficiency of layout
- Reduce imperviousness
- Provide stormwater treatment within landscaped areas



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Top Priority Best Local Land Use Practices: Stream and Wetland Setbacks

- Provide natural storm water and flood protection infrastructure
- Filter and settle out pollutants
- Reduce capital and maintenance costs
- Work better than constructed solutions
- Enhance design quality of development



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Ohio Checklist for code review: Stream, Floodplain, and Wetland Protection

- Prohibit development in the floodplain (not just the flood way), with concessions made to accommodate special needs
- Prohibit construction of any kind within the setback width
- Widen the setback width to accommodate wetlands and 100 year floodplain
- Amount of freeboard required two feet or more
- Limit compensatory fill permitted
- Encourage native vegetation and trees
- Include monitoring, grandfathering and variance provisions



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Ohio **Top Priority Best Local Land Use Practices:
Conservation Development**

- Increase amount of undisturbed open space areas for better absorption, filtration, roughness
- Reduce impervious surface
- Allow room for onsite storm water management, stream and floodplain protection
- Enhance economic value
- Protect rural character
- Cumulative value for multiple sites



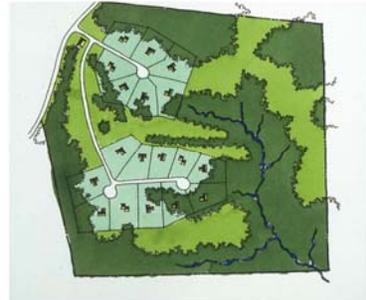
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Ohio **Checklist for Code Review: Conservation Development**



Conventional



Conservation Development

- 40-50% Permanent Open Space
- Provisions for Quality Open Space
- Resource Protection
- Appropriate Development Intensity

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Ohio Checklist for Code Review: conservation development

- For sites greater than 20-25 acres, adopt Conservation Development
- By-right, streamlined review
- Quality open space, permanently protected
- Appropriate density, moderate bonuses
- Dovetail with resource protection: stream setbacks, woodland protection, floodplain protection; priorities
- Include incentives

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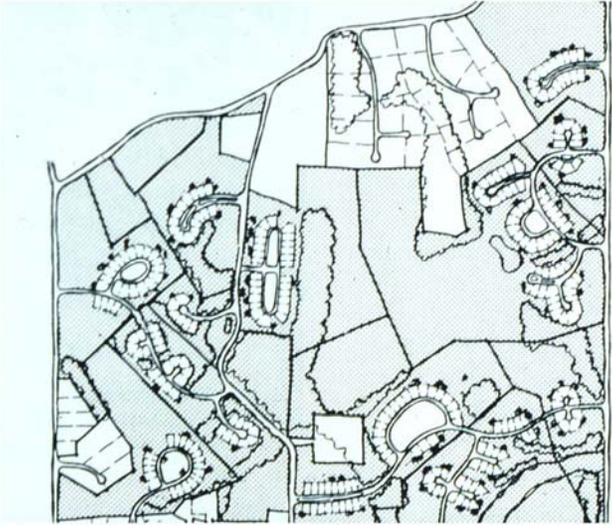
Ohio Stream setback in a conservation development



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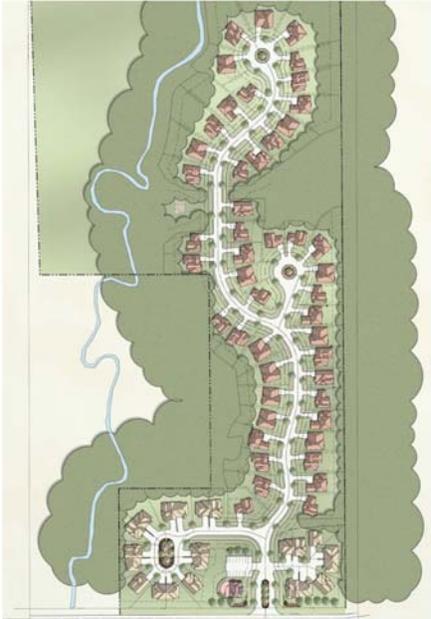
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The Chateaux of Emery Woods
SITE PLAN
EMERY WOODS LLC
WARRENVILLE HEIGHTS, OH

April 12, 2004
cityarchitecture

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CRYSTAL SHORES
CRYSTAL LAKE VILLAGE
CRYSTAL LAKE
EMBASSY CORPORATE PARK
SANCTUARY OF BATH
SPARROW POND
PROPOSED BUILDING SITE
I-77

JOHN DELLARISE & ASSOCIATES, INC. 4650 EMBASSY PARKWAY AVE. #100 44133

EMBASSY CORPORATE PARK

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Top Priority Best Local Land Use Practices: Natural Areas Establishment/Management

- Provide natural landscaped area for improved absorption/filtering
- Reduce lawn area (runoff, pollutants)
- Add to aesthetic value
- Lower maintenance costs over time



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Ohio Checklist for code review:

Natural Areas Establishment

- Exempt natural areas from mowing ordinances
- Permit meadows, succession, young woodland, wetlands
- Provide an expert
- Perhaps provide a review body
- Provide community with authority to remedy problems
- Address education

