



EcoCity CLEVELAND

IDEAS AND TOOLS FOR A SUSTAINABLE BIOREGION

\$4

Double Issue

Volume 8, Numbers 4-5 May/June 2001

Editor: David Beach

Inside

The promise of land trusts



Quality of place
and the new economy



One family's
conservation easement



Why commuter rail can't help
Northeast Ohio



Green building
starts from the inside



Good words

Our duty to the whole,
including the unborn generations,
bids us to restrain an unprincipled present-day
minority from wasting the heritage
of these unborn generations.

The movement for the conservation of wildlife
and the larger movement for the conservation
of all our natural resources are essentially
democratic in spirit, purpose, and method.

— Theodore Roosevelt

The need for breathing spaces
and recreation grounds is being forced upon
the attention of practical men,
who are learning to appreciate the fact
that a city, in order to be a good labor-market,
must provide for the health and pleasure
of the great body of workers.

— Daniel Burnham,
Plan of Chicago, 1909

OPEN SPACE NOW OR NEVER



Farms and woods and wetlands: Remains of the countryside east of Cleveland.

Preserving the best places remaining in Northeast Ohio

In the next decade, much of Northeast Ohio
will have a last chance to preserve significant parcels of land.

The opportunities will be great – and fleeting.
Park districts, land trusts and other conservation organizations
need to lead the public

toward a new, regional vision of open space.

In terms of leveraging benefits,
this could one of the smartest investments
the region could make.

See pages 4-18

Who are your heroes?

It's time to start thinking about this year's Bioregional Hero Awards, and we need your ideas! The awards will be announced at our 2nd annual member party on the evening of August 2 (save the date!). To refresh your memory, here are some possible award categories based on last year's awards:

- Lifetime achievement – for many years of accomplishment and creative work to promote ecological cities and conservation.
- Visionary – for being ahead of the times in promoting an ecological vision that has now come to reality.
- Public official – for an elected official or staff of a government or public agency who has provided significant leadership to create a more sustainable region.
- Development project of the year – for a development or building that demonstrates cutting-edge green design and makes ecology a living part of the built environment.
- Alternative transportation – for a group or project that demonstrates the potential of creating a pedestrian-friendly, bicycle-friendly, transit-accessible region.
- Messenger – for employing words or other art forms to inspire new ways of thinking about ecological design and environmental quality.
- Community activist – for a volunteer with a long record of effective advocacy to create a healthier environment and more just society in Greater Cleveland.
- Best new organization or program – for a new initiative that has emerged to make a big difference.
- Newcomer – for a person who has brought new energy to the movement for ecological design and sustainable communities.

We will retain many of the categories, but we can be creative about adding or subtracting them, depending on the people we want to honor. So please send us names and ideas for categories. Send them by email to dbeach@ecocleveland.org, or give us a call.

Thanks!

Talbott recognized

Congratulations to EcoCity Cleveland trustee Nelson Talbott for receiving the 2001 Conservation Award from the Cleveland Museum of Natural History. Talbott has been a museum trustee since 1966 and has served on the boards of many other local and national conservation organizations, including the Chagrin River Land Conservancy, Ohio Chapter of The Nature Conservancy, Ohio League of Conservation Voters, Yale Institute for Biospheric Studies, and World Wildlife Fund. Also receiving this year's Conservation Award was museum trustee William McCoy, who has led efforts to purchase ecologically significant lands for the museum's system of nature preserves.



David Beach
Editor

Mission

EcoCity Cleveland is a nonprofit, tax-exempt, educational organization.

Through the publication of the *EcoCity Cleveland Journal* and other programs, it will stimulate ecological thinking about the Northeast Ohio region (Cuyahoga Bioregion), nurture an EcoCity Network among local groups working on urban and environmental issues, and promote sustainable ways to meet basic human needs for food, shelter, productive work and stable communities.

