



Summary

The following recommendations are designed to assist in identifying and developing initiatives that encourage sustainable development, natural resource protection and enhance canopy in residential and commercial development.

Encourage Sustainable Development

Environmentally, sustainable practices can help protect natural resources, mitigate and adapt to climate change and promote biodiversity. The below are identified incentives for potential inclusion by Copley.

Sustainability Check List

A Sustainable Development Checklist is not graded or scored – there is no pass or fail. Instead, the purpose of a Checklist is to encourage developers to address issues early and submit proposals that are more sustainable than they would otherwise have been. They can also be used to promote the sustainable development on Copley's existing website. There are a number of example checklists with a modified checklist provided to Copley in this document as an appendix.

Identify Priority Development Areas (PDAs)

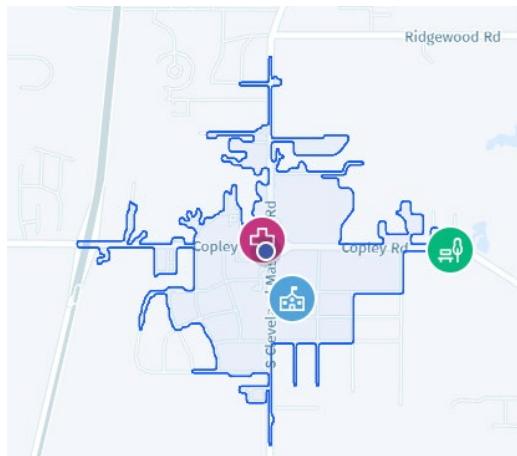
PDAs are areas with convenient public transportation/transit service and utilities are built and prioritized for housing, jobs, and services. PDAs range from downtowns to main streets to aging malls. PDAs are voluntarily nominated and are included in long-range strategy for reducing greenhouse gas emissions, meeting the housing needs of every community, and advancing equity, mobility and economic vitality.



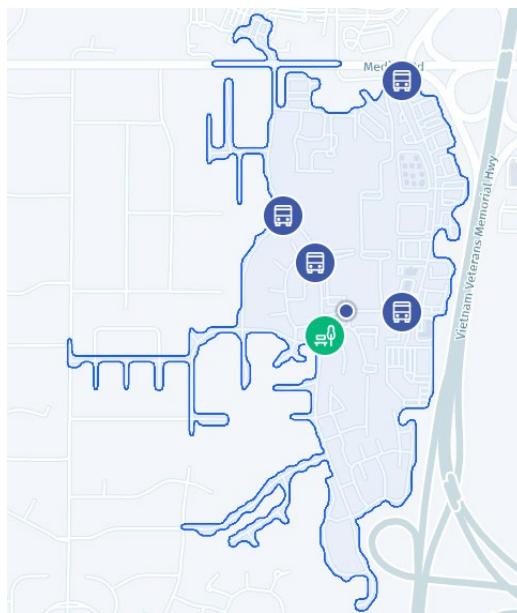
In Copley, the PDAs are areas around I-77's ramps, W. Market Street/SR-18 and the town Center. Additionally, areas already serviced by water and sewer can be added to the PDA areas in the future.

15-minute Neighborhoods

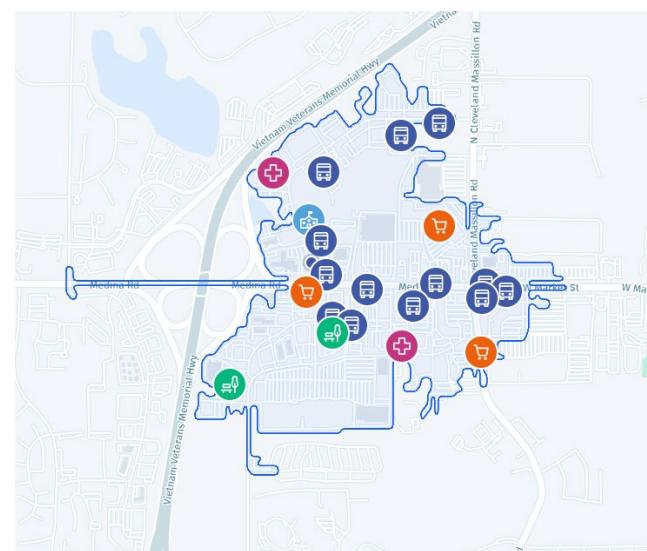
The '15-minute' neighborhood concept – developed primarily to reduce carbon emissions by decreasing the use of cars and motorized commuting time – is a decentralized urban planning model, in which each local neighborhood contains all the basic social functions for living and working. The 15-minute neighborhood include groceries, medical services, cultural services, education, transit and leisure. Of the existing neighborhoods in Copley, these three neighborhoods were the closest to achieving a 15-minute neighborhood:



