



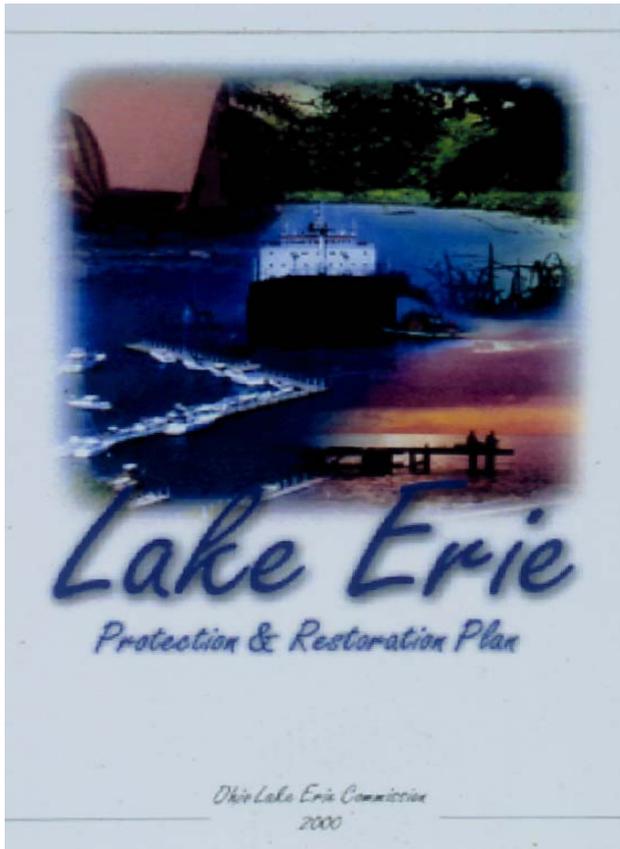
# BALANCED GROWTH

# The Problem

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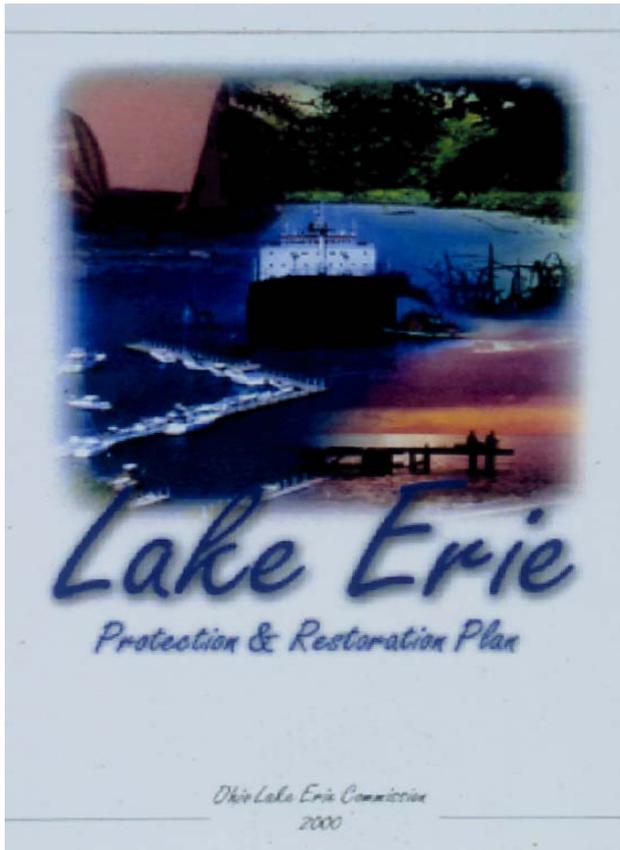
- 78% of Basin has been altered
- 90% of Lake Erie marshlands have been filled or converted
- None of Ohio's 12 tributaries are rated "excellent"
- 1.5 million tons of sediment transported to Lake

# Lake Erie Protection & Restoration Plan



*“... The quality of Lake Erie is a reflection of the quality of the entire watershed . . . We must truly consider the entire Lake Erie ecosystem in devising a plan to protect and restore our lake and protect public health.”*