Board of Trustees

David Beach, *Director, EcoCity Cleveland*
 Stuart Greenberg, *Environmental Health Watch*
 Nancy F. Keithley, *N. F. Keithley & Co.*
 Judy Rawson, *City of Shaker Heights and First Suburbs Consortium*
 Richard Shatten, *Weatherhead School of Management, CWRU*
 Phil Star, *Center for Neighborhood Development, CSU*
 Nelson S. Talbott, *Sawyer Research Products*
 Chris Trepal, *The Earth Day Coalition*
 Carl Wirtz, *Hausser + Taylor*

Advisory Board

Molly Bartlett, *Silver Creek Farm*
 Thomas Bier, *CSU Housing Policy Research Program*
 James Bissell, *Cleveland Museum of Natural History*
 Patricia Carey, *Regional Solutions*
 Anne Chaka, *Union of Concerned Scientists*
 Edith Chase, *Ohio Coastal Resource Management Project*
 Herbert Crowther, *Computer Aided Planning*
 John Debo, *Cuyahoga Valley National Park*
 Ruth Durack, *KSU Urban Design Center*
 Richard Enty, *Greater Cleveland Regional Transit Authority*
 David Goss, *Build Up Greater Cleveland*
 Soren Hansen, *InterGraphic Engineering Services*
 Rick Hawksley, *Fuller Design Group and NE Ohio Land Trust Coalition*
 Michael Johnstone, *Minority Environmental Association and EnviroSpherics Consulting*
 Susan Lacy, *United WE-CAN!*
 Steve Madewell, *Lake County Metroparks*
 Elaine Marsh, *Friends of the Crooked River*
 Amanda Morris, *Garden Club of Cleveland*
 David Orr, *Oberlin College Environmental Studies*
 Jeffrey Rechenbach, *Communications Workers of America*
 Mikellann Ward Rensel, *Cleveland Neighborhood Development Corp.*
 Norman Robbins, *CWRU Center for the Environment*
 Kathleen Tark, *City Architecture*
 Carol Thaler, *Cuyahoga County Planning Commission*
 Jerome Walcott, *Commission on Catholic Community Action*
 Bill Whitney, *Detroit Shoreway Community Development Organization*

Staff

David Beach, Director (dbeach@ecocleveland.org)
 Manda Gillespie, Project Manager (mgillespie@ecocleveland.org)
 Ryan McKenzie, Project Manager (rmckenzie@ecocleveland.org)

■
EcoCity Cleveland Journal

2841 Scarborough Road, Cleveland Heights, OH 44118

Cuyahoga Bioregion

Telephone 216-932-3007 / Fax 216-932-6069

E-mail: ecomail@ecocleveland.org

Web: www.ecocleveland.org

■
 Published monthly, except for frequent larger issues. Unless otherwise noted, all articles and photographs are by David Beach. Submissions from others are welcome, but please call first. We cannot be responsible for unsolicited materials.

Readers are encouraged to use the information in *EcoCity Cleveland*. Just call for permission to reprint articles. After you're finished with your copy of the journal, pass it on to friends or recycle it. If you are a regular reader, please subscribe.

Supported by members, individual donations, and operating grants from the George Gund Foundation, Cleveland Foundation, and Raymond John Wean Foundation.

Printed at Orange Blossom Press in Cleveland on 100% post-consumer waste recycled paper using soy-based inks.

ISSN 1084-0885

© 2001 EcoCity Cleveland

Airport gets ok to bury creek

The U.S. Army Corps of Engineers recently approved a wetlands permit that will allow Cleveland Hopkins Airport to expand runways. The construction will require a mile of Abram Creek to be buried in a culvert.

Prior to the Corps permit, Ohio EPA had to certify that the project would meet water quality standards. Despite being under tremendous political pressure, the agency refused to issue the certification. Instead, it took the unusual step of issuing a waiver — declining to act on the permit and, in effect, admitting that it is unable to stop water quality from being degraded.

The waiver could set a bad precedent and lead to attempts to culvert creeks all over the state. Ohio EPA officials were obviously concerned about this, and they sought to describe the airport as a special case. In the letter transmitting the waiver to the Corps, Ohio EPA director Christopher Jones concluded: “The facts of this case are highly unusual. This action does not set a precedent such that future applicants might expect similar relief for projects which do not mirror the social and economic justification here.”

