

Ohio Balanced Growth Program

Comprehensive Plan Implementation:

Best Local Land Use Practices

City of Bowling Green, Sept 19, 2015

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Ohio Ohio Balanced Growth: Water and Economics

- Our state's aquifers, rivers, streams, ponds, lakes wetlands, groundwater: business, commerce, recreation, tourism, drinking water

- Ohio's greatest asset:*

Fresh Water



Balanced Growth in Ohio

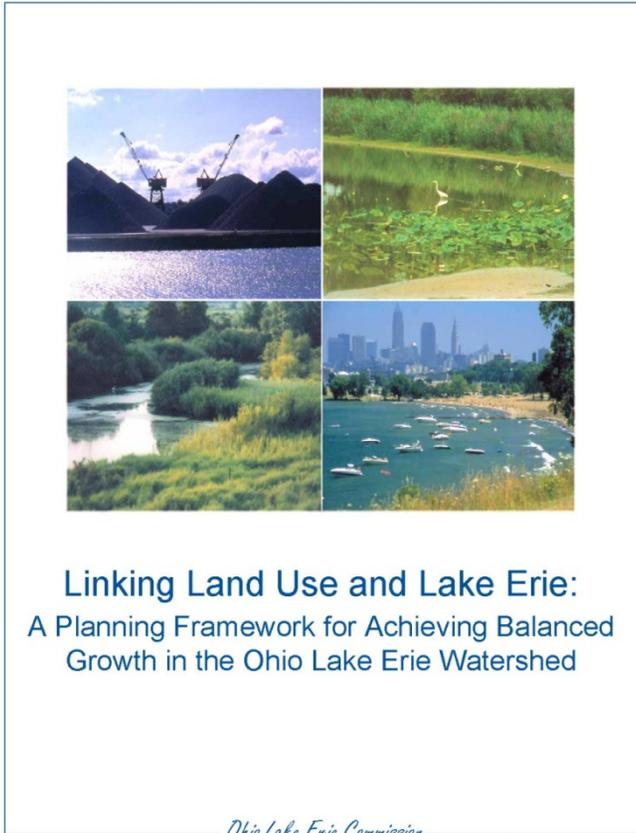
“Linking Land Use and Water Resources”

- Watershed Planning Partnerships
- Best Local Land Use Practices:
Recommendations for Local
Governments

Balanced Growth: a voluntary, incentive-based strategy to protect and restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life

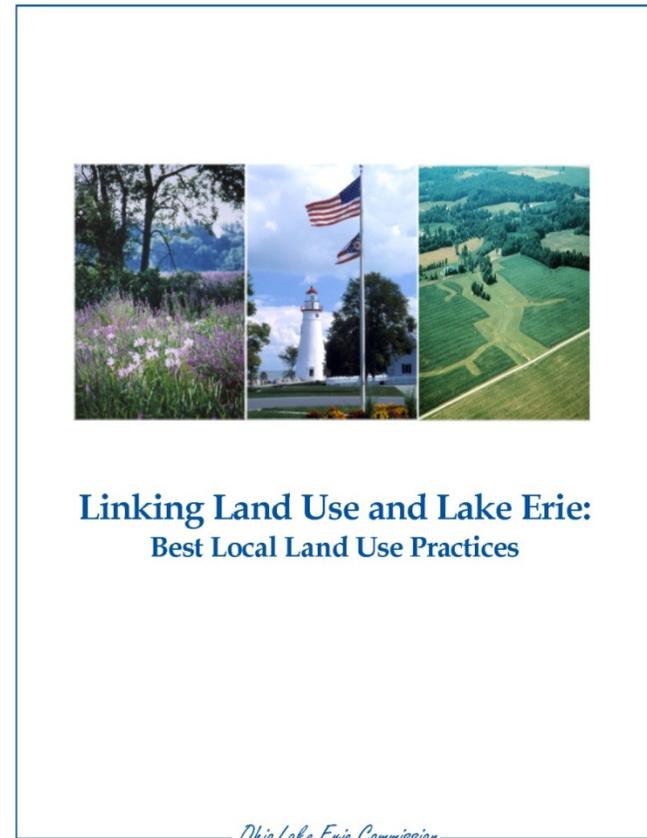


Ohio Linking Land Use and Water Resources



A Planning Framework

Best Local Land Use Practices



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

- Location and intensity of development for minimum impact, fiscal balance and quality of life
- Management and control of storm water, erosion, and other development effects
- Protection of water resource and natural areas so they can do their job as storm water infrastructure
- Protection of scenic, historic and natural resources to help retain our “great place”

What Local Governments Can Do:

- Provide quality City services to the community (police, streets, fire, etc)
- Adopt zoning and development regulations
- Pursue defined projects for development, redevelopment, and conservation
- Provide infrastructure to support development
- Develop public, institutional, nonprofit and private partners; state/federal partners for programs
- Provide leadership
- Provide a forum for public engagement
- **Plan strategically**

What local governments can't do:

- **All of it at once!**
- *Fiscal balance is a must – to make the best use of tax dollars and public servants' capacity.*

Ohio 2014 Bowling Green Land Use Plan: Action Steps Examples

Recommendation	Implementation steps needed
Develop parks and trails	Parks and Open Space Plan; Plan, design and construct projects; seek partners and funding; operate and maintain!
Plant trees on public property	Plan and design projects; seek partners and funding; maintain!
Develop more townhomes in specific locations	Housing demand analysis to plan strategically for quantity/type needed; update zoning code and map; seek and consult with developer interests; assist with funding/feasibility/infrastructure
Provide new uses for obsolete big box spaces	Develop partnerships; plan strategically; update zoning code and map; assist with funding mechanisms and infrastructure; lead public input on alternatives

