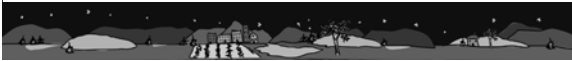


Growth Readiness

Having Growth and Water Quality Too

Water Water Everywhere
New Partners for Smart Growth Conference
January 26, 2006



Program helps communities

- Learn how land use decisions effect water quality
- Comply with regulatory requirements
- Make informed decisions about managing growth

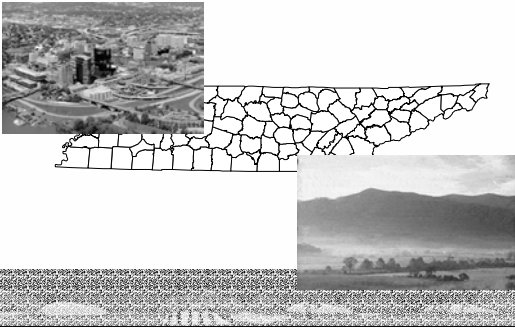


Built on existing best practices

- University of Connecticut's NEMO
- Center for Watershed Protection



Developed with pilot communities



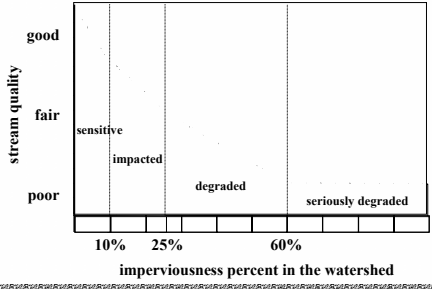
Training and Community Workshops

- Build awareness and support
- Consider model development principles
- Build consensus for change

Build awareness and support

Why is water quality important? 	What is water pollution? 	What are new legal requirements? 	How can growth effect water quality? 	Can we have growth & water quality?
The performance you can't ignore 	Waters not in compliance 	Water quality & transportation 	Land use and water quality: the choices we face 	
	Consequences of non-compliance 	Our future water quality? 		

Imperviousness effects stream quality



Impervious cover & stream quality



Consider Model Principles

Streets and Parking

1. Street width
2. Street length
3. Right-of-way width
4. Cul-de-sacs
5. Vegetated open channels
6. Parking ratios
7. Parking codes
8. Parking lot design
9. Structured parking
10. Parking lot runoff

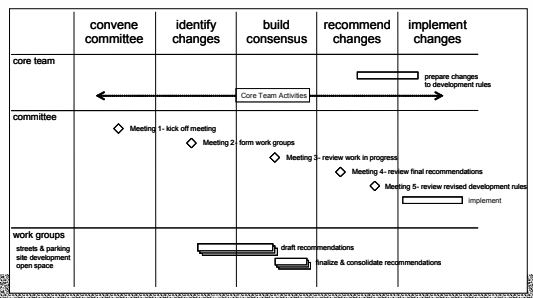
Lot Design

11. Open space development
12. Setbacks and frontages
13. Sidewalks
14. Driveways
15. Open space management
16. Rooftop runoff

Natural Areas

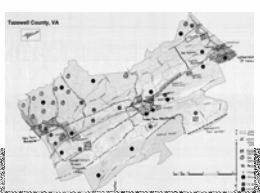
17. Aquatic buffers
18. Buffer maintenance
19. Clearing and grading
20. Tree conservation
21. Conservation incentives
22. Storm water outfalls

Using a lean, well-managed process



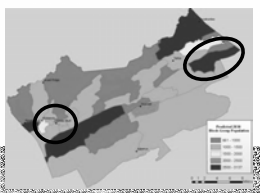
Community consensus building

- Common understanding of issues and choices**
- Growth's affects on water resources
 - Water resources economic, legal and quality of life importance
 - Imperviousness
 - 22 model principles
 - Projected growth



Community consensus building

- Agree on what's right for the community**
- Issues raised by maps made from first workshop
 - Decide which principles are right for community
 - Tailor selected principles to their community



