

# Ohio Lake Erie Commission

## Best Local Land Use Practice Case Studies

### Revised Approach to Case Studies

#### Objective

The objective of the Best Local Land Use Case Studies being developed for the Ohio Lake Erie Commission is to *illustrate a “triple bottom line” (i.e., financial, social, and environmental) decision-making process for developing site plans for multi-objective land development projects.* These case studies will be assembled in a format that can be distributed as well as used in case study workshops with developers, local governments, and their design and/or review professionals.

#### Case Study Content

Two case studies are being developed to help illustrate the proposed decision-making process: one a typical medium-density single-family residential development and the other a high-density retail commercial development. Both developments will be typical of development within the Lake Erie watershed. Case studies will focus on existing developments that were built without use of best local land use practices, and used to illustrate how such best practices could be integrated into these sites while meeting other development objectives. The following developments are under consideration:

- Single-family residential: Quail Hollow, Bowling Green
- Retail commercial: former Southwyck Mall, Toledo

Best practices to be illustrated through these case studies were drawn from those recommended by OLEC’s balanced growth initiative and recommended for inclusion by a focus group of development industry representatives that was convened on October 28, 2009:

- Imperviousness control (e.g., reduce, disconnect, permeable materials)
- Enhanced inlets / manholes
- Vegetated Filter Strips and Swales
- Infiltration practices (e.g., “rain gardens”, trenches, dry wells)
- Filters / underdrains (bioretention, soil amendments, sand, other)
- Basins (dry, wet, wetland, vaults)
- Stream, floodplain and wetland setbacks and enhancements

The case studies are expected to include the following materials:

- An overview stating the objectives of best local land use practices and how to use the case studies and supporting material.
- Three versions of the development site plan for each site: predevelopment, existing development, existing development with best local land use practices.

- A documented, step-by-step decision-making process for site planning, supported by flow charts, work sheets, assessment forms, and cost-estimating tools, with annotated examples of its application to the two case study sites.
- “Fact sheets” for the best local land use practices relevant to these case studies, providing selection criteria (i.e., opportunities, barriers) sizing criteria, maintenance requirements, and typical costs, supported by photographs, design drawings, costs, and other pertinent information about previously-installed best practices within or near the Lake Erie basin.
- Summary of pertinent state and national regulations, along with typical local regulations, relevant to the use of best practices for land development.
- A “mythbusters” fact sheet about current development and local land use practices that present real and/or perceived barriers to the use of “best” practices.

## Case Study Workshops

The case study workshops are intended to inform developers, local governments, and their design and/or review professionals about the best local land use practices and the site planning decision-making process, as illustrated through the case studies. Materials should be adaptable for use with design professionals and other stakeholders in land development. The attached agenda, oriented toward a design professional audience, is envisioned.

## Schedule

The following schedule is envisioned for preparing case studies and conducting required workshops: