

# Filling in the Gaps

*Land development professionals place much of the blame on existing master plans, policies and regulations for the lack of progress in implementing smart growth principles.<sup>29</sup>*

## The need for Smart Growth in Oakland County:

- 2000 – 2030 projected growth rate = 14%
- Many communities still have large, undeveloped land areas remaining
- Many communities harbor ecologically significant resources



OC NAG members discuss the County's remaining natural areas

## Changes to planning documents will assist communities in implementing community green infrastructure visions by:

- Enable for more innovative development design
- Clearly defining expectations for developers
- Strategies to protect community green infrastructure

# Filling in the Gaps

*While there are many ways to approach conservation of Green Infrastructure, the most effective way is to update local comprehensive plans, codes, and ordinances to reflect the community's commitment to conservation.*



Oakland Township's Open Space & Greenway Plan

- Amend **Master Plans** to favor preservation of green infrastructure, and encourage green development proposals and better site design.
- Adopt **Local Ordinances** for Resource Protection woodland, wetland, riparian, stream, and floodplain ordinances  
*Documents should clearly outline permitted and prohibited development activities in relation to these natural features.*
- Revisit community **Regulations & Development Standards** for lot sizes, setbacks, parking and street standards, drainage regulations
- Offer **Incentives** to developers to integrate green development design  
*density compensation, buffer averaging, stormwater credits, transferable development rights, etc.*
- Adopt **regulations and policies** that guide development within a framework of ecological structure and function.
- **Educate** homebuyers & community residents about the open space conservation concept

# Support from OCPEDS: Facilitating the Private Sector's role in Green Infrastructure Planning and Green Development Implementation



- ***Assistance marketing the GI vision and Green Development benefits***

- Spatial database
- Context Sensitive Design (CSD) Imaging
- Marketing materials
- Decision Support System



- ***Facilitate partnerships***

- Communities
- Conservancies
- Oakland County Trail Advisory Council (OTAC)
- Oakland County Natural Areas Advisory Group
- Oakland County Watershed Groups



# Addressing Private Sector Interests in Green Infrastructure Planning



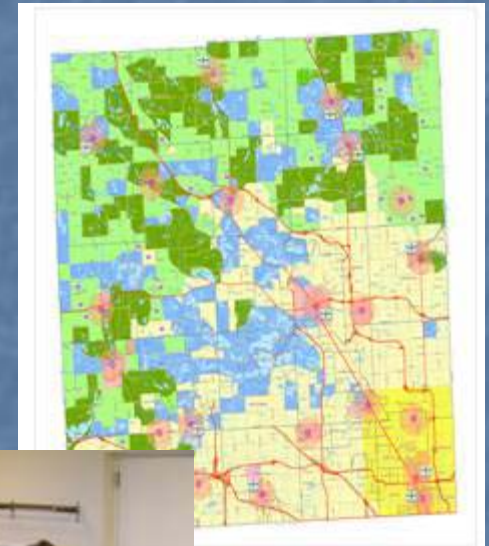
## *OCPED's Guiding Principles*

- Encourage and implement regulations to enable innovative development to take place in areas that are environmentally suitable.
- Recognize economic interests so that the need for growth is balanced against the benefits of preservation.
- Recognize land owners' rights to reasonable use of their property.

# Support from OCPEDS: Facilitating Community Participation in Green Infrastructure Planning and Green Development Implementation

## ■ *Assistance creating and implementing a community GI vision*

- Mapping charettes
- Prioritizing key natural areas
- Assessing potential conservation tools & partners
- Reviewing planning & regulatory documents
- Identifying funding opportunities
- Context Sensitive Design (CSD) Imaging
- Marketing materials
- Decision Support System



## ■ *Facilitate partnerships*

- O.C. Trail Advisory Council (OTAC)
- O.C. Natural Areas Advisory Group
- O.C. Watershed Groups
- Adjacent communities
- Conservancies
- Developers



Orion township completes their GI mapping charrette