# 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.

# Lake Erie Protection & Restoration Plan

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## *What is Balanced Growth?*

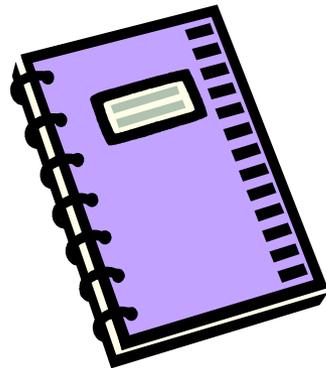
Balanced Growth is a strategy to protect and restore Lake Erie and its watersheds to assure that long-term growth equally benefits economic competitiveness, ecological health, and quality of life.

# Balanced Growth Initiative

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2 Products Produced:

## Linking Land Use and Lake Erie



*A Planning  
Framework*



*Best Local Land-  
Use Practices*

# Planning Framework

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## Goals and Vision

- They come from the *Lake Erie Protection & Restoration Plan*
- No new funding or legislation
- Incentive-based
- Balance watershed protection & economic growth
- Integrate Balanced Growth into decision-making

# Planning Framework

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## *What is Needed?*

- Voluntary approach
- *LOCATION*
- *Priority Conservation Areas (PCAs) and Priority Development Areas (PDAs)*

# Priority Conservation Area

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



# Priority Development Area

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



# Planning Framework

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## *Watersheds for Planning*

- Relate land use to water quality & habitat
- Transcend local boundaries
- Growing use in Ohio

# Planning Framework

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## *Who Should do the Planning?*

- Watershed Planning Partnerships
  - Government representatives
  - Planning agencies
  - Councils of government
  - Special purpose authorities
  - Non-governmental organizations
  - Citizen groups
  
- Must obtain significant majorities

# Planning Framework

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## Local Roles

- Initiate/participate in Watershed Planning Partnership
- Local planning
- Support designated PCAs and PDAs

# Planning Framework

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## State Roles

- Provide incentives
- Balanced Growth Planning Toolkit
- Public Outreach & Education Program

# Planning Framework

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## *Why Should Plans be Prepared?*

- Transcend political boundaries
- Guide state incentives to support Balanced Growth
- Reduce uncertainty
- Reduce local costs
- Encourage effective state and local coordination

# Summary:

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- Link land-use planning to watershed health
- Watershed Planning Partnerships
- Balanced Growth Plans
- Designation of PCAs/PDAs
- Best local land-use practices
- Align State policies & funds

# Balanced Growth

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## Implementing the Program

- Complete Coastal Protection Model Regulations
- Develop State Incentives Strategy
- Pilot Watershed Projects
- Public Outreach and Education
- Measure and Evaluate Results

# Balanced Growth Program Overview

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- Pilot Balanced Growth Watershed Plans
- State Incentives Strategy
- Best Local Land Use Practices/Coastal Protection
- Public Outreach and Education
- Monitor Progress and Adjust as Needed



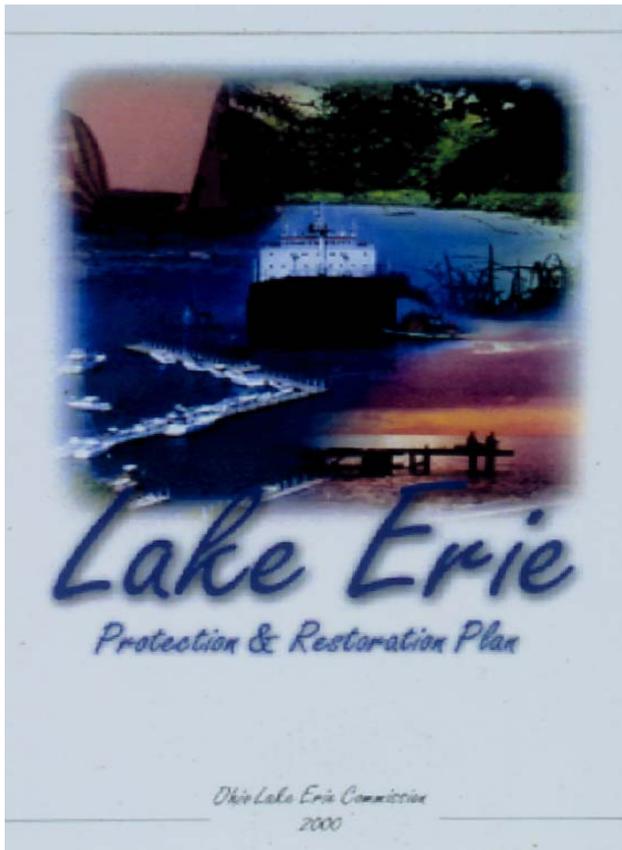
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# Lake Erie Protection & Restoration Plan