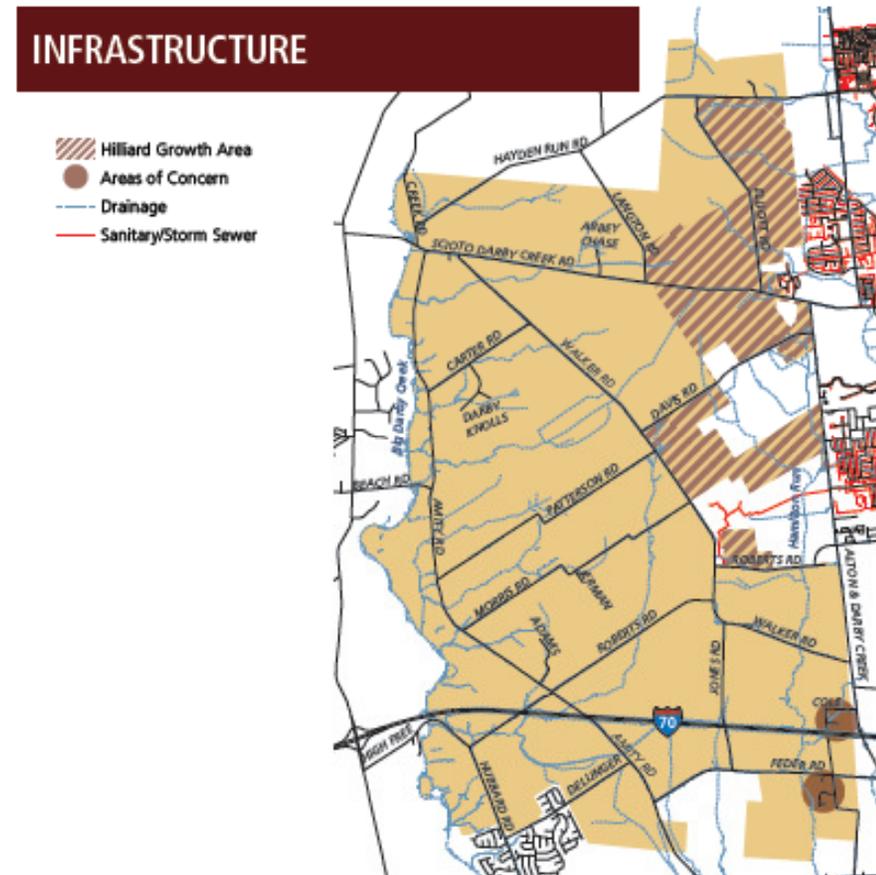
Ohio Planning and Regulations: Best Local Land Use Practices

- **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

Strategic/Comprehensive Planning

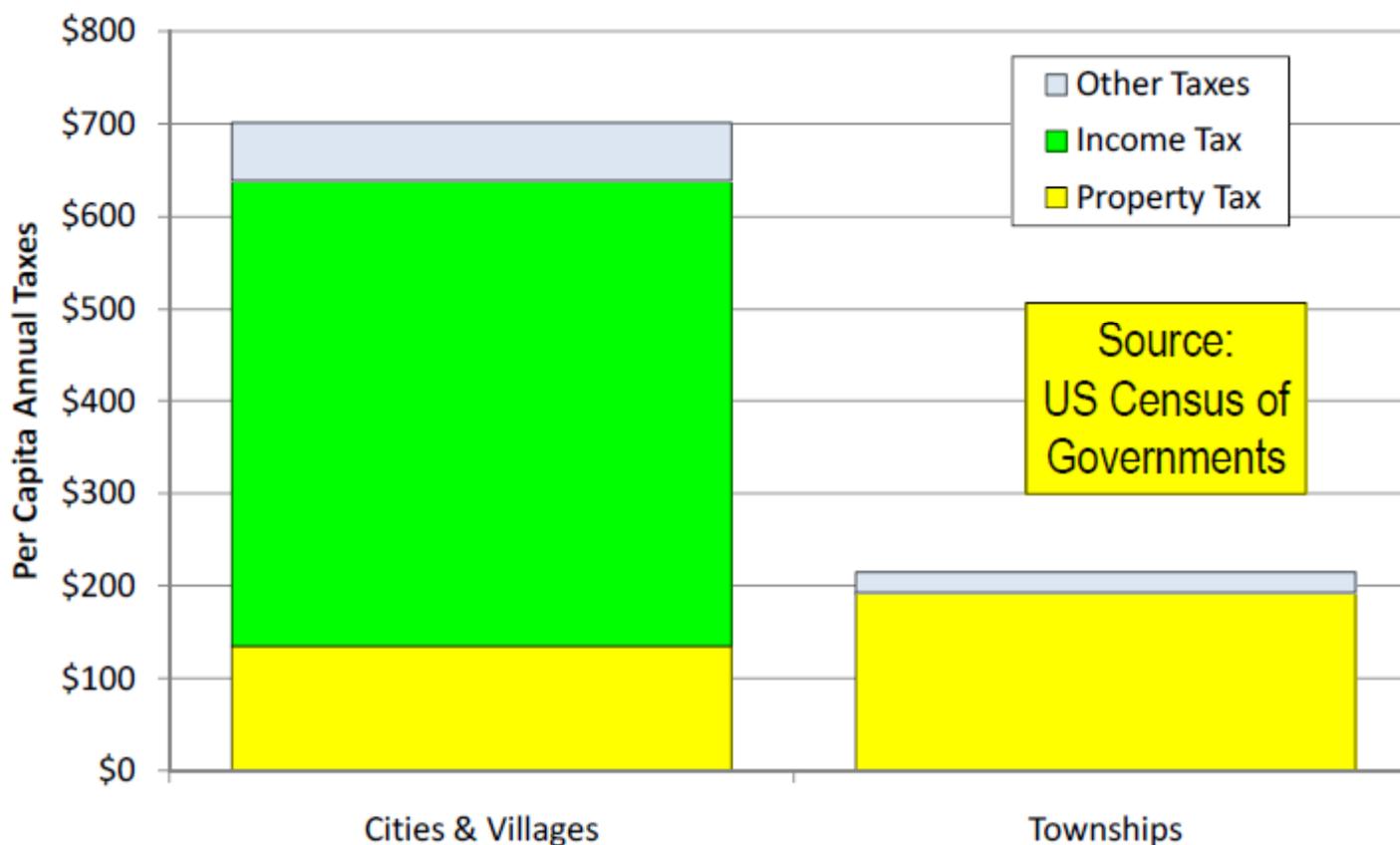
Have comprehensive plan elements that meet minimum standards; update regularly to meet changing conditions

- VISION
- Land Use
- Housing
- Transportation and Infrastructure
- Business Environment
- Parks, Open Space and Conservation
- Historic Preservation
- ETC. – Neighborhood Plans