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Ohio Top Priority Best Local Land Use Practices: Source Water Protection

- Prevent contamination of aquifers and water sources
- Protect health and safety
- Protect business resource
- Enhance quality of life



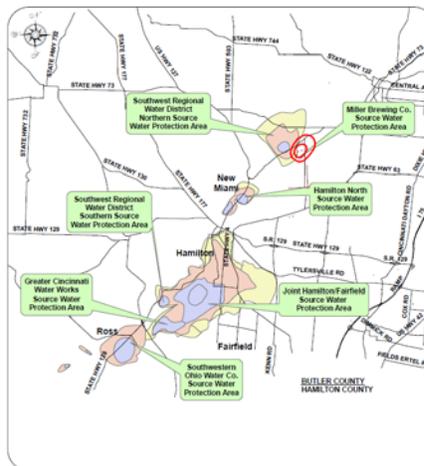
Source: Groundwater Consortium, Hamilton to New Baltimore

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Ohio Checklist for Code Review: Source Water Protection

- Identify areas where groundwater quality is a priority for residents and/or businesses
- Identify areas where groundwater quality is at risk
- Designate zones for levels of protection
- Involve residents and businesses in preparing restrictions
- Address variances, grandfathering with care
- Address illicit discharges effectively



Ohio Guidance: Linking Land Use and Ohio's Waters



LINKING LAND USE AND OHIO'S WATERS: Table Of Contents

- 1 Preface/Letter from the Chair of OWR/COLECT
- 2 Introduction
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- 7 Streams, Floodplain and Wetland Protection
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- 18 Appendix
 - Acknowledgements
 - Glossary
 - Public Comment received?
 - Checklist for code review
 - Case studies?

Ohio

Chapter 6



STORMWATER MANAGEMENT, EROSION, & SEDIMENT CONTROL

Background

What is Stormwater Management?

Stormwater Management is the long-term, post-construction control of the increased volume, flow rates, and quality of stormwater runoff that are caused by manmade disturbances to land. Such controls consist of a system of structural and non-structural measures, referred to as Best Management Practices (BMPs). The goal of implementing stormwater management BMPs for disturbed lands is to achieve approximately the same stormwater runoff and infiltration characteristics that existed prior to development, and to minimize stormwater pollution.

Structural BMPs refer to engineered physical structures designed to collect, retain and/or treat runoff before it is discharged. Structural BMPs typically require engineering design and engineered construction. Examples include detention basins, retention basins, infiltration basins, porous concrete/pavement, gardens/bioretention cells, and vegetated swales, among others. Non-structural BMPs are integrated site planning, soil preservation

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Tools: Video

See Youtube Channel: OhioLakeErie

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](#)



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Ohio Tools: Bibliography

150 papers on the economic benefits of the practices

“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*)

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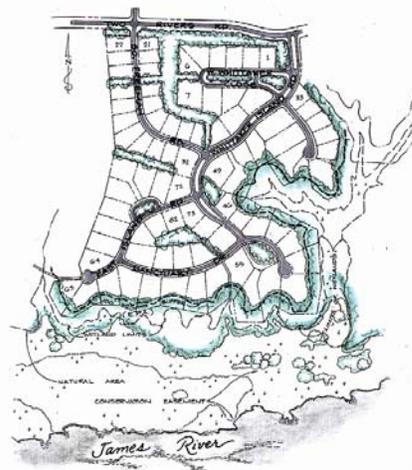
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Tools: Checklists for Code and Plan Review

- Conserve natural features
- Minimize impervious surfaces
- Infiltrate, evapotranspire 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

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Ohio Tools: Example Codes and Comparison Matrices

The screenshot displays two overlapping windows. The background window is a spreadsheet titled "RULP Example Codes - TREE AND WOODLAND PROTECTION - 04/24/2011". It contains columns for "Code", "Description", and "Notes". The foreground window is a web browser showing a search results page from "AMERICAN LEGAL Publishing Corporation". The search results are for "CHAPTER 344 - MIDTOWN MIXED-USE DISTRICT" and list various sections such as 344.01 Definitions, 344.02 Purpose, 344.03 Establishment of a Midtown Mixed-Use District, etc.

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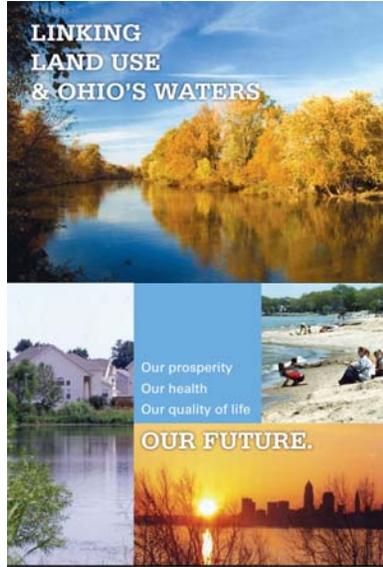
Ohio Tools: Case Studies and Example Projects

The screenshot shows a web browser window displaying the "Ivy Trails" project page. The browser address bar shows "www.bayerbecker.com/projects/ohio/327-ivy-trails". The page features a large "Project Rendering" of a green, wooded area with winding paths and a small pond. On the left side, there is a navigation menu with categories like "Browse by Location", "Browse by Market", "Government - Municipal", "Healthcare", "Industrial", "Mixed Use", "Office", "Recreation", "Residential", "Retail", "Retirement Living", "Roadway Infrastructure", "Storm Water Infrastructure", "Traffic Infrastructure", "Wastewater Infrastructure", and "Water Supply". At the bottom of the rendering, there are buttons for "Project Write Up" and "Project Stats".