*Recommendation H-5:* Publish a Lake Erie Model Zoning Ordinance and Building Code by 2003 and encourage its voluntary acceptance by local communities.

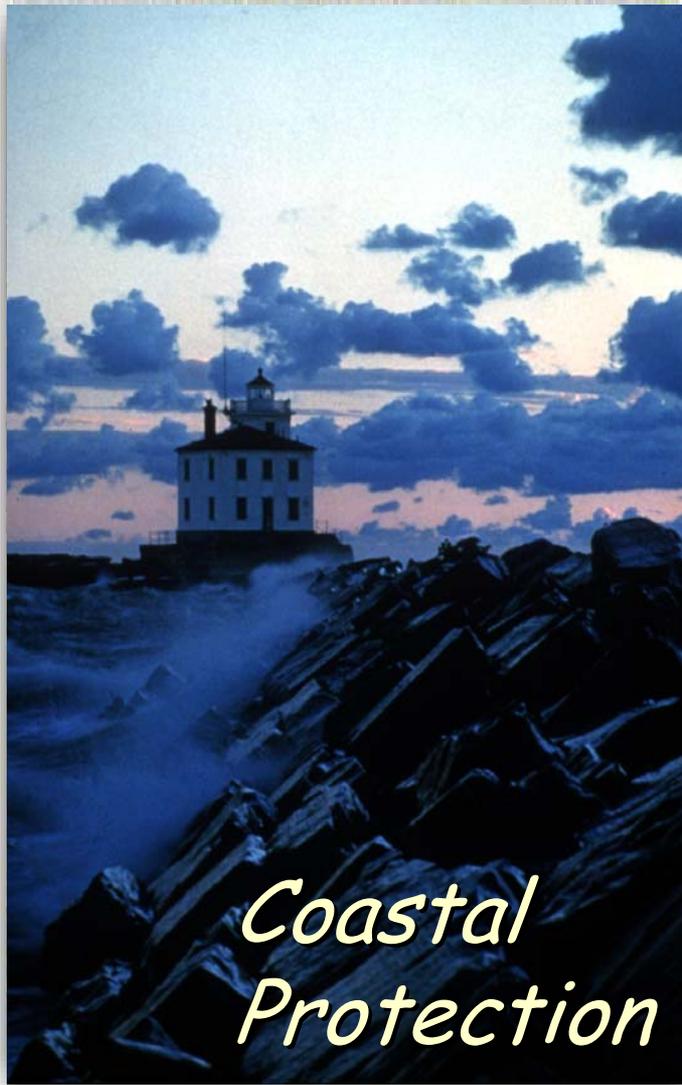
■ Ensure that all interested concerns (local communities, property owners, developers, conservationists, agriculture, etc.) have the opportunity to fully participate.

# Best Local Land-Use Practices

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## *Purpose of Models*

- Guide location and design of development
- Comprehensive planning
- Voluntary adoption & balanced land-use practices



*Coastal  
Protection*



*Surfacewater  
Management*



*Meadow  
Protection*

**Transfer of  
Development  
Rights**

**Steep  
Slopes**

**Historic  
Preservation**

**Source Water  
Protection**

**Woodland  
Protection**

**Conservation  
Development**

**Access  
Management**

**Brownfields  
Redevelopment**

**Scenic  
Protection**

**Compact  
Development**

**Agricultural  
Protection**

# Planning Framework

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## Measuring Success

- Program-Performance
- Land Use Change
- Watershed Health