Copley Circle has 4 of the 6 services in a 20-minute walk radii ([The 15-min city – check your access to essential living needs \(here.com\)](#))



Montrose has 5 of the 6 services in a 20-minute walk radii [The 15-min city – check your access to essential living needs \(here.com\)](#)



Heritage Woods has 2 of the 6 services within a 20-minute walk radii [The 15-min city – check your access to essential living needs \(here.com\)](#)

Provide Natural Resource Protection

Copley Township already has numerous Natural Resource Protection tools including open space protection codes, environmentally sensitive areas mapped, and inclusion into the regional Summit County Stormwater Management Program.

Additional Natural Resource protection tools may include:

Priority Conservation Areas

PCAs are locally designated areas for protection and restoration. They may be critically important ecological, recreational, heritage, agricultural, and public access areas that are significant for their contribution to water quality and general quality of life. PDAs are locally designated areas where development and/or redevelopment is to be especially encouraged in order to maximize development potential, maximize the efficient use of infrastructure, promote the revitalization of existing cities and towns, and contribute to the restoration of the Ohio River watersheds.

Copley's existing mapping of Environmental Constraints areas is similar to PCA mapping but would also include hydric soils. Hydric soils overlay the other layers already identified as part of the Environmental Constraints area map, therefore no changes would be needed.

Team with Conservation Organizations for priority conservation easements

Conservation organizations often can apply for alternative funding sources and can provide more resources for conservation and protection. Often these organizations can provide education, programming, operations and maintenance. There are several non-profit conservation organizations within Copley's geographic footprint that might be good partners, including:

- West Creek Conservancy (WCC)
- Western Reserve Land Conservancy (WRLC)
- Trust for Public Land (TPL)
- The Nature Conservancy (TNC)

Regional Stormwater Control and Modeling

- Prioritize larger greenways that have greater connections to historic flooding areas. Maintain records of flooded areas to assist with future grant applications.
- Prioritize retrofits of historic basins
- Continue to work with Summit County Engineer for flood control projects
- Develop a stormwater control ordinance that allows for regional detention basins to be managed by the township or county to provide improved long-term control.

Enhance Canopy in Residential and Commercial Development

Copley Township has an existing Tree Preservation code (Article 16). Copley's code identifies a fee-in-lieu of tree preservation but does not identify when these trees shall be planted, what type and where. This code can be improved by utilizing code examples from other municipalities such as:

Copley Tree Preservation Code Revision Recommendations

Granville, OH: [CHAPTER 1184 Tree Preservation Code \(amlegal.com\)](#)

“Tree Bank Option means that if on-site Tree replacement is impossible or impractical, the remaining balance of required Replacement Trees **shall be planted** on a designated Tree Bank Site determined by the Village Planner. “

“Section 1184.10 Tree Planting and Replacement.

- a) Species selection shall be based upon the amount of space available for proper growth on the site in accordance with width of Tree lawn as specified in the Village Code, Section 1193.04; and informed by the most current Preferred Tree List maintained by the Village Planner.
 - a. *suggest using a local list like City of Cleveland's Preferred Tree List [Cleveland Tree Plan Appendix A Tree Selection Guide – Cleveland Tree Coalition \(clevelandtrees.org\)](#)*
- b) “The Applicant is expected to plant Trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- c) Approval of a plan shall be contingent upon the Applicant depositing with the Village either bond or other insurance/surety in an amount **equal to the estimated cost of materials and labor of Trees** at the time of installation.
- d) Every effort shall be made to replant a minimum of fifty percent (50%) of the required Replacement Trees in another location on the site from which the original Trees were removed to maintain the remaining natural distribution of Tree cover in the Village.
- e) Replacement Tree shall, to the extent possible, have a minimum caliper of two (2) inches and a clear trunk height of at least six (6) feet. The schedule for Replacement Trees will be based on the diameter, twenty-four(24) inches above grade of those Trees removed. Replacement Trees shall equal the diameter or aggregate diameter of the Tree(s) removed; i.e., removal of a twenty-four (24)-inch diameter Tree at twenty-four (24)inches above grade would equal twelve (12), two (2) inch diameter Trees.”