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Ohio Tools: Messages



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

Ohio Balanced Growth
Ohio Lake Erie Commission
Ohio Marine Resources Council
Ohio Marine Gardens Loan
College of Lake Erie

Photo Credits: Andrea Adams, K. Dale, Arnold Ertman, Sandra Gable, Ohio Dept. of Transportation, Ohio Greenways, City Architecture

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Ohio Resources: Technical Assistance

- 24 hours free technical assistance available to individual communities
- South Euclid: review of PUD code and available sites



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Ohio Resources: Technical Assistance

- Medina Township: Comprehensive Plan Review and RFP
- Clermont County:
 - Presentation to Planning Commission
 - Subdivision Regulation Review (pending)



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Ohio Resources: Technical Assistance

- The Ohio Development Services Agency now provides assistance to watershed planning partnership communities in utilizing ODSA programs for implementation in PDAs.



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New Ideas: Ohio Land Use Conference 2013

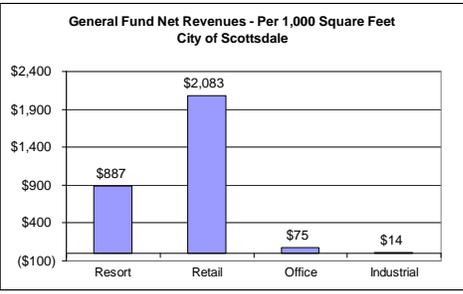
Trends in Development, Population, and Travel



Scott Bernstein, Center for Neighborhood Technology

Fiscal Impact Planning

General Fund Net Revenues - Per 1,000 Square Feet
City of Scottsdale



Category	Revenue (\$/1,000 sq ft)
Resort	\$887
Retail	\$2,083
Office	\$75
Industrial	\$14

Carson Bise, Tischler-Bise
Justin Goodwin, City of Dublin
OKI Council of Governments

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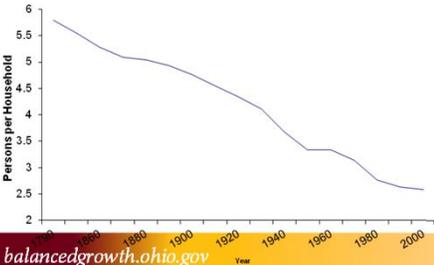
 | Balanced Growth



Demographic & Price Trends Promote Urbanism and Demand Reduction

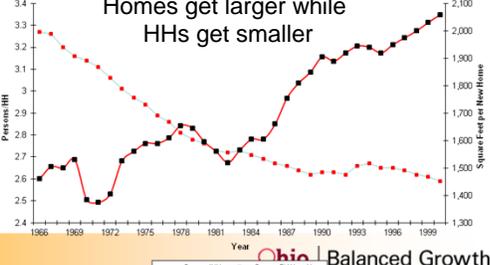


- Continuous drop in household size since 1790
- 2/5 HHs had 1-2 persons in 1960, 3/5 today
- HH Size dropped from 3.3 to 2.6 1960-2000 while home size built increased 1400-2100 square feet
- “Married w/kids” only 23% of total, HHs w/Kids 30%
- Rapid increase in older HHs



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Homes get larger while HHs get smaller



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Year	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
65+	4.1	4.3	4.7	5.4	6.8	8.1	9.2	9.9	11.3	12.6	12.4
45-64	13.7	14.6	16.1	17.5	19.8	20.3	20.1	20.6	19.6	18.6	22.0
25-44	28.1	29.2	29.6	29.5	30.1	30.0	26.2	23.6	27.7	32.5	30.2
15-24	19.6	19.7	17.7	18.3	18.2	14.7	13.4	17.4	18.8	14.8	13.9
<15	34.5	32.1	31.8	29.4	25.0	26.9	31.1	28.5	22.6	21.5	21.4

Ohio How the Market Views Ohio Regions—ULI and PWC 2013 Emerging Trends in Real Estate

- Benchmarks 51 largest metro markets in US
- Favors places with growing jobs + good match with demographic trends + proven ROI= higher density, mixed-use, rental, transit-oriented, 24-hour markets
- Cincinnati jumped 6 to 38—market acted on job growth, planning modernization, streetcar approval
- Cleveland at 3d from bottom
- Columbus stuck at 40