Community consensus building

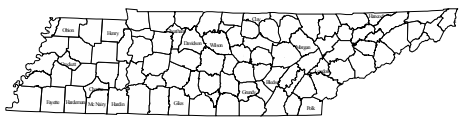
Get organized for change

- Agree on recommendations
- Develop action plan



Tennessee Growth Readiness

- 370+ participants representing 280+ cities & counties
- 199 communities evaluated development rules
- 40 are making changes



Scores of Participating Communities

Score	CWP Characterization	Communities
80-100	Few or no changes needed	0
60-79	Opportunities for improvement	8
<60	Reform needed	191

New Scores of 40 Communities Making Changes (Completed or Planned)

Score	CWP Characterization	Communities Original/New
80-100	Few or no changes needed	0/2
60-79	Opportunities for improvement	4/12
<60	Reform needed	36/26

Amount of Change Varied

- 30 communities: < 20 points
- 10 communities: increased by as much as 38 points
 - Multiple Jurisdiction Codes and Ordinances Review Workshop
 - Community Site Planning Roundtable Workshop Series

Predominant types of changes

- Street width and length
- Vegetated open channels
- Parking ratios
- Set backs and frontages
- Open space development and management
- Aquatic buffers and their management
- Storm water treatment

The Future of Growth Readiness

- Tennessee
 - Duck River Watershed Site Planning Roundtable
 - New Site Planning Roundtables – 29 communities indicated possible interest
 - Land Use Planning for Water Quality
- Expansion to other states
 - Kentucky – training
 - Virginia – Tazewell Co., Wise Co. workshops
 - Georgia – North Georgia pilot

Water Quality May Not Be a Community's Priority Issue

- Preserving open space, farmland and historic sites
- Increased tax base and job opportunities
- Transportation systems
- Air and water pollution
- Adequate schools

But addressing these issues may improve water quality!

Cumberland Region Tomorrow

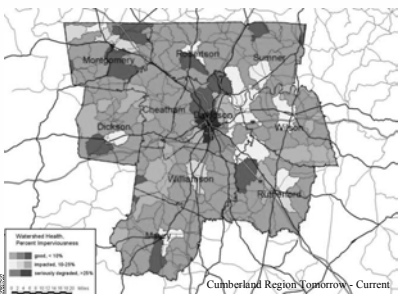
Goals

- Preserve unique community character and heritage
- Preserve critical open spaces
- Encourage high quality development practices

Present land use



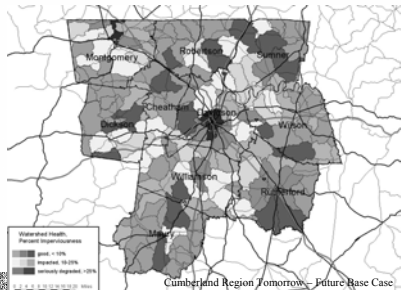
Water quality & imperviousness



Future land use – base case



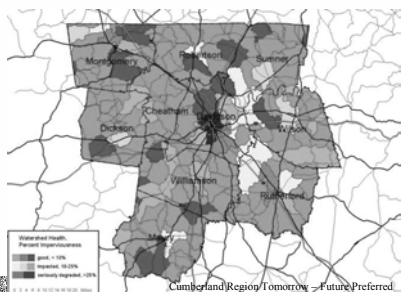
Future water quality?



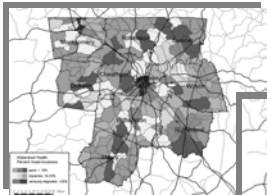
Future land use - preferred



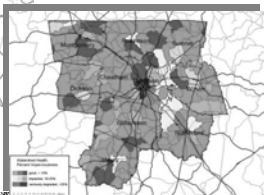
Growth & water quality too!



Growth & water quality & everything else



The Future
business as usual



The Future
with best practices

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