



Encouraging Green Infrastructure with Mayfield Village & Oberlin

Keely Davidson-Bennett
Ohio Stormwater Conference
May 10, 2018
Sandusky, Ohio



2018 Members

Auburn Township	Mantua Township
Aurora	Mayfield Heights
Bainbridge Township	Mayfield Village
Bentleyville	Mentor
Chagrin Falls Township	Moreland Hills
Chagrin Falls Village	Munson Township
Chardon	Newbury Township
Chardon Township	Orange Village
Cleveland Metroparks	Pepper Pike
Eastlake	Russell Township
Gates Mills	Solon
Geauga Park District	South Russell
Hunting Valley	Waite Hill
Kirtland	Wickliffe
Kirtland Hills	Willoughby
Lake County	Willoughby Hills
Lake Metroparks	Woodmere



What Does CRWP Do?

- Model ordinances & adoption & implementation assistance
- Nature-based green infrastructure projects
- Stream and wetland restoration projects
- Comprehensive planning for balanced growth
- Direct landowner assistance
- Research and monitoring



CRWP Sponsors

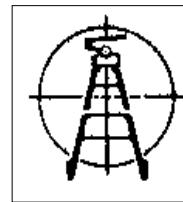


G R E S H A M
S M I T H A N D
P A R T N E R S





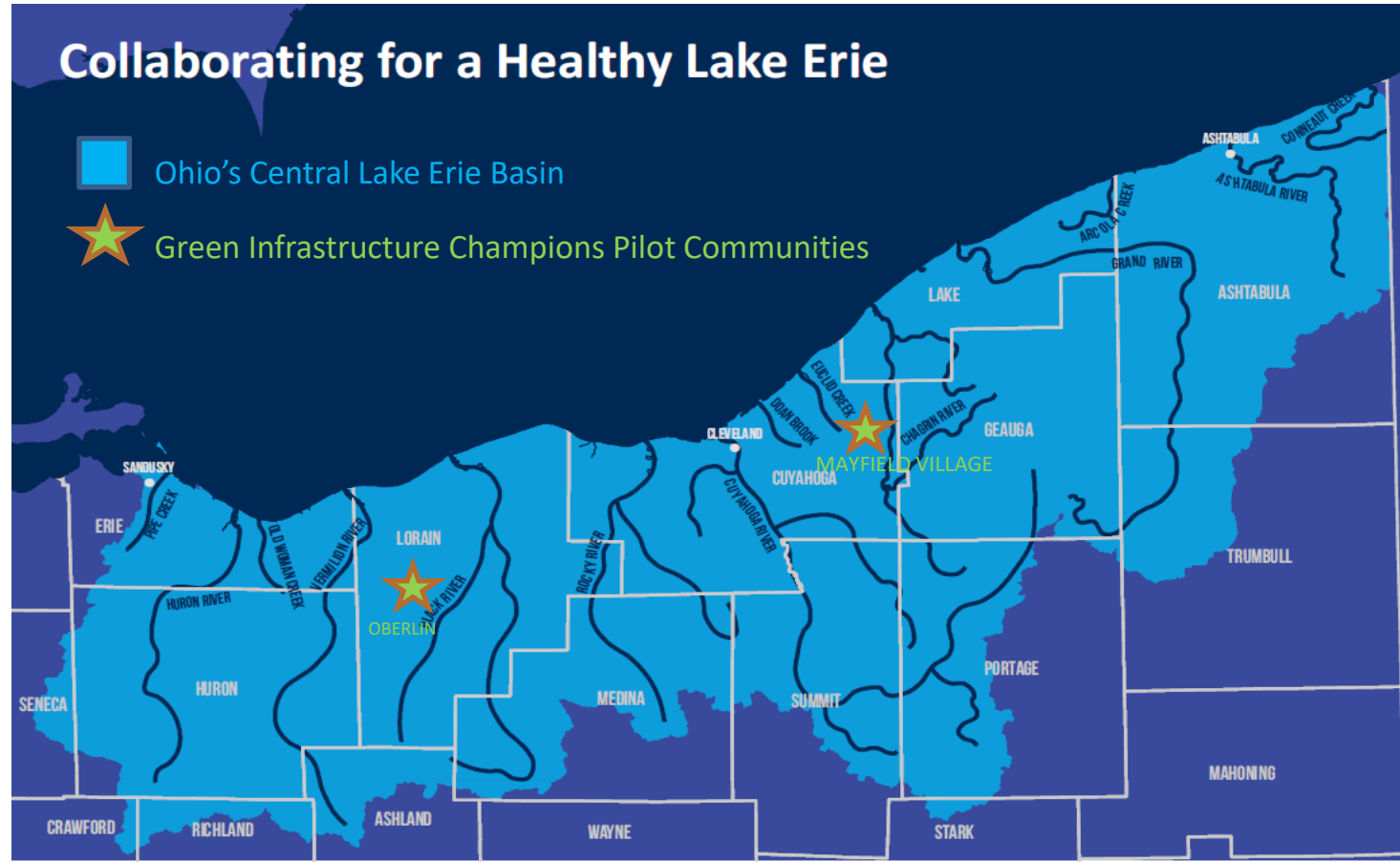
CRWP Sponsors



STEPHEN HOVANCSEK & ASSOCIATES, INC.
Consulting Engineers & Planners



CLEB Collaborative Green Infrastructure Champions Grant



Fred A. and Barbara M.
Erb Family Foundation

Mayfield Village Scope of Work

- Increase participation in NEORSD stormwater fee credit program