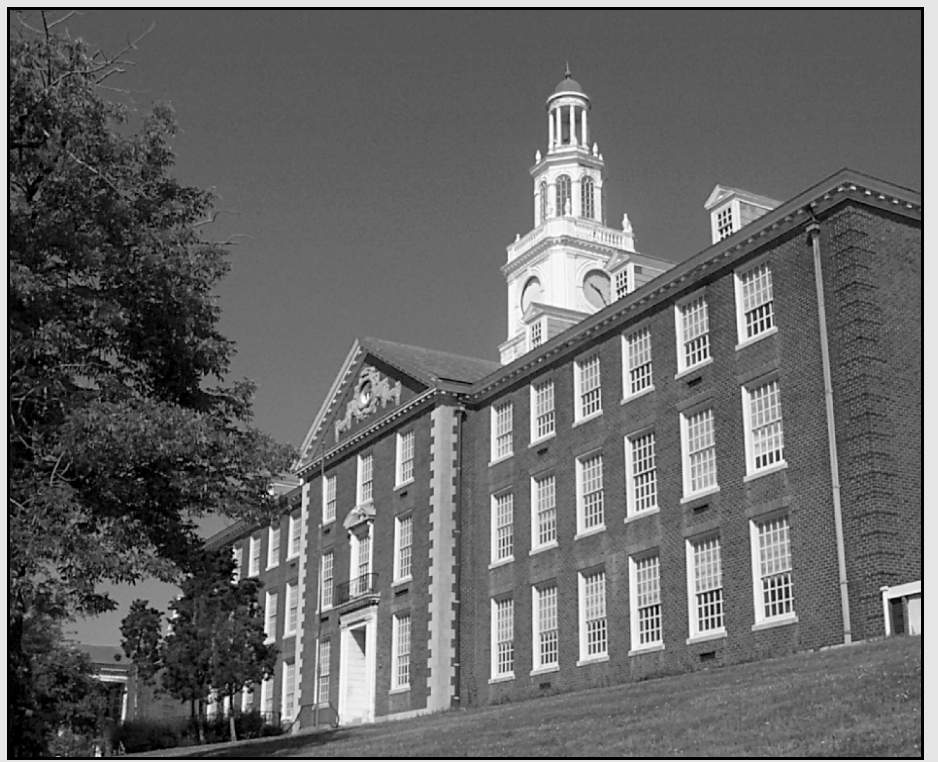
Saving Bass Lake

The Chagrin River Land Conservancy is racing the funding clock to save Bass Lake, one of only a few kettle hole glacial lakes in Ohio still retaining most of its natural features and the most important archeological site in Geauga County. The lake, which is part of the headwaters of the main stem of the Chagrin River, is surrounded by hundreds of acres of high-quality wetlands and swamp forest. It is home to many rare plants and animals, and it is the last refuge of Ohio’s native brook trout.

The conservancy has obtained an option to purchase the lake from a development company whose plans had included subdivisions, peat mining, and a golf course. Half of the \$5.78 million price must be raised by June 30 and the balance by the end of the year. If successful, the conservancy will place conservation easements on the property and transfer it to Geauga Park District to be operated as a nature sanctuary.

Auburn Corners ready to develop

With the completion of the Auburn Corners Wastewater Treatment Plant, the rural



Outrage of the month

Demolishing history: One of the grandest sights in East Cleveland, Kirk Middle School, is slated to be demolished and replaced with a new school building. The state agency that provides funds for school construction, the Ohio School Facilities Commission, is biased against renovating historic buildings. According to the commission’s formula, if the cost of renovation is more than two-thirds the cost of a new building, the state won’t pay for renovation. Historic preservationists, led by the Cleveland Restoration Society and the National Trust for Historic Preservation, have rallied public support to save Kirk. In response, the East Cleveland Board of Zoning Appeals recently delayed demolition so an independent team of architects can assess the potential for restoration.

Geauga County area around US 422 and SR 44 will be exploding with development. The new plant has eliminated old pollution sources and will allow the safe treatment of newly developing properties. It incorporates an additional polishing pond to ensure high quality water before discharge into LaDue Reservoir, part of the City of Akron’s water supply system.

Lake Erie drilling

The national push to drill more oil and gas wells in environmentally sensitive places has reached Lake Erie. Gas companies are pushing to end a 16-year ban on drilling in Ohio waters of the lake.

Environmental groups are pushing for a new state law which would permanently ban drilling. For more information, contact the Ohio Public Interest Research Group at 216-791-1116 or www.ohiopirg.org.