Fiscal Impacts of Land Use

Taxes by Government Type: Ohio
2007: PER CAPITA



Source: Ohio Twp Assn, 2012

Fiscal Impact of Land Use

Summary Table A. NET FISCAL BENEFITS BY LAND USE AND LOCAL JURISDICTION, PER ACRE, 2001

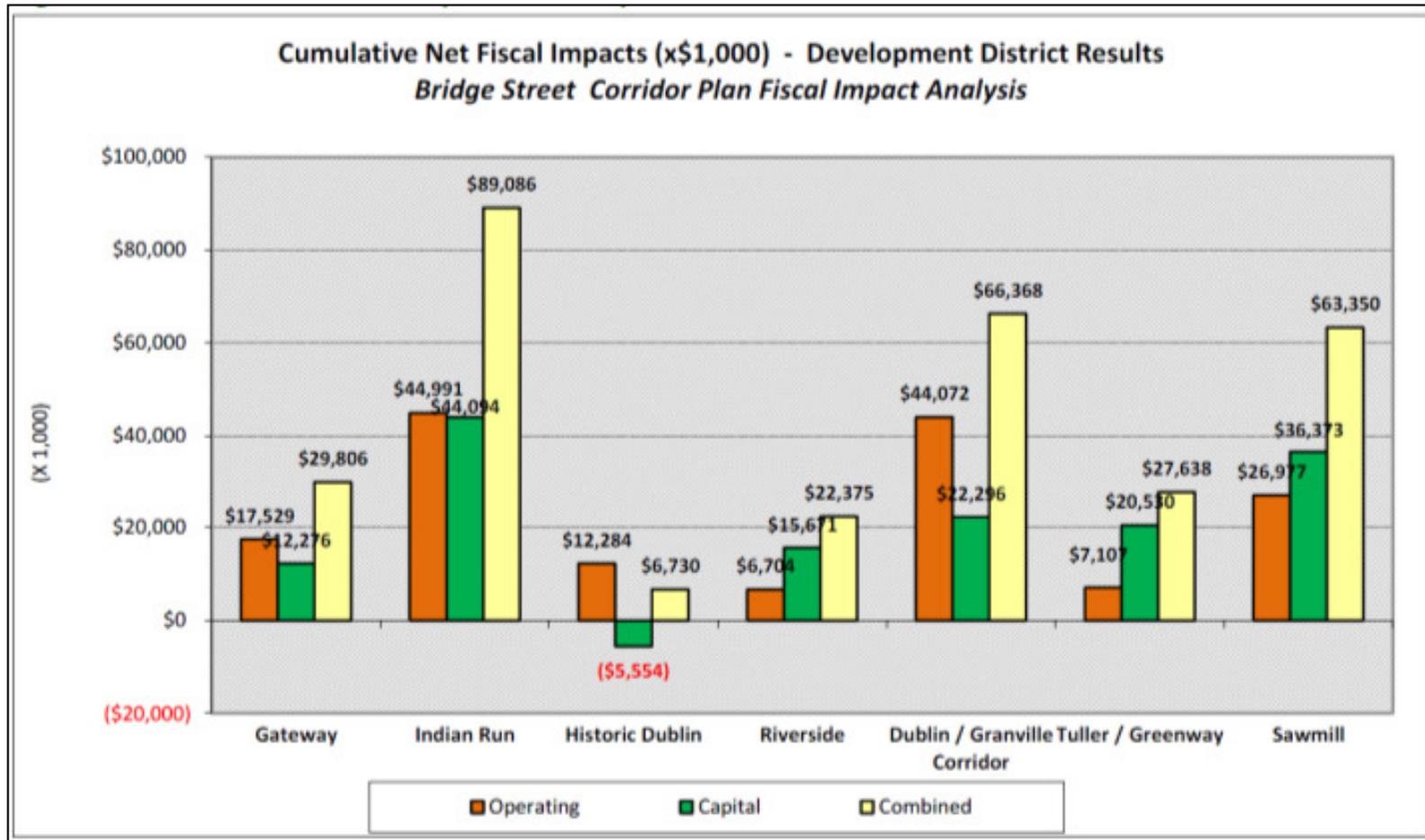
Land Use	Centerville	Washington Twp	Fire	Recreation Library	Park District	Schools	
Single Family Residential	\$ 401	\$ 435	\$ 179	\$ (3)	\$ (260)	\$ (49)	\$ (1,619)
Multi-Family Residential	\$ (118)	\$ 525	\$ 491	\$ 103	\$ (502)	\$ (54)	\$ (1,776)
Industrial	\$ 3,337	\$ 1,524	\$ 1,019	\$ 37	\$ 247	\$ 61	\$ 8,174
Office	\$ 10,399	\$ (943)	\$ (5)	\$ -	\$ 346	\$ 247	\$ 22,703
Retail	\$ (883)	\$ (1,259)	\$ (2,548)	\$ -	\$ 196	\$ 41	\$ 12,002

Note: Individual per-acre impacts from the separate models cannot be added together due to differences in densities.

Source: Randall Gross / Development Economics.

Washington Township and City of Centerville, Montgomery County Ohio

Fiscal Impact of Land Uses



City of Dublin, Bridge Street Corridor Plan

Housing Element

- Demand, supply, assets and challenges
- How much of each type of housing will be needed, and where?
- What is the match between price point and incomes in the community? (for-sale and for-rent)
- Realtor interviews