 - Mailing to all businesses
 - Newsletter article for residents
 - Presentation to Citizen Advisory Committee
 - Conduct stormwater audits
- Explore community interest in using cost-share funds to subsidize GI
- Review comprehensive plan, codes, & policies to promote GI

Funding also
provided by:



Northeast Ohio Regional Sewer District Stormwater Fee Credits

Credit Category	Individual Residential Property	Homeowners or Condominium Association	Commercial, Industrial, Mix-Use Development, Other Non-Residential	Public/Private School, Primary to 12
Individual Residential Property Credit	25%*			
Stormwater Quality Credit	up to 25%*	up to 25%**	up to 25%	up to 25%
Stormwater Quantity Credit	up to 75%	up to 75%**	up to 75%	up to 75%
Education Credit				25%
Total Credit Available	Up to 100%	Up to 100%	Up to 100%	Up to 100%

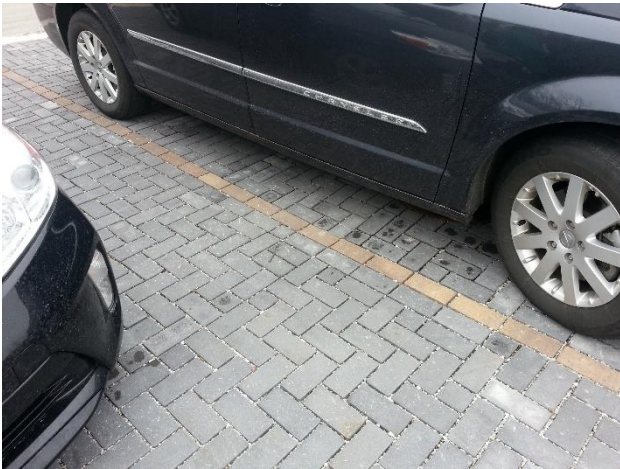
* *An individual residential property can receive either the Individual Residential Property Credit or Stormwater Quality Credit, but not both.*

** *A Homeowners or Condominium Association can apply on behalf of its members.*

City of Oberlin Scope of Work

Assist with:

- Developing incentive programs for GI through the City's stormwater utility
- Adopting comprehensive stormwater ordinance & update comprehensive stormwater regulations
- Updating comprehensive plan, codes, & policies to promote GI