“Section 1184.11 Replacement Schedule for Heavily Wooded Sites.

...This calculation shall be a measured estimate based on Tree size and canopy achieved over a thirty (30) year period....

...may approve one, or any combination of, the following alternatives as a means of meeting the Tree replacement requirements:

- a) Replace as many Trees as is practical on the affected lot; and/or
- b) Replace as many Trees as is practical within the affected subdivision phase; and/or
- c) Replace as many Trees as is practical within the affected subdivision; and/or
- d) For those Trees that cannot be replaced through steps one through three above, the developer or owner shall be required to replace the Trees elsewhere in the Village; and/or
- e) Donate two hundred fifty dollars (\$250.00) per Tree removed payable to the Village Tree Bank Fund for purchase and planting of Replacement Trees at an alternate location, up to a maximum of twenty-five thousand dollars (\$25,000).”

Cleveland, OH:

341.051 Tree Preservation Plan Required [§ 341.051 Tree Preservation Plan Required \(amlegal.com\)](#)

“ 341.051 Tree Preservation Plan Required

(a) For any development project that meets the criteria of Section [341.02](#) (“development project”) and is situated on one (1) or more acres of land, and for apartment, townhome or condominium projects of four (4) or more units situated on any size parcel of land, a Tree Preservation Plan shall be submitted as part of the Building Permit application. The Tree Preservation Plan shall be approved by the Commissioner of Urban Forestry (“Commissioner”) or a designee **before a Building Permit is issued**. A Tree Preservation Plan is not required for single-family dwellings, two-family dwellings, and three-family dwellings or for any person, firm, or corporation demolishing a building or structure pursuant to a valid demolition permit issued under [Chapter 3115](#) of this Code.

(b) The Tree Preservation Plan shall include: (1) the location, botanical name, dimension at breast height (DBH), and vertical height of all existing trees on the property; (2) the intent to preserve, relocate, or replace each tree; (3) measures to be taken to protect new and mature trees during construction, and to protect roots and soil during construction, following *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time; and (4) any other information the Commissioner or a designee requires to determine compliance with this chapter. The Tree Preservation Plan shall be adhered to during all phases of construction on any development project for which a Tree Preservation Plan is required.”

“341.052 Tree Preservation General Requirements

The following are basic provisions for the preservation of private and public trees during construction of development projects on one (1) or more acres of land, for apartment, townhome or condominium projects of four (4) or more units situated on any size parcel of land, and for protecting public trees under Section [509.14](#).

(a) All trees with a DBH of over six (6) inches shall be preserved, maintained and protected during construction, a tree's roots shall be protected, and the size of the Tree Protection Zone shall be, in accordance with *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time.

(b) Trees on the property shall not be removed without prior written approval from the Commissioner of Urban Forestry (“Commissioner”) or a designee and only if one (1) or more of the following situations apply:

- 1) The tree poses a risk. To verify that a risk exists, the City may require a tree risk assessment be performed by the Commissioner or designee or an International Society of Arboriculture (ISA) Certified Arborist with the ISA qualification.
- 2) The tree is planted too close to an existing structure, such that it is either damaging or has the clear potential to damage the structure.
- 3) The tree inhibits an infrastructure repair due to its proximity to the needed infrastructure repair. Trees should not be removed simply because a sidewalk is

raised or cracked, unless it is determined that removal of the tree is necessary for the sidewalk repair.