Ohio Housing Demand Analysis

Price Point Example

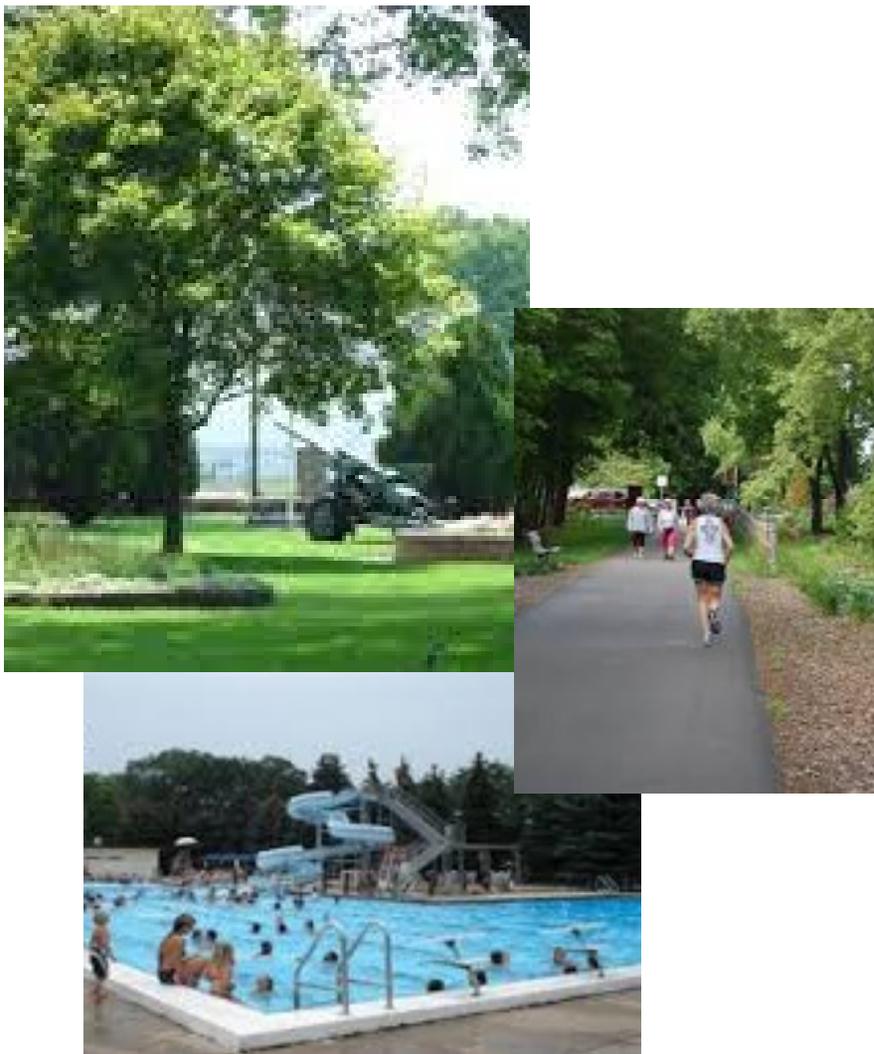
HOUSING NICHE ANALYSIS - BY PRICE POINT						
INCOME RANGES	SUPPLY: OWNED UNITS		SUPPLY: RENTED UNITS		NEEDS	
	Housing Price Range Owner Occupied 2012		Monthly income range x .3 = rent price range 2012		Gap: Total Supply - Demand 44138 + suburbs	Gap: Total Supply - Demand 44138 only**
Income Range 2012 ACS	Low	High	Low	High		
Total HH						
Less than 10,000	\$ -	\$ 24,999	\$ -	\$ 250	3	36
10,000-14,999	\$ 25,000	\$ 49,999	\$ 250	\$ 375	179	213
15,000-24,999	\$ 50,000	\$ 74,999	\$ 375	\$ 625	(504)	(422)
25,000-34,999	\$ 75,000	\$ 99,999	\$ 625	\$ 875	43	113
35,000-49,999	\$ 100,000	\$ 149,999	\$ 875	\$ 1,250	1,229	1,335
50,000-74,999	\$ 150,000	\$ 199,999	\$ 1,250	\$ 1,875	37	206
75,000-99,999	\$ 200,000	\$ 299,999	\$ 1,875	\$ 2,500	782	910
100,000-149,999	\$ 300,000	\$ 499,999	\$ 2,500	\$ 3,750	(1,646)	(1,469)
150,000-199,999	\$ 500,000	\$ 599,999	\$ 3,750	\$ 5,000	(534)	(485)
over 200,000	\$ 600,000	-	\$ 5,000	-	(163)	(142)
TOTALS					(574)	295

Data: CSU CCPD, US Census

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Parks and Open Space Planning



- What is our level of service for active parks, passive parks, trails, recreation facilities?
- How do we compare to other communities that we like?
- What combination of parks, trails, and recreation facilities will be optimum for our fiscal capacity and needs of our community?

Ohio Pocket Parks:

know your design goals and maintenance capacity/budget



Ohio

Strategic/Comprehensive Planning: the Key to Balance

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



Ohio Meeting Community Development Goals

Balancing Conservation and Development for Economic Benefit and Quality of Life

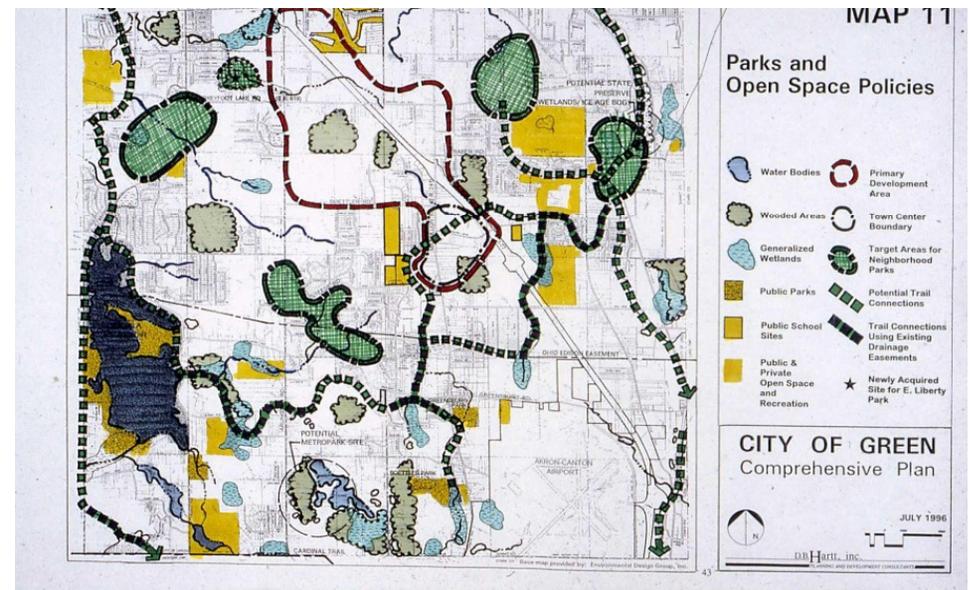
- Compact and Mixed Use Development
- Housing and neighborhood revitalization
- Industrial and commercial development – jobs and revenues
- Brownfield redevelopment
- Consumer amenity development – retail, recreation, cultural
- Green street and stormwater design