Rank	City	Investment	Development	Homebuilding
1	San Francisco (1/1/1)	6.01	6.07	6.00
2	New York City (2/2/3)	6.04	6.16	6.42
3	San Jose (3/3/2)	6.05	6.56	6.50
4	Austin (7/4/5)	6.07	6.46	6.26
5	Houston (5/5/6)	6.08	6.38	6.00
6	Boston (4/6/8)	6.09	6.21	6.02
7	Seattle (6/6/7)	6.12	6.15	6.11
8	Washington, DC (12/9/4)	6.43	6.11	6.30
9	Dallas/Fort Worth (10/7/10)	6.47	6.20	6.36
10	Orange County, CA (9/19/9)	6.48	6.07	6.31
11	Raleigh/Durham (15/10/11)	6.57	6.03	6.02
12	Miami (11/11/16)	6.60	6.05	6.44
13	Northern New Jersey (16/12/12)	6.60	6.25	6.34
14	Denver (8/14/15)	6.69	5.77	5.45
15	San Diego (13/17/13)	6.97	5.60	5.61
16	Los Angeles (14/15/14)	6.95	5.00	5.49
17	Charlotte (18/16/19)	6.97	5.67	5.26
18	Nashville (2/13/21)	6.99	5.79	5.16
19	San Antonio (22/18/17)	6.99	5.35	5.40
20	Portland, OR (17/20/23)	6.99	5.32	5.00
21	Salt Lake City (19/21/20)	6.99	5.30	5.20
22	Honolulu/Hawaii (24/22/18)	6.99	5.37	5.33
23	Minneapolis/St. Paul (23/25/25)	6.99	5.05	4.82
24	Chicago (20/24/31)	6.95	5.12	4.54
25	Wichita/Kanساس (28/23/26)	6.99	5.14	4.78
26	Virginia Beach/Norfolk (31/21/22)	6.95	5.00	5.14
27	Philadelphia (27/26/24)	6.95	5.05	4.83
28	Orlando (26/28/27)	6.94	4.97	4.77
29	Tampa/St. Petersburg (25/29/29)	6.95	4.90	4.64
30	Pittsburgh (33/32/28)	6.92	4.66	4.66
31	Baltimore (32/30/33)	6.95	4.78	4.40
32	Oklahoma City (36/31/30)	4.98	4.76	4.55
33	Phoenix (29/37/34)	6.92	4.29	4.26
34	Kansas City (34/33/32)	6.97	4.23	4.46
35	Atlanta (30/34/38)	5.40	4.32	3.98
36	Inland Empire, CA (35/36/36)	5.20	4.26	4.08
37	Indianapolis (38/35/35)	4.83	4.31	4.20
38	Cincinnati (37/38/40)	4.95	4.18	3.88
39	Jacksonville (39/39/41)	4.80	4.16	3.80
40	Columbus (42/41/37)	4.56	4.04	4.00
41	Milwaukee (41/40/42)	4.59	4.04	3.80
42	Albuquerque (44/44/39)	4.48	3.98	3.90
43	St. Louis (40/42/46)	4.51	4.00	3.85
44	Tucson (43/47/44)	4.59	3.76	3.80
45	Memphis (47/43/45)	4.29	3.94	3.80
46	Providence, RI (46/46/43)	4.29	3.77	3.80
47	New Orleans (50/45/47)	4.26	3.85	3.85
48	Cleveland (49/40/48)	4.26	3.81	3.85
49	Sacramento (45/49/49)	4.31	3.30	3.45
50	Las Vegas (46/50/50)	4.30	3.01	2.94
51	Detroit (51/51/51)	3.98	2.88	2.88

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Ohio 25% of net new American HHs will “demand” housing near transit in 2030

Center for Transit-Oriented Development
Hidden in Plain Sight—
The Coming Demand for Housing Near Transit
CTOD for FTA/HUD, 2005 and
Updated Demand Estimate Feb. 2007

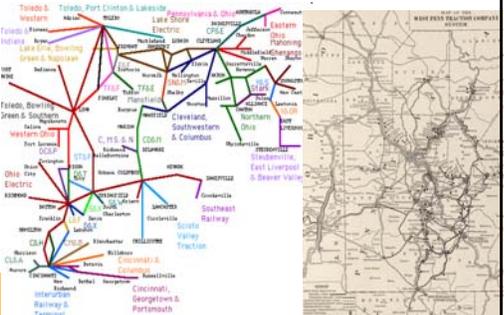
City	Existing	2012	2007 Growth	2012	2007 Growth
Existing	4416	3776	640		
Proposed	1583	833	750		
Total	5999	4609	1390		

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Ohio We Had It Right Once



- Transportation only 3-5 percent of HH expenditures
- Every city of 5000+ had streetcars and interurban, more had steam RR service
- High household savings rate
- Penn-Ohio Electric Co: Penn-Ohio Power & Light; Youngstown Municipal Railway; all sub of Republic Railway & Light Co; Youngstown & Suburban
- 231 pass cars, 61 interurban buses, 16 freight
- 102 miles of Youngstown Service plus 119 miles of interurban connecting with Girard, Niles, Mineral Ridge, Warren, Leavittsburg, E. Youngstown, Struthers, Lowellville, Poland, & Hubbard OH; etc
- Multiple connections to Pittsburgh at New Castle
- Thousands of miles of scheduled service each on fixed guideway and eventually by motor coach
- Provided economy of scope—unit costs were lowered the more the number of network routes connected