Business expands infrastructure role

The Greater Cleveland Growth Association has created the Logistics and Infrastructure Coalition (LINC) to expand business involvement in regional infrastructure planning. LINC held its first meeting on May 3, and its steering committee is composed of over 50 business, elected official, and infrastructure agency representatives from five counties. The group will have five initiatives: Build Up Greater Cleveland, federal and state infrastructure advocacy, regional storm water management, a regional waterfront initiative, and a regional logistics initiative.

For more information, call David Goss at 216-592-2214.

Open space now or never

Somewhere out there — beyond the woods and fields and the cattail marsh — is a bold, new vision for open space in Northeast Ohio.

The vision is still hazy and incomplete, but it is definitely emerging. More and more people are talking about it — people in park districts, land trusts, river protection groups, farmland preservation groups, planning agencies, and civic organizations.

They're asking, "What's the plan to preserve the best undeveloped lands remaining in our region? How can we save our natural heritage and provide recreational opportunities for the next generation? How can we use access to nature as a lure for high-tech workers? And how can we do this on a large, regional scale that transcends the artificial political boundaries of cities, townships, and counties?"

There is a sense of urgency in these questions. Increasingly, people are realizing that the window of opportunity for significant open space preservation is closing rapidly. The region's central county, Cuyahoga County, is almost completely developed. And land is going fast in the surrounding ring of counties. As development sprawls outward, we may soon have to start looking for open space way out in the next ring — Erie County, Wayne County, Ashtabula County.

To make a difference, we need to do much more than we are doing now — and we need to act fast. We need a crash program of land preservation at the regional scale. It would be one of the best investments the region could make.



Beech-maple forest in Geauga County: Large blocks of unfragmented forest are a conservation priority.

Building on the past

At EcoCity Cleveland, our interest in this stems in part from the work we did two years ago on the *Citizens' Bioregional Plan for Northeast Ohio*. We argued that cities should exist in balance with their surrounding countryside and that it was time to create a next-generation greenbelt around the region.

Our inspiration came from William Stinchcomb, the father of the Cleveland Metroparks. In 1905, Stinchcomb was a young engineer of parks for the City of Cleveland, and he began developing an amazing vision of a ring of parks around the outskirts of the city. He wrote at the time:

I want to suggest the advisability of ultimately establishing an outer system of parks and boulevards... Through the valleys of Rocky River on the west, and Chagrin River on the east, lie some of the finest stretches of natural park lands to be found in the northern part of Ohio. While all this is now entirely outside of the city, it will be but a short time before they will be inside or very near the limits of a "Greater Cleveland" and it seems to me that such fine stretches of natural parkway should be secured for the benefit of the entire public before private enterprise or commercial industry places them beyond reach.

Stinchcomb's vision grew into the Cleveland Metroparks' Emerald Necklace, one of the most important assets of the region. It happened because he and others had the ability and courage to think a generation ahead of their time and think on a large scale.

In the 1970s, the region took another big leap forward with the establishment of the Cuyahoga Valley National Recreation Area (now National Park), which protected the beautiful swath of river valley between Cleveland and Akron. Without the 33,000-acre park, much of the valley would now be developed. Instead, it's become one of

Open space vision for the next generation

What would it be like if our region really did a great job preserving open space? We would have:

- Trails and greenways connecting all parts of the region and beyond.
- River corridors and wetlands protected from development.
- Large preserves to sustain biological diversity and representative ecosystems.
- A scenic countryside where family farms preserve private open spaces between protected natural areas.
- Attractive urban parks in all neighborhoods.
- Expanded public access to the Lake Erie shore.
- A plan for open space that would promote consensus about where development is desirable in the region.

the nation's most popular parks and the centerpiece of the Ohio & Erie Canal National Heritage Corridor.

A mosaic of protected lands

Now, as we progress into the new century, it's time to ask how to take the next big leap in open space protection. Our region has grown outward and so must our vision of open space.

The metropark districts in the rural counties around Greater Cleveland have worked hard to acquire land, but their current resources will probably not permit them to create the kind of outer greenbelt the region needs. To do the job, we need to think of more than public parks. We need to envision a mosaic of protected greenspaces around the region — lands that serve different purposes, including nature preserves protecting rare plants and animals, river corridors protecting water quality, parks and trails for public recreation, as well as farmland and other private open spaces that preserve a working countryside.

To create such a mosaic, we will need many strategies for land conservation and many partners working together. Park districts will play an important role, but so will private organizations, such as land trusts.