Ohio Meeting Community Conservation Goals

Balancing Conservation and Development for Economic Benefit and Quality of Life

- Stream/Floodplain Protection
- Woodland/Tree Protection
- Agricultural Lands Protection
- Historic Protection
- Scenic Protection
- Codes and regulations
- Land and site acquisition
- Easements, deed restrictions, and other



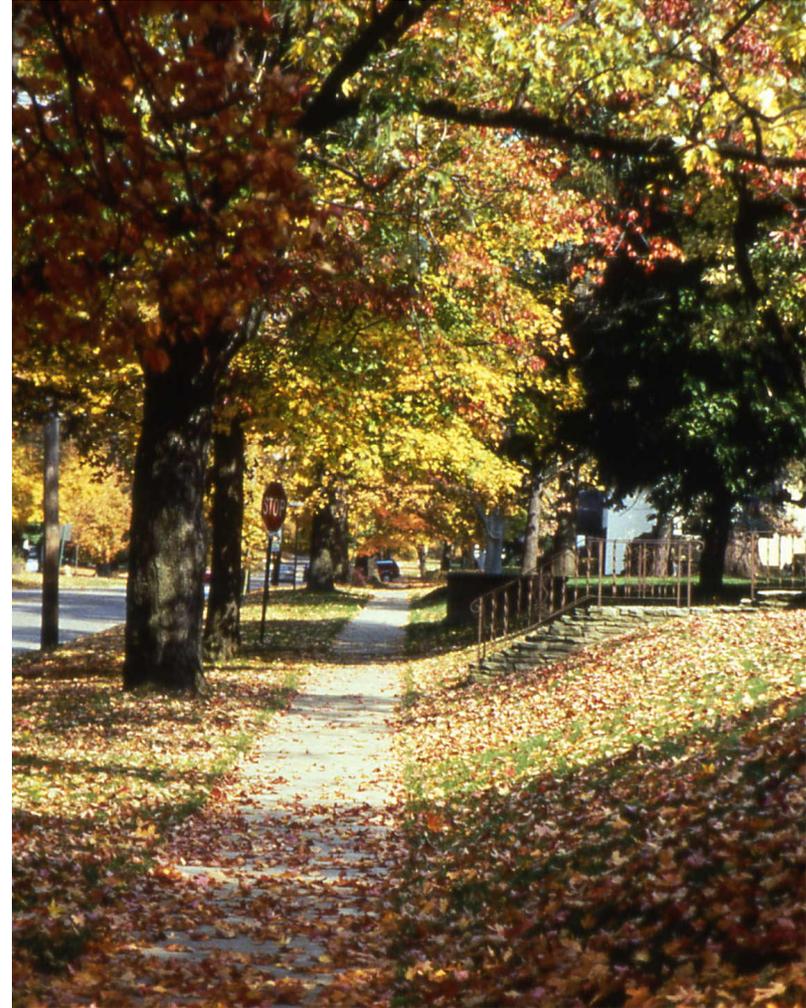
Compact Development

- Residential, commercial or mixed use
- 6-8 units per acre or equivalent
- Strong neighborhood design
- Pedestrian walkability
- Range of housing choices
- Range of transportation choices
- Development or redevelopment



Ohio 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



Ohio



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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, Cincinnati, others



Ohio Examples of Compact Development

- City of Hudson
- City of Cleveland Heights
- City of Kent
- City of Wooster
- Ohio historic town centers



Site Development Regulations

- Street Design
- Rights-of-Way
- Cul-De-Sacs and Turnarounds
- Lot Design
- Stormwater Runoff Requirements
- Clearing and Grading Requirements
- Parking Lot Design