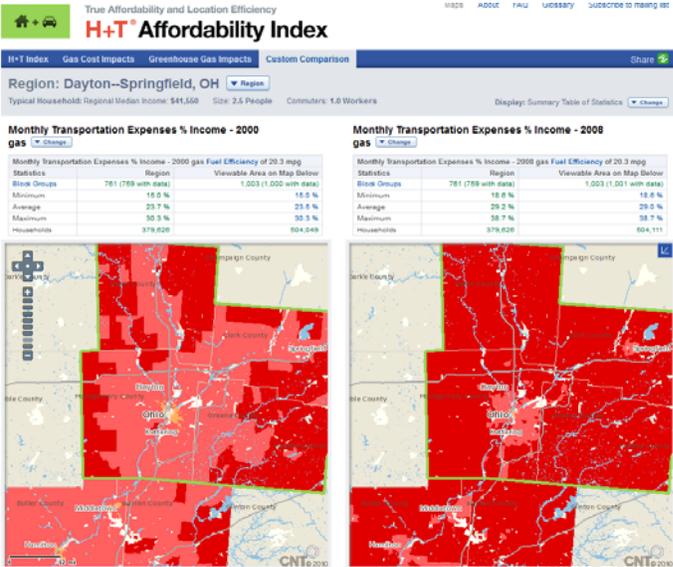



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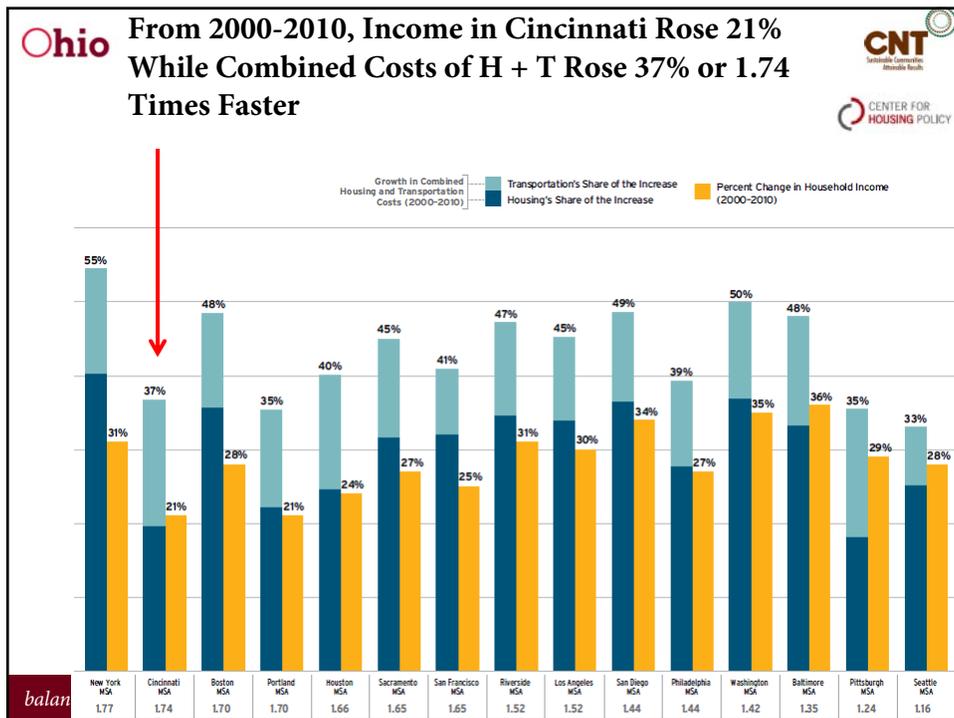
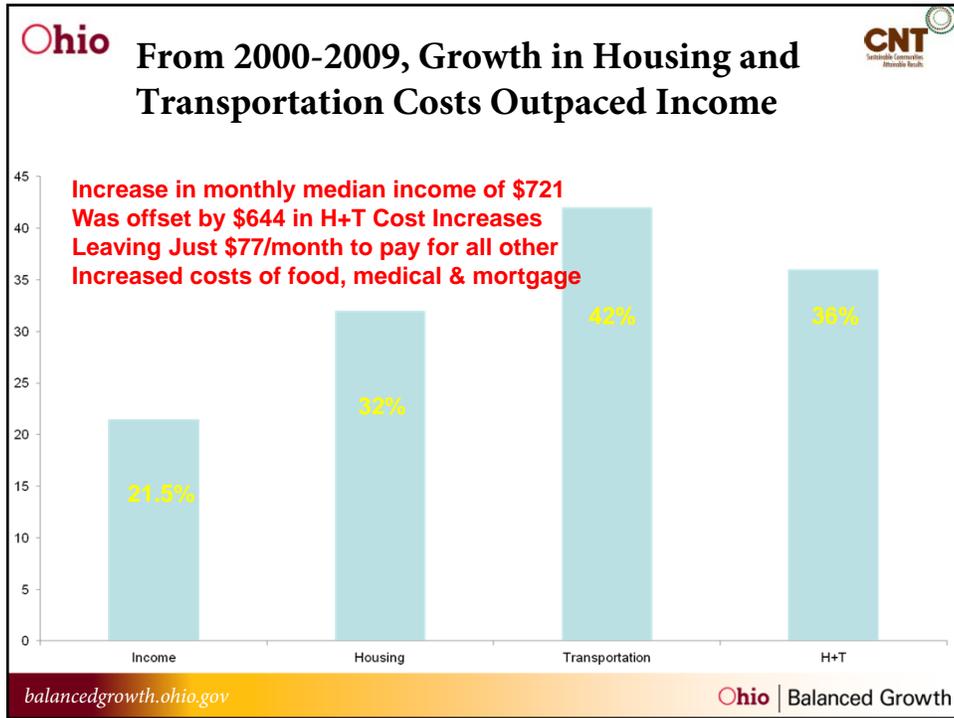
Ohio When Gas Prices Soared from \$1/Gallon in 2000 to \$4.07 in 2008, Households in Dayton's Most Location Efficient Places COL Rose 3%, But Rose 9% Elsewhere