Mayfield Village Project Progress

- Mailing to all 55 businesses on 2/28/18
- Presentation to & Feedback from Citizen Advisory Committee
- Reviewed comprehensive plan, codes, & policies



February 27, 2018

Re: NEORS Stormwater Fee Credits & Beta Drive Flooding Update

Dear Beta Drive Business and Property Owners,

As I'm sure you are aware, the Northeast Ohio Regional Sewer District (NEORS) has gotten past all legal challenges and, as of July 2016, has resumed charging stormwater fees to all residential and commercial properties within its jurisdiction. The fees are calculated upon the amount of impervious surface on each property and NEORS is committing the revenue generated from these fees to undertake stormwater projects that will address streambank erosion, reduce flooding and improve water quality throughout northeast Ohio. Mayfield Village is fortunate to be the beneficiary of one of NEORS's first stormwater construction projects: severely eroding streambanks of Beecher's Brook near SOM Center Road will be stabilized in 2018 at a cost of over \$1.2 million.

STORMWATER FEE CREDITS. NEORS offers stormwater fee credits to residents, businesses, and institutional properties for installing stormwater control measures and rainwater harvesting. Property owners that already have and maintain stormwater control measures are currently eligible to apply for credits from NEORS. See <https://www.neorsd.org/fee-credits/> for information about available credits.

FREE CONSULTATION. Technicians at Chagrin River Watershed Partners and the Cuyahoga Soil and Water Conservation District offer free consultations to property owners regarding ways to lower NEORS stormwater fees and improve stormwater management and environmental stewardship. If you are interested in this assistance, please contact Keely Davidson-Bennett at the Chagrin River Watershed Partners at 440-975-3870 or kdavidson-bennett@crwp.org to schedule a consultation.

IMPLEMENTING STORMWATER CONTROL MEASURES. Implementing stormwater control measures to reduce runoff helps minimize flooding and environmental problems. Developed areas with large amounts of impervious surfaces have greater stormwater runoff volumes that can exacerbate localized flooding problems. When rain travels over hard surfaces, it also picks up pollution, which can result in water quality problems within our local water resources.

Taking Credit for Stormwater Management Northeast Ohio Regional Sewer District's Regional Stormwater Management Program's Fee Credit Program

Christina Znidarsic, Associate Director
March 26, 2018



Citizen Advisory Meeting
Mayfield Village

www.crwp.org



MAYFIELD VILLAGE
MASTER PLAN

COMMUNITY VISION
DRAFT March 9, 2018

Mayfield Village Business Feedback

- 1 stormwater audit request – interest in permeable pavement, potential reduction of parking, green roofs, infiltration trench
- 1 business asked about parking requirements & permeable pavement



Mayfield Village Resident Feedback

4 survey responses so far:

- 0 aware of stormwater fee credit program
- 2 not interested in rain barrels because of aesthetics
- All 4 motivated by improving water quality of streams & Lake Erie
- All 4 interested in stormwater fee reduction
- 3/4 interested in 30-60% discount of materials/installation cost



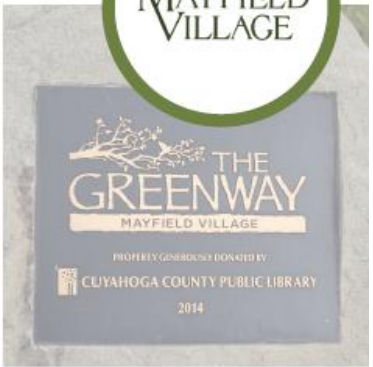
Mayfield Village Codes, Plans, & Policies

