

Cleveland Heights, Ohio Sustainable Development Regulations

September 29, 2010

Presented by
Camiros, Ltd.

OVERVIEW OF PROCESS

PHASE 1

- Task 1-1: Kick-Off Meeting
- Task 1-2: Review of Existing Code
- Task 1-3: Key Stakeholder Interviews
- Task 1-4: Technical Review Memorandum



EMPHASIS ON PUBLIC
PARTICIPATION &
STAKEHOLDER INPUT

PHASE 2

- Task 2-1: Prepare Draft #1
- Task 2-2: Staff Review of First Draft
- Task 2-3: Prepare Public Draft
- Task 2-4: Public Meeting
- Task 2-5: City Council Presentation
- Task 2-6: Final Document



EMPHASIS ON
CRAFTING A LEGALLY
SOUND, & EASILY
ADMINISTERED &
UNDERSTOOD
ORDINANCE

HOW OPTIONS WORK...

Solar Panels vs. Trees

- “Homeowner blue” has existing trees or plants new trees at their property’s edge
- “Homeowner yellow” mounts a solar energy
- How does the City resolve this conflict?

The City can approach this issue a few ways

- Dispute can be settled by the homeowners
- Establish a “Solar Access Easement”
- Create setback and siting regulations for new solar panels
- Create regulations based on the California Solar Shade Control Act



Large photovoltaic farm



Example of solar access conflicts that are arising

GOALS



Sustainable regulations must:

1. Reduce barriers
2. Create incentives
3. Set standards

ZONING CONTROLS

Zoning should allow, encourage & require a variety of sustainable techniques

GOAL: Zoning for environmental sustainability

- Renewable energy technologies: solar panels, residential wind turbines
- Parking lot design
- Accommodate alternative modes of transportation: bicycles, pedestrian and public transit
- Regulations to protect natural resources
- Landscaping & water conservation in zoning
- Site plan review standards include the environment and sustainable development



Parking lot managing runoff & stormwater with a bioswale



Bicycle lot (+125)

ZONING CONTROLS

Zoning should allow, encourage & require a variety of sustainable development techniques

GOAL: Zoning for economic sustainability

- Districts for specific large-scale development (TOD, TND, mixed-use)
- Adaptive reuse of historic structures
- Parking flexibilities
- Matching densities
- Local food production
- New principal uses: wind farms, solar farms, recycling



Local food production and farmers markets



City-wide recycling programs

ZONING CONTROLS

Zoning should allow, encourage & require a variety of sustainable development techniques

GOAL: Zoning for social sustainability

- Adaptive reuse
- Incorporating public health policies
- Regulations that preserve residences & neighborhoods
- CPTED standards for development approval



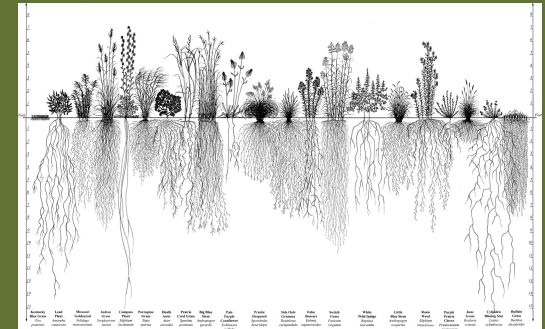
Warehouses are restored with offices on the upper levels and restaurant and retail on the ground level

WATER CONSERVATION

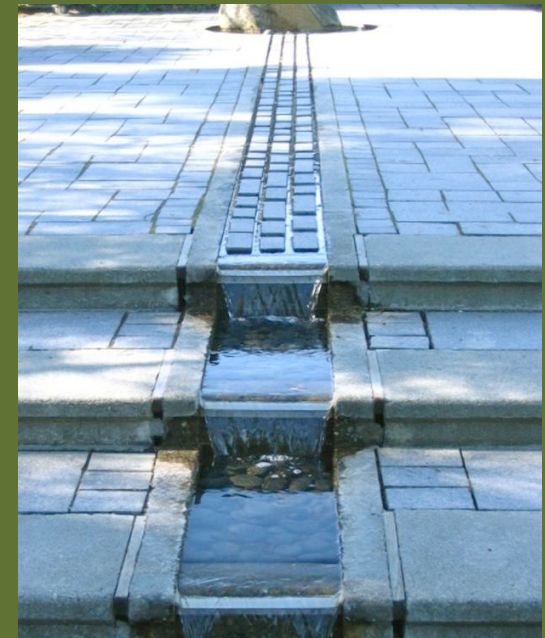
Water conservation on a “local” scale

GOAL: Minimize or eliminate potable water consumption for external use

- Plant species factor; use low-water-demanding vegetation
- Irrigation efficiency, such as climate-based controllers
- Use of captured rainwater or condensate water
- Use of recycled greywater or wastewater
- Can be both required and incentivized



Native plant root zones



Recycled water feature

WATER CONSERVATION

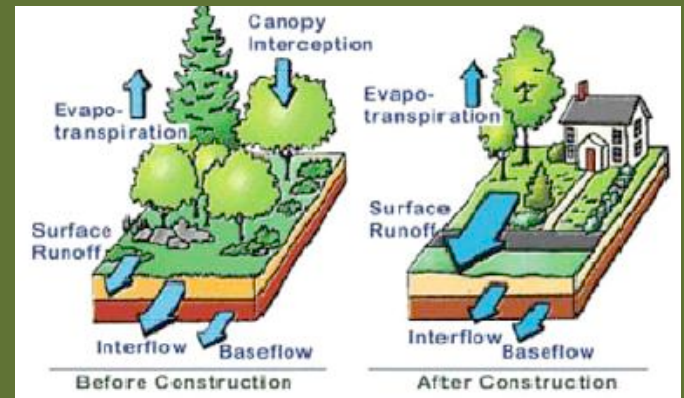
Water conservation on a “local” scale

GOAL: Manage water on-site

- Incorporate new methodologies
- Improve on-site water quality
- Preserve or increase groundwater recharge
- Create incentives to encourage their use



Water runoff inlet to vegetated swale



Manage onsite runoff and increase local groundwater recharge

LANDSCAPE ORDINANCE

Comprehensive landscape regulations

GOAL: Improve current landscape regulations for sustainability

- Design water conservation features to be a landscape amenity
- Use appropriate, non-invasive plants and require diversity
- Enhance current landscape regulations for screening and buffering



Rainbarrel



Residential raingarden

THANK YOU!

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DISCUSSION

- ✓ What sustainable development goals do you have for the City?
- ✓ What do you see as current impediments to sustainable development in the City?
- ✓ Have you had any experiences in pursuing sustainable development on your property? Were you able to successfully implement such development?
- ✓ Do you have any specific recommendations for development regulations to make them more sustainable?
- ✓ Have you implemented any water conservation techniques on your property?
- ✓ Other thoughts?