Open space partners

Here are some of the local organizations that have been talking about regional open space:

- **Park districts:** During the past three years the directors and staff of park districts in eight counties have been meeting to discuss ways to coordinate efforts at a regional scale. With funding from the Cleveland Foundation and George Gund Foundation, they have mapped the remaining open spaces in the region, which provides a good starting point for a discussion of new open space opportunities and how to link existing parks with trails and greenways. The participants include Cleveland Metroparks, Geauga Park District, Lake Metroparks, Lorain County Metro Park District, Medina County Park District, Metro Parks Serving Summit County, Portage Park District, Stark County Park District, Cuyahoga Valley National Park, and the National Park Service Rivers and Trails Program. It is exciting to have representatives from all these park districts in the same room talking about a shared vision that crosses county lines.

- **Land trusts:** In Northeast Ohio, there are at least 18 land trusts, nonprofit organizations that work directly with landowners to preserve land. Sometimes



Consuming land: Houses on large lots are sprawling rapidly into rural areas of Northeast Ohio.

landowners are interested in protecting their land but not in selling to a government agency. A private land trust can help assure that land will remain undeveloped, often by negotiating a conservation easement offering tax advantages to the owner. The largest land trust in the region, the Chagrin River Land Conservancy, protected 777 acres last year in the Chagrin River watershed. Most of the other land trusts are smaller and lack professional staff to execute many complex land deals. With the right technical assistance, however, they could greatly expand conservation activity. In the past several years, there has been an on-going discussion among the land trusts, convened under the umbrella of the Northeast Ohio Land Trust Coalition, about provide services to land trusts on a regional basis. (See pages 10-13 for a summary of our recent survey of land trust capacity in the region.)

- **Cleveland Museum of Natural History:** In addition to being the repository for incredible collections of plant, animal, anthropological, and geological specimens that document the natural history of the region, the museum has protected 3,000 acres of land. These nature preserves shelter some of the rarest ecosystems in Northeast Ohio. The museum continues to add to its holdings, and its staff provides scientific advice to guide preservation efforts throughout the region.

- **Trust for Public Land:** When the public sector or other organizations can't move fast enough to protect land, TPL can intervene to bridge the gap with temporary financing and technical assistance. With a

local office in Cleveland, TPL has brokered some significant conservation deals, including the Coliseum property in Richfield and Edison Woods in Erie County. As a large, national organization, TPL also has experience assisting campaigns to raise public funds for open space. The local office has helped levy campaigns in Portage County, Medina County and elsewhere. It would likely be involved in any regional campaign for open space.

- **The Nature Conservancy:** The Nature Conservancy, an international conservation organization, has a Northeast Ohio office in Chardon. Current plans call for it to become more active in the areas of the Grand River watershed, Pymatuning Creek watershed, and the "Akron kames region" (the wetland-rich area between Burton and Canton where melting glaciers deposited sand and gravel). The office will be developing conservation plans for these areas, promoting land preservation and ecological restoration, and building partnerships with other conservation organizations. TNC brings a great deal of expertise about the preservation of high quality ecosystems.

- **Canal Corridor organizations:** The Ohio & Erie Canal National Heritage Corridor, which stretches more than 100 miles from Cleveland to New Philadelphia, is already a great model for regional cooperation. It shows how a greenway corridor and trail system can promote quality of life, environmental restoration, cultural heritage, and economic development. The Canal Corridor is like the

Green infrastructure: Planning for our life support system

All over America, communities plan for and invest in the gray infrastructure of roads, utility lines, communications and water systems, and the social infrastructure of schools, hospitals, and libraries. But there is another infrastructure system that needs to be planned for and invested in first — green infrastructure, America's natural life support system.

Green infrastructure is an interconnected network of conserved natural areas and features (including wetlands, woodlands, waterways, and wildlife habitat), public and private conservation lands (including nature preserves, landscape linkages, wildlife corridors, and wilderness areas), private working lands of conservation value (including forests, farms, and ranches) and other protected open spaces (including greenways and parks). It is green space that serves multiple purposes and is strategically planned and managed at the local, regional, and state levels. Green infrastructure supports native species and habitats, maintains natural ecological processes and functions, sustains air and water resources, and contributes to the health and quality of life of America's communities and people.