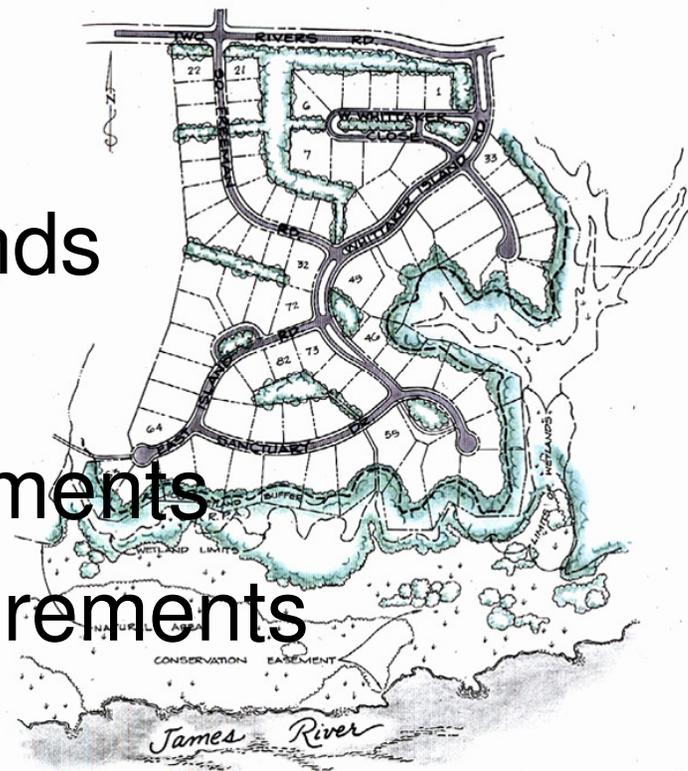


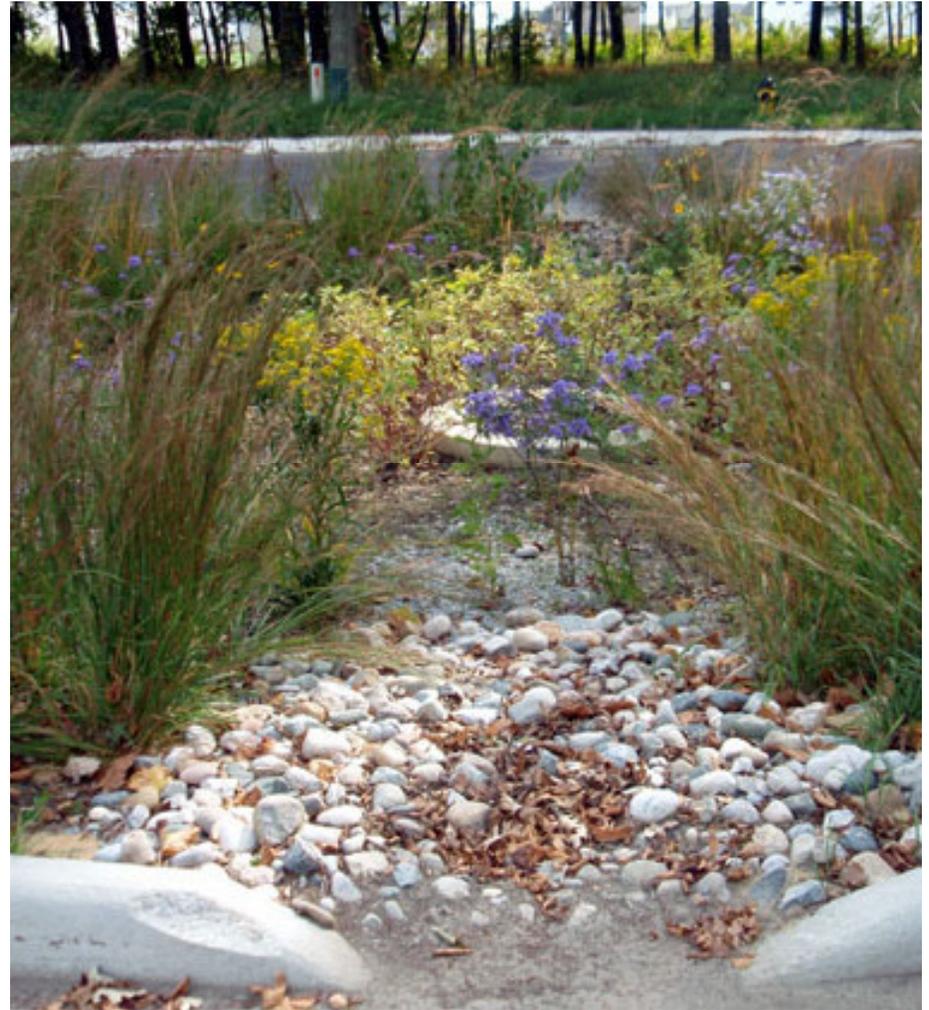
Illustration: Center for Watershed Protection

Ohio Stormwater Treatment within the ROW



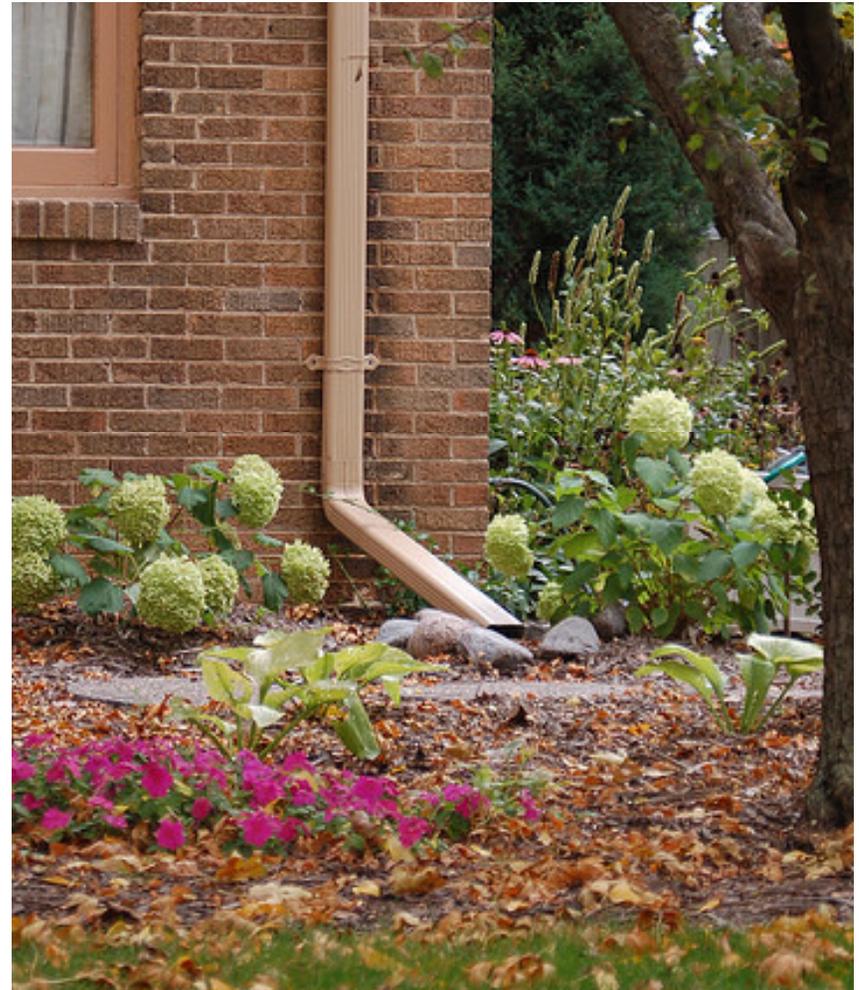
Ohio Cul-De-Sacs

- Minimum pavement width necessary
- Allow landscaped islands, used for stormwater mgmt
- Slope toward island
- If curbs, provide curb cuts for water
- Allow cul-de-sac alternatives



Ohio Lot Design

- Require downspout disconnects
- Require positive discharge away from foundation and toward stormwater treatment
- If not required, at least include standards for disconnection



New Standards for Parking Lots

- Reduce number of parking stalls
- Reduce parking lot imperviousness
- Provide stormwater treatment within landscaped areas