- From 15 to 18% in Yellow Areas
- From 30-39% in red areas
- Red areas' HH's were more exposed
- Yellow areas' were more resilient



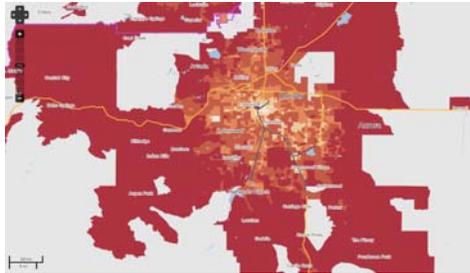
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Ohio Denver—Provide Estimates of Tandem Community Economic & Environmental Benefits 

Economic

- Fewer cars owned per household
- Fewer vehicle-miles traveled per HH per year
- 2/3 less exposure to gas price spikes and their effects
- Results in a 5-10% reduction in the cost of living at this income level, and higher amounts for lower income
- **\$2.5-\$5 Billion annual regional savings, \$75-\$150 Billion by 2035; up to \$500 M annually available for debt service**
- Travel time savings due to less congestion



Environmental

- Less automotive travel leads to less fuel consumption & lower emissions
- Less emissions accelerates Denver regional attainment with National Ambient Air Quality Standards and achieves transportation conformity goals
- For CO₂, equates to 478-956 Metric Tons per Day, or a 1.75-3.5 % reduction in metropolitan GHG inventory, and a **4-8% contribution toward meeting Greenprint Denver goals**
- Similar analyses can produce equivalent benefits for VOCs and Nox

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Ohio **A Region of 100,000 Households**

- Spending \$10,000 each on transportation
- \$1 Billion direct expenditures
- Another \$500 million by businesses
- Another \$200 million by federal, state + local
- \$1.7 Billion total per year and increasing

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Ohio Observations on Fiscal Impact Planning

- **Most local governments do not know the true cost of development decisions**
- **Most local governments do not know if the current land use plan is fiscally sustainable**
- **Fiscal analysis is rarely required**
- **Lack of formal standards**
- **Considerable variation in methodologies employed**

TischlerBise
Fiscal, Economic & Planning Consultants

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Ohio Questions that Can be Answered

- **What is the relationship between development densities and infrastructure costs?**
- **What is the relationship between municipal property tax and the density per acre?**
- **What is the return on municipal investment at various densities?**
- **What is the optimum mix of land uses?**
- **What is the relationship between the geographic location of new development and the cost?**
- **Are we living off of tomorrow's growth?**

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Fiscal, Economic & Planning Consultants

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Ohio

Fiscal Impact Analysis

Fiscal Impact

- Reflects cash flow to the public sector
- Measures direct revenues generated by new growth, and resulting service and facility demands
- Reflects operating expenses and capital costs (debt service and pay-go)

Economic Impact

- Reflects overall economy of the community
- Primary factors: Construction, consumer spending, job creation, disposable income
- Doesn't follow jurisdictional lines – funds flow out and in on regional/state basis
- Much spending is not a source of income for local government

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Ohio

Case Examples

➤ **Income Tax by Place of Employment**

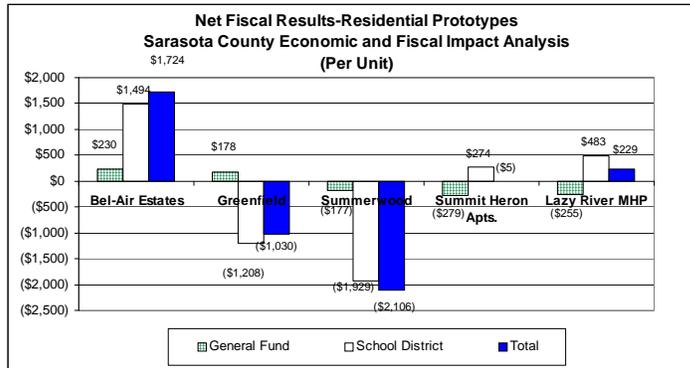
Annual Net Results
City of Dublin Cost of Land Uses Fiscal Analysis
(Per Unit for Residential/Per 1,000 SF for Nonresidential)

