

Striking a Balance



69%

Impervious
Cover

Net Site Area

Headwaters
Buffer

Watershed Health

Ability to Develop

Striking a Balance



73%

Impervious
Cover

Net Site Area

Headwaters
Buffer

Watershed Health

Remove WQTZ

Ability to Develop

Striking a Balance



80%

Impervious
Cover

Net Site Area

Headwaters
Buffer

Gross Site
Area

Remove WQTZ

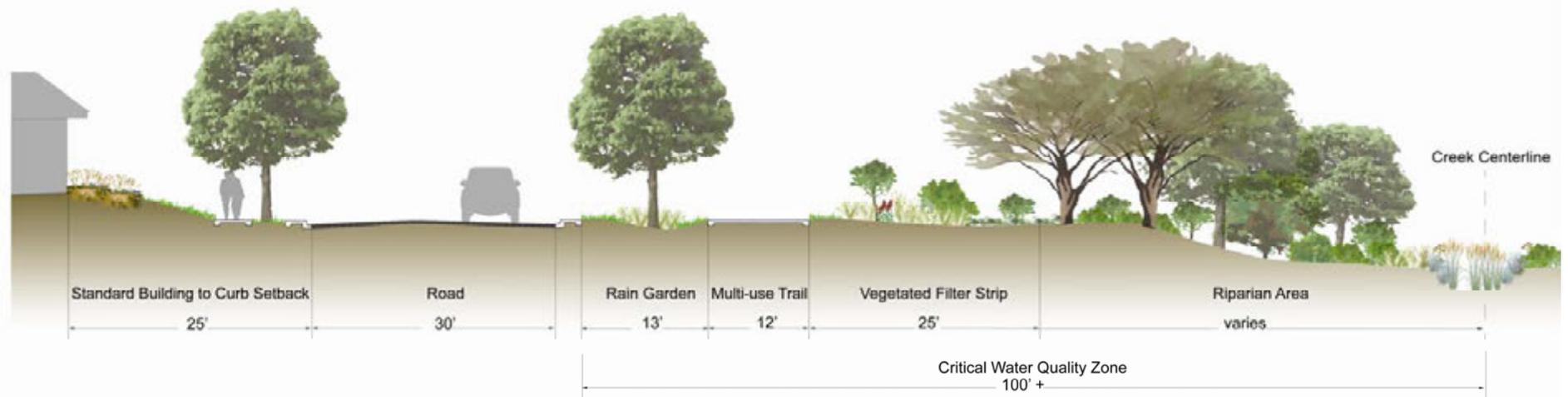
Watershed Health

Ability to Develop

Creek Protection: Ordinance Proposal

- Revise **allowed uses** in the Critical Water Quality Zone:
 - Roadway crossings for centers & corridors
 - Trails
 - Urban agriculture / community gardens
 - Utility lines (wastewater, gas, cable, etc.)
 - Green water quality controls
 - Athletic fields

Stream Buffer Profile



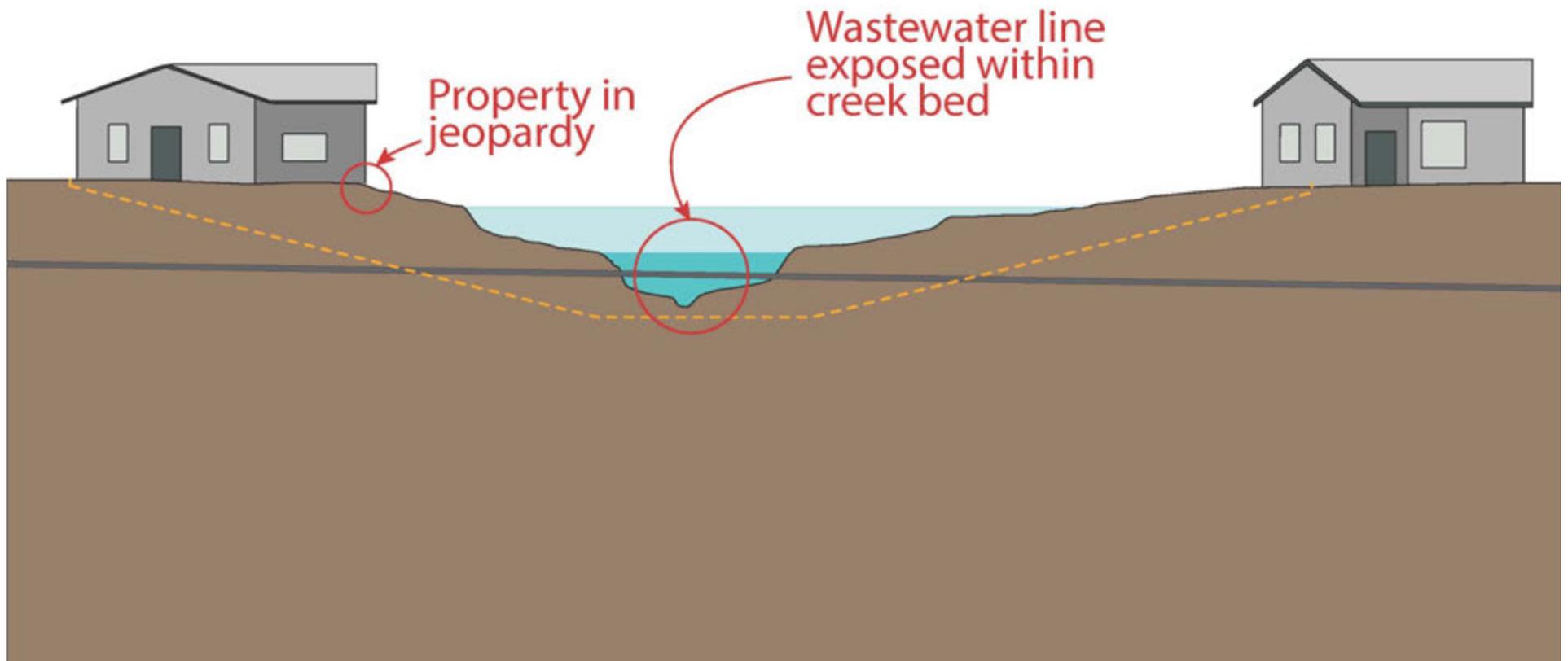
Year Ten

Critical Water Quality Zone

Creek Protection: Ordinance Proposal

- Require **Erosion Hazard Zone (EHZ)** protections
 - No improvements (including utility lines) are allowed within the erosion hazard zone unless **protective works** are provided
 - Development must not result in additional erosion impacts to other properties

Erosion Hazard Zone



Floodplain Protection

"Promote, encourage and/or require the preservation and restoration of floodplains and stream buffers as well as the beneficial re-purposing of mining quarries."



Floodplain Protection: Ordinance Proposal

- Restrict floodplain modifications
- Functional assessment of floodplain health
- Design for future healthy riparian vegetation
- Require restoration
- Provide off-site mitigation options





Development Patterns & Greenways

"Explore opportunities to encourage a development pattern that better protects public and private property, preserves floodplains, creeks and open spaces, and provides access and connectivity with greenways and trails."