Parking Lot Layout and Materials

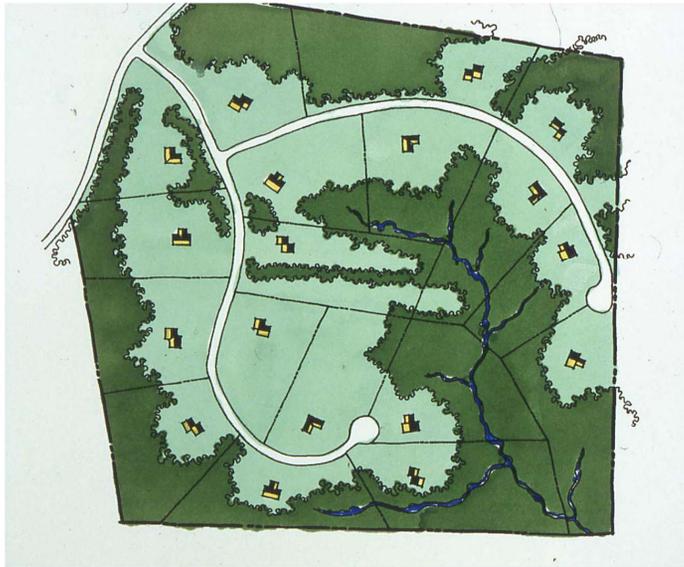


- Pervious pavements
- Curb cuts and bioretention in landscaped areas

Conservation Development

- Planned Unit Development subdivision (residential or commercial) with higher standards for open space and resource protection
- Allows development to occur while protecting resources
- Supports scenic views, natural areas, rural character, depending on density





Conventional



Conservation Development

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

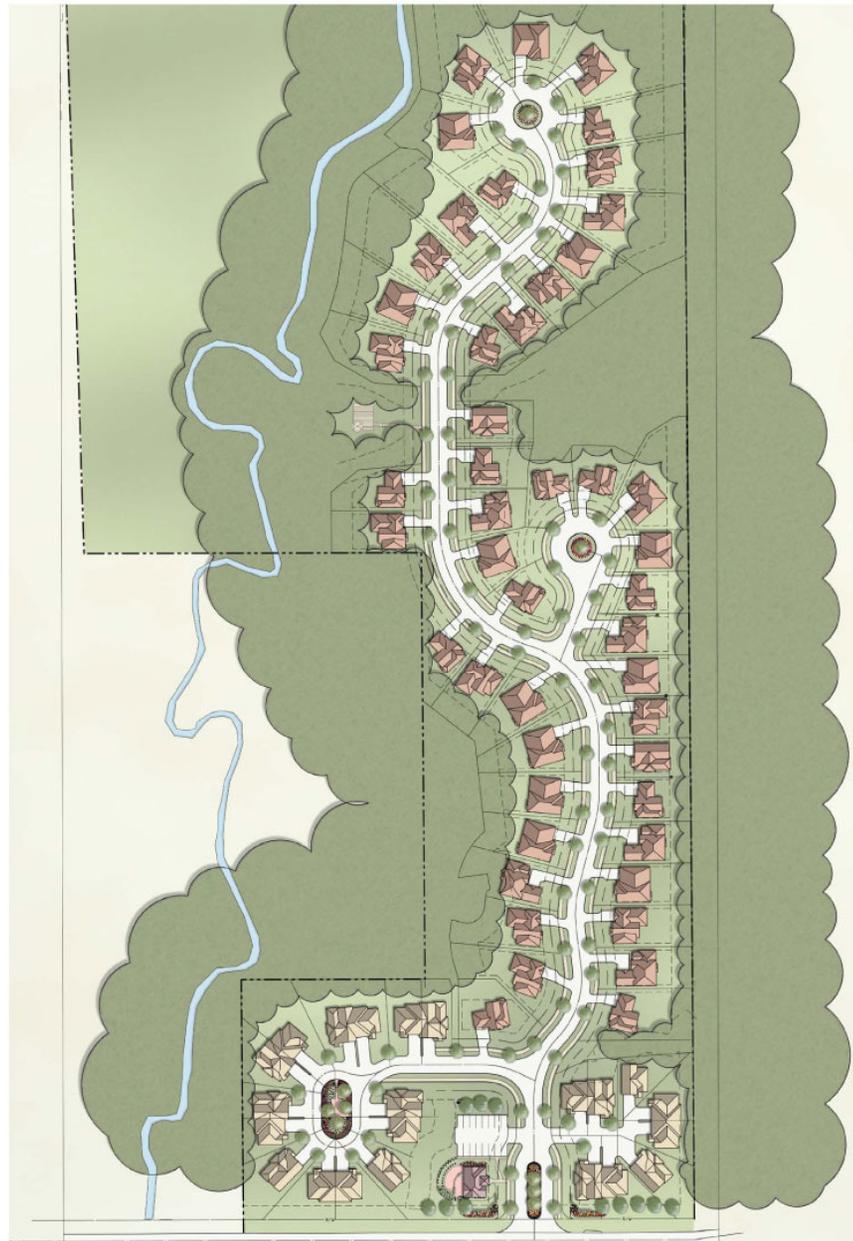


Ohio



Ohio





The Chateaux of Emery Woods

SITE PLAN
EMERY WOODS LLC
WARRENSVILLE HEIGHTS, OH



April 12, 2004

cityarchitecture
© © ©



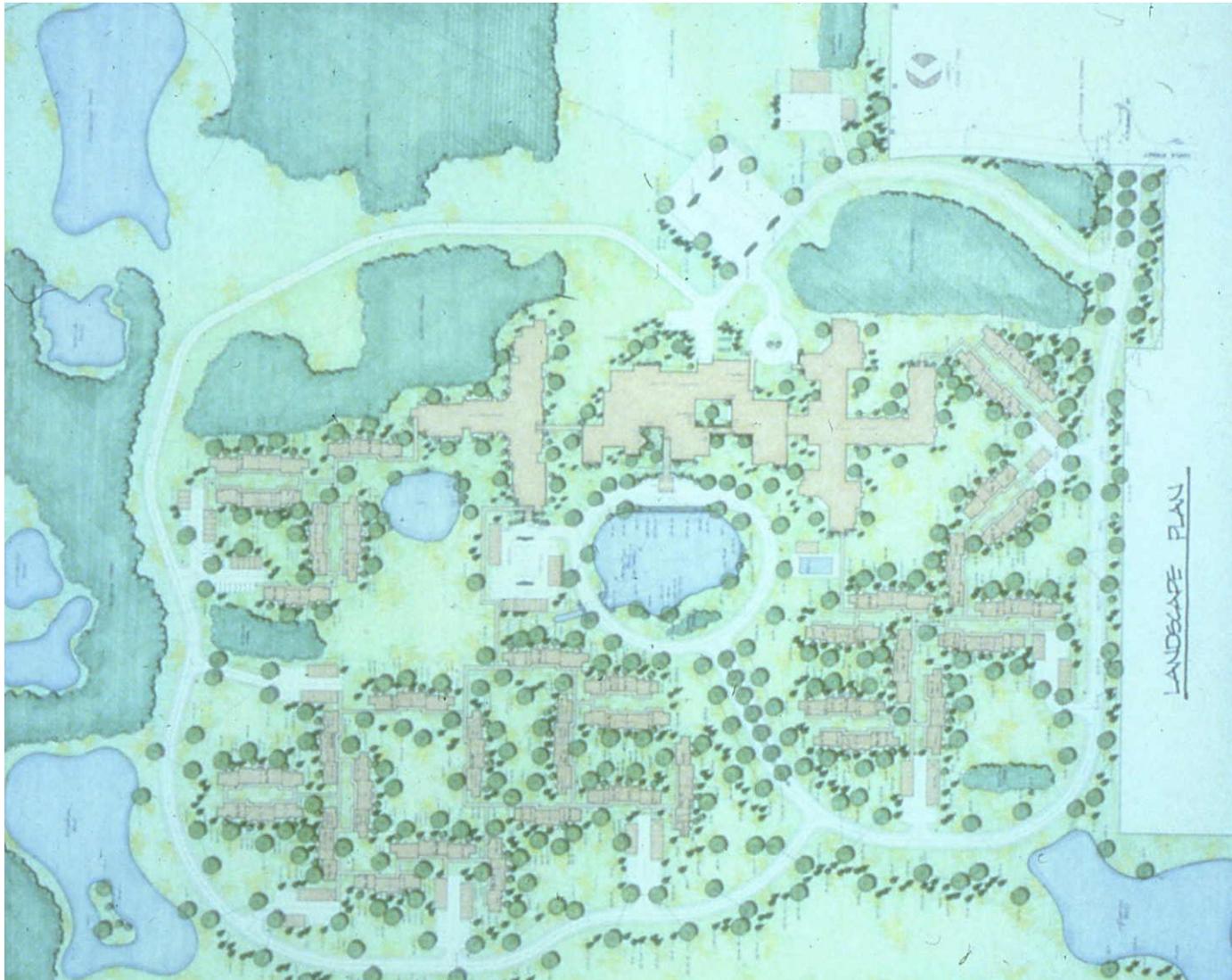
Ohio



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Ohio Benefits of Conservation Development

- Property values are enhanced or remain the same
- Diversity of housing product to accommodate diverse buyer market
- Protects natural, scenic and cultural resources
- Can reduce storm drainage, infrastructure costs
- Reduces impervious surface
- Open space provides options for riparian, wetland, and storm water protection
- Provides opportunity to restore/enhance vegetation

Natural Areas Establishment

- Allowing natural areas instead of horticultural lawns, especially in larger open space areas, helps to reduce surface water flows, filter storm water, and enhance the community environment
- Controls are needed to ensure landscape quality
- Lower maintenance costs over time



Ohio



Ohio



Ohio Local Historic Preservation District

- A local zoning district with special provisions for historic buildings
- Locally determined
- More control than a National Register of Historic Places district
- *Demonstrated* economic benefit
- Certified Local Government program through OHPO
- National District: tax benefits for for-profit owners



Local Historic Districts

- Require seating of a commission to review applications
- Can apply to new development and/or changes to existing historic properties
- Local control over the demolition approach
- Include variances and grandfathering
- Must have supporting guidelines developed



Ohio Examples of Historic Districts in communities

Over 50 cities in Ohio, including:

- Kent
- Wooster
- Athens
- Oxford
- Medina
- Wauseon
- Oberlin...



Housing Management

- Restoration and rehabilitation
- Codes and enforcement
- Infill and new housing
 - Housing demand analysis
 - Public-private partnerships
 - Codes and design review



Restoration and Rehabilitation

- Land bank or similar mechanism –
Community
Development Nonprofit
- Historic preservation
- Revolving loan funds for improvements
- Support/technical assistance for property owners
- Incentives



Ohio Housing Management Codes:

Protecting health, safety and property values



- Maintenance
 - Standards
 - Inspections: point-of-sale and triennial
- Vacancy and abandonment
 - Vacancy and/or foreclosure registration
- Intergenerational
 - Accessory dwelling units

Ohio Housing Management Codes: College Town and Rental Housing

Typical provisions for health and safety:

- Clear definition of family and related residents
- Designation of responsibility
- Standards for location, cooking and bath facilities, bedrooms, capacity, parking
- Rental occupancy permits, registration of rental units
- Landlord recordkeeping
- Complementary nuisance codes/enforcement



A Framework for Implementation

- What will be done
- Who is responsible
- By when it will be done
- What it will cost
- How it will be paid for
- How its success will be measured



A Framework for Implementation

- *Strategy 5-2: Prepare and Implement Plan to re-develop Chalker school site for cultural and recreational use (see Appendix C).*
- **Who:** School District, Southington Community Trust, Township Trustees
- **Where:** Former school site
- **When:** Within 10 years (in phases)
- **Cost Level:** Medium - High
- **Indicator of Success:** New Park/Community Center at former school site.

Southington Township Comprehensive Plan, 2012

Ohio Comprehensive Plan Strategies: Southington Township, 2012

- **Objective 1B: Manage tax load by increasing shops and services revenue base within Southington Community Core and in a small, pre-determined, designated industrial area(s).**
- ***Strategy 1B-1: Create a small (approximately 50-100 acres), designated industrial area(s) in Southington.***
- **Who:** Southington Civic Group, Township Trustees
- **Where:** Along SR 422
- **When:** Begin re-zoning now, develop after water & sewer (Phase I: 2-3 years; Phase II: 5-10 years)
- **Cost Level:** Low
- **Indicator of Success:** Industrial district.

Ohio | Balanced Growth

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