- 4) The tree has structural defects (e.g., split trunk, poor branch attachments), is damaged to the point that it cannot recover and grow properly, or that it will grow in a misshapen or unsightly manner that could result in failure.
- 5) The tree is infested with an epidemic insect or disease where the recommended control is not applicable and removal is necessary to prevent transmission of the insect or disease to other trees. The City may require this condition to be verified by the Commissioner or designee or an ISA-Certified Arborist.
- 6) The Commissioner or a designee determines that the removal of the tree is necessary to carry out construction in compliance with approved plans.”

§ 341.053 Civil Penalties for Damaged Trees or Trees Removed Without Approval

(a) Any person, firm, or corporation required to submit a Tree Preservation Plan that damages a tree located in the development site, due to the failure to properly protect or maintain the tree during construction pursuant to Section [341.052](#), whether by negligence or otherwise, shall be charged one **thousand dollars (\$1,000.00) per area of damage to the above ground portion of the tree**. If the damage can be repaired or reduced following *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time, the party responsible for the damage shall hire an ISA-Certified Arborist to repair or reduce the damage at the cost of the responsible party. If the damage to the tree is adequately repaired by the ISA-Certified Arborist, in the discretion of the Commissioner of Urban Forestry (“Commissioner”) or designee, the Commissioner may waive the civil fine.

(b) Any person, firm, or corporation required to submit a Tree Preservation Plan that harms a tree within the development site by **failing to properly protect the roots** in violation of Section [341.052](#) or division (e) of Section [352.05](#), such that an ISA-Certified Arborist believes the tree will fall or decline and die within two (2) calendar years of the date of completion of construction, shall be charged the full value of the tree as established using the Trunk Formula Method outlined in *The Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers, as may be amended from time to time, or other tree replacement analysis provided by similar publication.

(c) Any person, firm or corporation required to submit a Tree Preservation Plan that removes any tree located in the development site in violation of Section [341.052](#), shall be charged a civil fine of one thousand dollars (\$1,000.00) for each tree removed in addition to the full cost of any removed tree based on the replacement cost of the tree as established using the Trunk Formula Method outlined in *The Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers, as may be amended from time to time, or other tree replacement analysis provided by similar publication.”

Copley Tree Preservation Incentive Revision Recommendations

Copley Township also has an existing tree Planting Grant program. That program can be improved by:

1. Incorporate the existing Copley Tree Planting Grant Program with the existing Summit County Engineer & SWCD's Surface Water Management District Grant Program: [SWMD Grant Program \(14 x 11 in\) \(summitengineer.net\)](#)
 - Include installation & maintenance costs in the current grant program

Kimley»Horn

- Identify Copley-contracted tree maintenance contractors to help maintain trees

- Link to existing heat island maps and prioritize areas for trees grants where most effective:

- [Tree Equity Score](#)
- [National Explorer](#)
- [Urban Heat Island Severity \(Data Source: The Trust for Public Land\)](#)
(arcgis.com)

- Include items that other SWCDs do as part of their tree grant program. For example Franklin Soil & Water Conservation District:

<https://www.franklinswcd.org/columbus-tree-assistance-program>

- Tools (shovels, gloves, etc.)
- Standard Tree Planting Guidelines
- Links to maintenance documents, including deer damage

2. Build public awareness of the importance of tree maintenance through links and information on Copley's existing website:

- Have a Tree Maintenance Month. Time it with the Tree Grant program. Include social media posts with key facts about trees, such as:
 - [Why are trees important to the environment? \(Video\) | Blog \(citizensclimatelobby.org\)](#)
 - [Why Trees Are Important | One Tree Planted](#)
 - [Why Trees Are Important | One Tree Planted](#)
- Provide links to tree maintenance
 - [Tree Owner's Manual \(usda.gov\)](#)
 - [HOW to Prune Trees \(usda.gov\)](#)
 - [Private Property Tree Assistance | Ohio Department of Natural Resources \(ohiodnr.gov\)](#)

3. Incentivize Woodlands through the Ohio Tree Farm Program and Other Ohio Programs

- <https://www.ohioforest.org/mpage/OhioTreeFarmHome>
- [Landowner Assistance | Ohio Department of Natural Resources \(ohiodnr.gov\)](#)
- [Ohio Forestry | Natural Resources Conservation Service \(usda.gov\)](#)