Land Use	Annual Net Results
SFD	(\$1,713)
Townhome	(\$866)
Duplex	(\$845)
Multifamily Rental	(\$803)
Multifamily Condo	(\$1,000)
Retail	(\$1,869)
Office	\$2,666
Industrial	\$452
R&D	\$2,940

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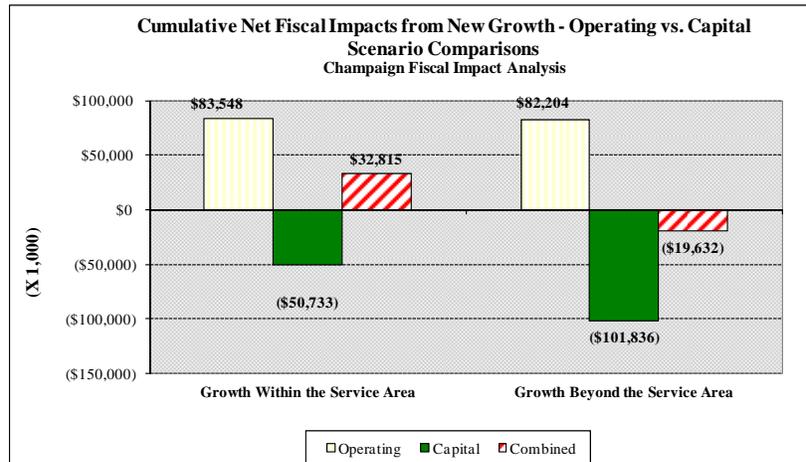
Ohio
Case Examples

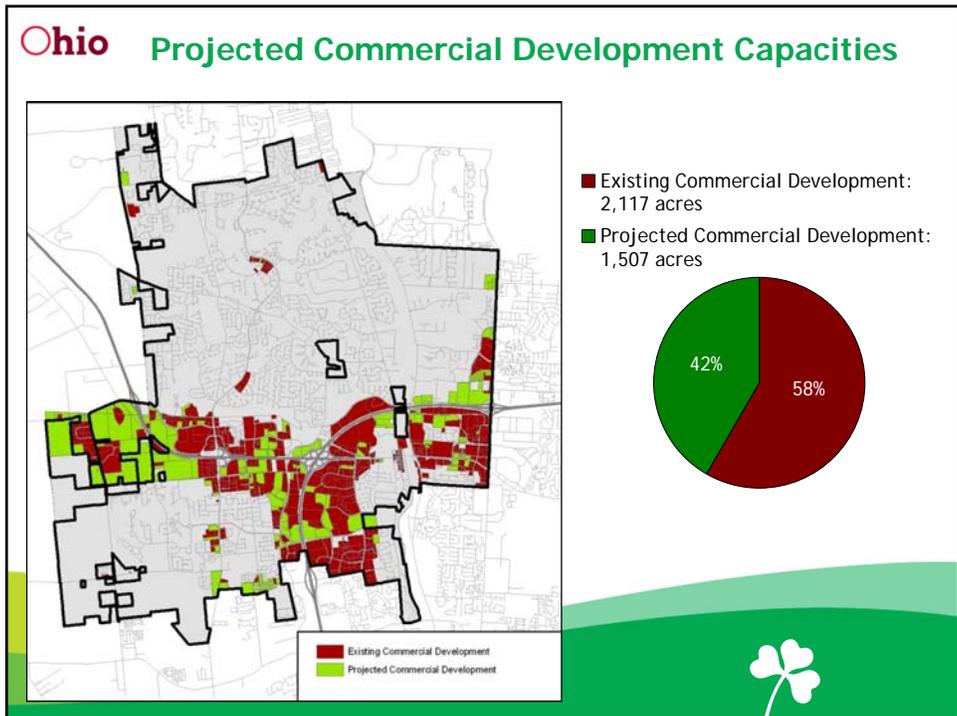
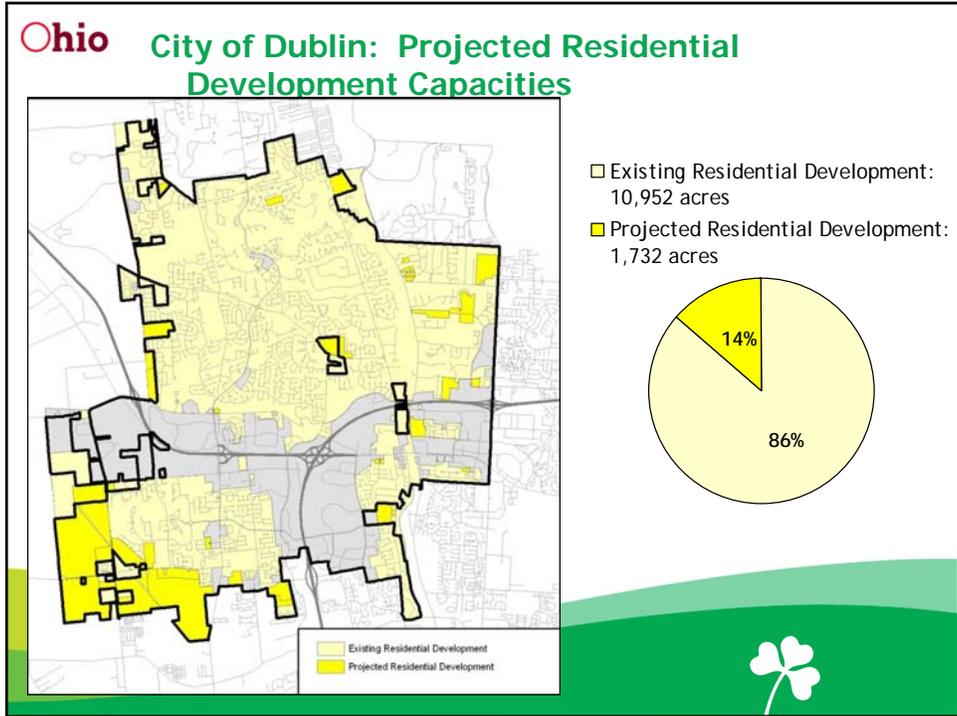
➤ **Housing Characteristics**