Mayfield Village Charter



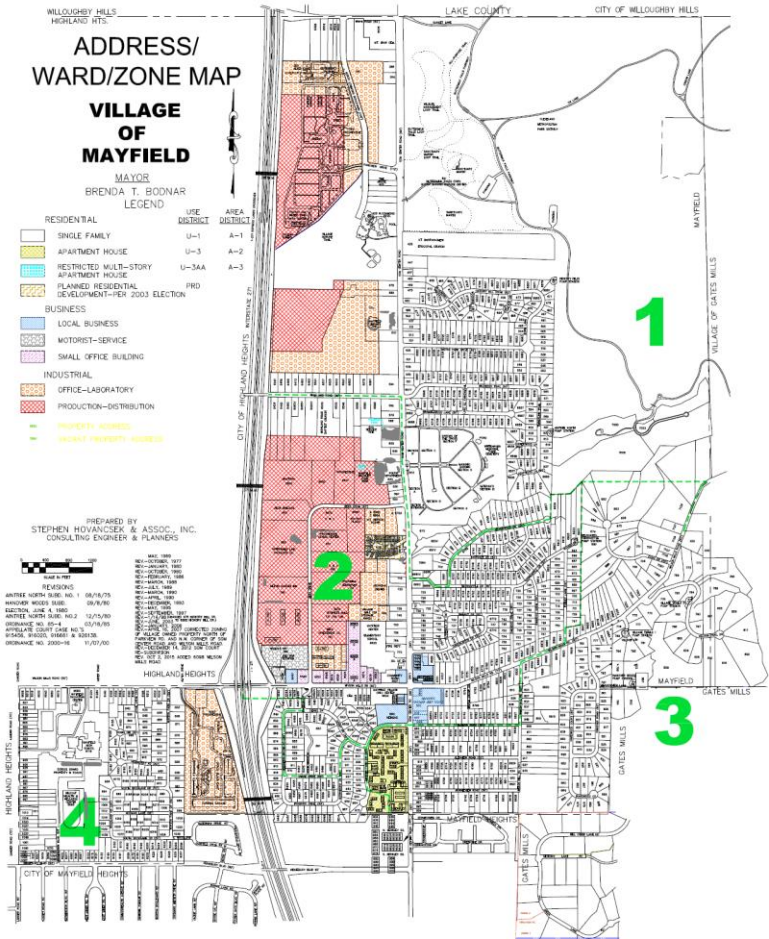
Mayfield Village
6622 Wilson Mills Road
Mayfield Village, OH 44143
Phone: 440.461.2210
Fax: 440.461.7349
Web: www.mayfieldvillage.com

Note: The Charter reflects changes per the election in November 2015



MAYFIELD VILLAGE MASTER PLAN

COMMUNITY VISION
DRAFT March 9, 2018



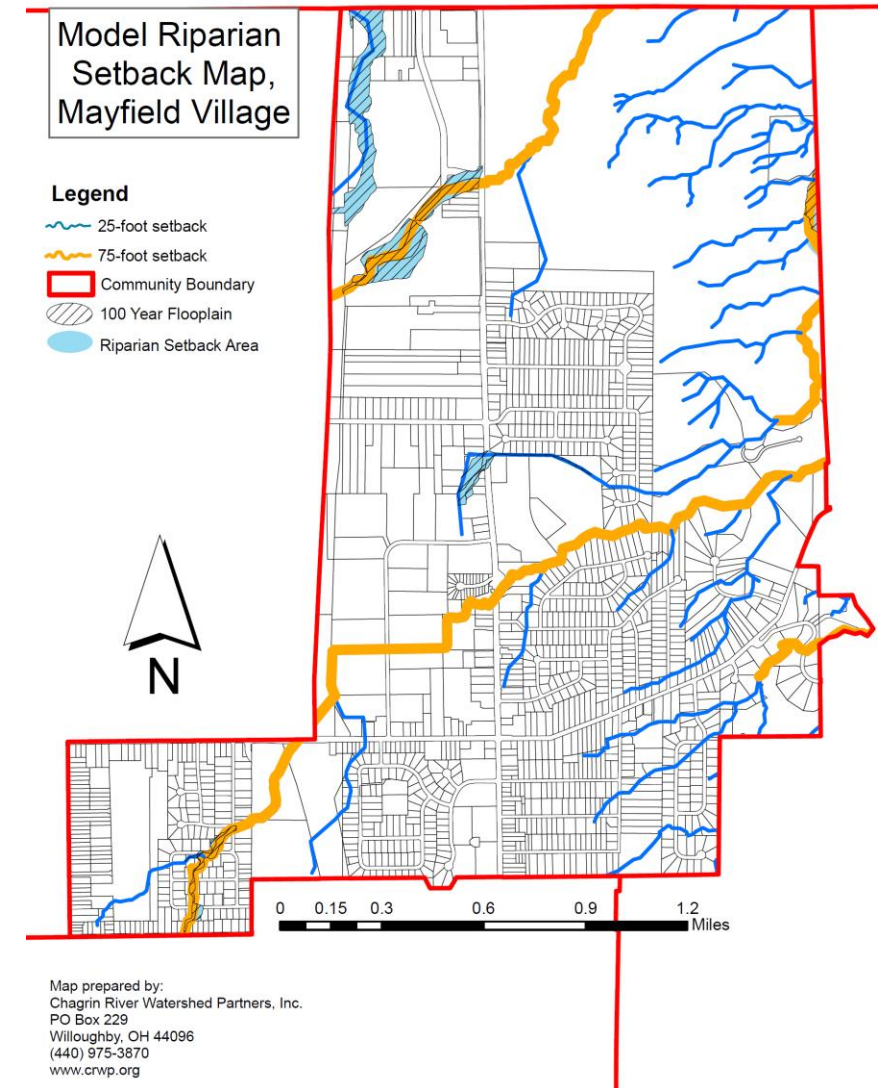
Mayfield Village Parking Ordinance

- Parking requirements not excessive
- Maximum parking stall size – 180 sq. ft
- Shared parking -up to 50% of spaces can be shared
- Land banking of required parking
- Curbs can be waived or curb cuts allowed
- Joint use driveways encouraged
- For lots of 100+ spaces:
 - 10% interior landscaping– GI allowed
 - 10% compact car – maximum 144 sq. ft.



Mayfield Village Riparian Setback Ordinance

- Prevents building of structures too close to streams
- Adopted CRWP Model
 - 75 ft. for streams draining 0.5 - 20 square miles
 - 25 ft. for streams draining < 0.5 square mile
 - Expanded to Special Flood Hazard Area
 - Expanded to Riparian Wetland Boundary
 - Natural vegetation within setback encouraged



Mayfield Village Comprehensive Plan

- Protecting natural areas goal
- Leader innovative environmental infrastructure
- Enhancing streetscapes and improving connectivity



City of Oberlin Project Progress

- Commented on the City's draft stormwater fee credit manual
- Commented on the City's stormwater regulations
- Provided draft stormwater ordinance
- Began reviewing comprehensive plan, codes, & policies to promote GI