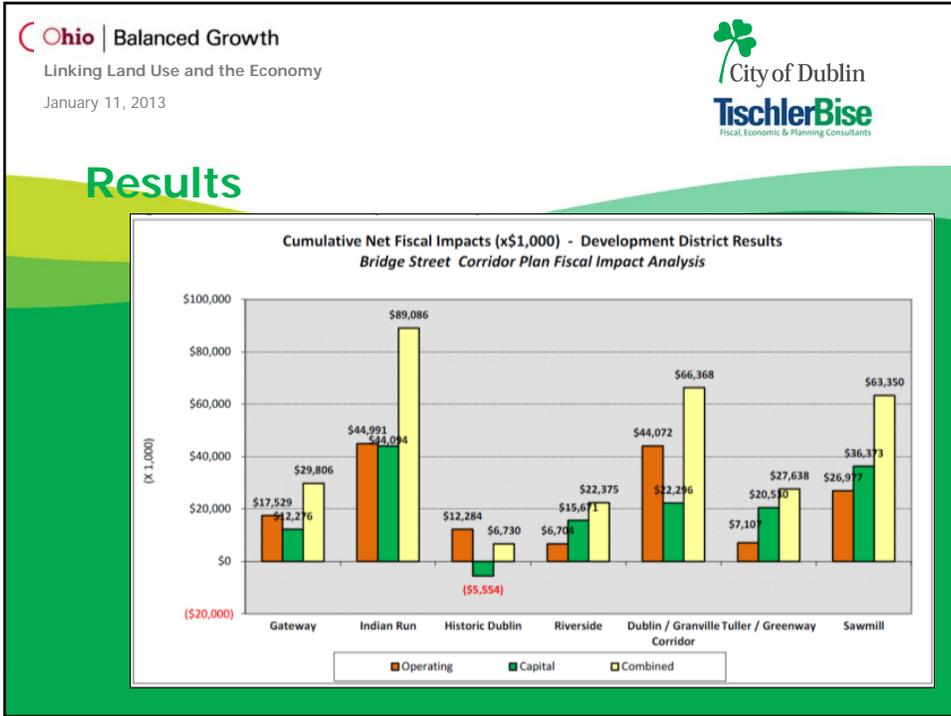


Ohio
Champaign, IL

Fiscal Impact Results-Citywide







Ohio OKI Fiscal Impact Model

- Focus on single site analysis
- Uses data/multipliers pre-loaded for the community and its neighborhoods
- Allows experimentation with different scenarios for that site
- Active within OKI region, other areas under discussion

WHAT IS ON THE SITE TODAY? DATE TEST

Land Use Category	Number of Units	Gross Square Feet	Assessed/Market Value	Total (Gross) Acres
Agricultural	0	0	\$0.00	0.00
Estate Residential	0	0	\$0.00	0.00
Single Family Residential	0	0	\$0.00	0.00
Multi-Family Residential	0	0	\$0.00	0.00
Neighborhood Shopping Center	0	0	\$0.00	0.00
Community Shopping Center	0	0	\$0.00	0.00
Sit-down Restaurants	0	0	\$0.00	0.00
Hotels & Motels	0	0	\$0.00	0.00
High Traffic Retail	0	0	\$0.00	0.00
Office	0	0	\$0.00	0.00
Consumer-oriented Office	0	0	\$0.00	0.00
Light Industry	0	0	\$0.00	0.00
Manufacturing	0	0	\$0.00	0.00
Education and Government	0	0	\$0.00	0.00
Religious	0	0	\$0.00	0.00

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Ohio Questions: Regional Issues

- What are the big issues related to development and conservation in your area?
- What are the most significant barriers to implementation of Balanced Growth and the Best Practices?
- How could the Balanced Growth Program and Best Local Land Use Practices be of assistance?

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Ohio | Lake Erie Commission
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Ohio | Water Resources Council
Brian Hall
Administrator
www.ohiodnr.com/owrc



Cleveland State University
Maxine Goodman Levin
College of Urban Affairs

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