As recommended by
The Oberlin Plan Steering Committee
8 June 2004

and by
The Oberlin City Planning Commission
5 October 2004

Approved by Oberlin City Council
3 January 2005

City of Oberlin, Ohio COMPREHENSIVE PLAN



CRWP Recommendations for Oberlin's Draft Stormwater Credit Manual

1. Consider what the payback period for a property owner would be for SCM installation. A maximum of 50% credit is probably not enough to incentivize retrofits. Also consider what you want to incentivize – if you're trying to incentivize both quantity and quality improvements, consider the rate structure. This credit system allows property owners to get a maximum credit of 50% for quantity and 50% for quality. With a credit cap at 50%, if a property owner goes above and beyond for one, there's no incentive to do anything about the other.
2. Some of the credits are written in terms of ERUs instead of percentages. This seems odd, because different property owners will have different sizes of impervious surfaces. Most credit programs grant credits on a percentage basis.
3. Remove the gravel credit.
4. CRWP strongly supports keeping development away from streams to minimize flooding and erosion problems and protect water quality. However, the proposed stormwater fee credit for riparian setbacks is probably not the best way to achieve this. The current Ohio general permit for managing stormwater on construction sites requires a 50-foot setback from surface waters, so new development will have to meet or exceed the proposed 25 and 50-foot buffers credited in this draft fee credit manual. Furthermore, CRWP recommends a 75-foot setback for Plum Creek and all streams that drain > 0.5 – 20 mi². This credit only recommends a 50-foot setback. The Northeast Ohio Regional Sewer District (NEORSDD) only grants runoff reduction credits for properties that abide by riparian setbacks instead of giving a separate credit for riparian setbacks.
5. Offer the same or more credit for avoiding developing the floodplain as for compensating for developing in a floodplain. Alternatively, discourage floodplain development through another mechanism.
6. Eliminate the additional credit for industries that do outfall monitoring. Most other utilities don't offer an additional credit for this, and 30% credit for compliance with industrial NPDES permits is higher than most.
7. If the primary goal of the credit program is to incentivize property owners to manage stormwater on their properties, the education credits and watershed stewardship credits are too large.
8. CRWP likes the proposed structure for water quality credits, with runoff reduction SCMs receiving more credit than non-runoff reduction water quality SCMs.



Credits Manual

Credits Manual For Non-Residential Properties Stormwater Utility Program



CITY OF OBERLIN
• Live • Learn • Lead •
Public Works Public Works Department
85 South Main Street
Oberlin, Ohio 44074

Prepared by:

KEM / ERC



City of Oberlin Proposed Stormwater Fee Credits

- 10% Quantity Credit for Not Increasing Volume Post Development
- 30% Quantity Credit for 25% Decrease Volume for 2-yr 24-hr Design Storm
- 30% Quality Credit for Infiltration, Bioretention, Permeable Pavement, Wetlands
- Credit for Riparian & Wetland Buffers & Floodplain Preservation



City of Oberlin Draft Stormwater Ordinance & Regulations

- Simple ordinance based on City of Mansfield
- Currently require redevelopment to meet new development standards
- Considering updates to stormwater regulations:
 - Clarify that GI can be used to meet quantity requirements
 - Lower disturbance threshold for SW management
 - Preference for swales for conveyance
 - Preference for disconnected downspouts



Photo from *Rainwater and Land Development*



City of Oberlin 2005 Comprehensive Plan

- Open space preservation goals emphasize Plum Creek
- Multi-modal transportation
- Stormwater management goals include riparian protection, water quality enhancement projects, & stormwater utility formation

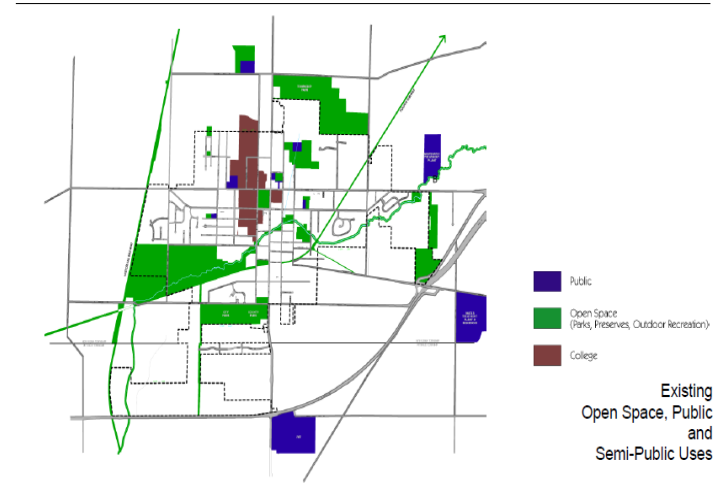


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City of Oberlin, Ohio COMPREHENSIVE PLAN



Next Steps

- Complete code, plan, & policy reviews & discuss with Mayfield & Oberlin
- Gather feedback from residents & businesses in NEORSD's service area
- Conduct stormwater audits in Mayfield Village & encourage SCM installation



Questions?

Keely Davidson-Bennett

Associate Director

Chagrin River Watershed Partners, Inc.

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