Green infrastructure planning links the needs for green and gray infrastructure in a more effective, economical, and livable network than would otherwise occur. It ensures that green space and gray space are placed where most needed and most appropriate. In a rural landscape, it identifies vital ecological areas and linkages in advance of growth and development. In built environments, it identifies opportunities for the restoration and enhancement of naturally functioning systems.

A city, county, or state would never build a road, water, or electrical system piece by piece, or engage in redevelopment without advance planning, assurances of public financing, or coordination among different system components and jurisdictions. It is time to do the same for green space.

— Mark Benedict,
The Conservation Fund
(from the American Planning
Association's October 2000 *PAS Memo*)

north-south spine of the region. In a larger open space vision, numerous greenways will link to this spine from the east and west.

■ **Cuyahoga County:** In a developed area like Cuyahoga County, there aren't many new opportunities to protect big chunks of open space. But communities can do a lot to improve urban parks create new greenway corridors, and expand access to Lake Erie. The Cuyahoga County Planning Commission will soon be completing a strategic plan for greenspace that aims to put a park, garden or trail within a half mile of every county resident. This urban greenspace plan can be a key component of a larger, regional plan for open space.

■ **Farmland preservation:** The preservation of a working, rural landscape should be a part of a regional open space strategy. One model is the Cuyahoga Countryside Conservancy, which is promoting small, sustainable farms in the Cuyahoga Valley National Park. Another group, the Ohio Ecological Food and Farm Association supports organic farms and builds links between farms and urban consumers. And the Center for Farmland Preservation in Northeast Ohio advocates for programs to preserve farmland, such as the use of Clean Ohio bond funds to purchase development rights from farmers. In many counties in the region, farmland preservation task forces are developing local strategies to preserve farming.

■ **Countryside Program:** Cookie-cutter subdivisions of new homes on large lots consume a lot of land and pave over natural features. An alternative is conservation development, which clusters homes on smaller lots and permits streams, woods and meadows to be protected. The Countryside Program, a program of the Western Reserve Resource Conservation and Development Council, provides information to townships and municipalities about zoning and planning techniques that encourage more sensitive development.

■ **Home builders and developers:** The preservation of open space does not have to be an anti-development message. It should be a conversation about the best places to develop and the best land to protect. After all, we need new housing in the region — the number of households is increasing



Almost lost: It required extraordinary, last-minute efforts to save the West Woods in Geauga County. The region needs to plan for the preservation of key natural areas.

(although much more slowly than in many other parts of the country). And older housing stock is wearing out and needs to be replaced. This new housing can be built in two ways. It can be built as single-family homes on large lots scattered haphazardly across the countryside (which is the current trend and is required by current zoning in most communities). Or it can be built as the redevelopment of existing housing, the infill development of vacant land in cities, or by building more compactly around existing cities and towns to conserve land and infrastructure costs. Enlightened home builders understand the latter is preferable and that the market is increasingly turning away from the same-old suburban sprawl. The Home Builders Association of Greater Cleveland has established a Smart Growth Education Foundation to promote development patterns that are less wasteful of land.

■ **State of Ohio:** Ohio ranks near the bottom in the amount of public open space per person, but there are small signs that the state is taking a greater interest in open space. The \$400 million Clean Ohio bond fund, which passed last November, will provide a modest stream of funding for land preservation and greenways. And the Department of Natural Resources is beginning to plan a statewide system of recreational trails. The state needs to do a lot more, however, to compete with states like New Jersey, which is spending \$1 billion to protect half of its remaining open space.

Acting at the regional scale

With all these organizations talking about open space, what's missing? Three things stand out: a regional framework for all of the organizations and activities to plug into, a coordinating organization, and much greater public funding for land protection.

■ **Regional framework:** A regional framework is needed because it's vital that thinking about open space preservation take place at the regional, multi-county scale. The forces influencing development patterns occur at the regional scale — a regional economy, housing market and transportation network. And the resources we want to protect also occur at the regional scale — rivers, wildlife corridors, or farming districts. Thus, the priorities for conservation should be set within a regional framework. The existence of a regional vision would give all the parties involved a sense of context and common purpose. Every local activity would assume greater significance because it would be contributing to a major transformation of the region.

■ **Coordinating organization:** An organization with professional staff is needed to plan for open space at the regional scale, establish conservation priorities, coordinate the activities of many organizations, and provide technical assistance to make all groups more effective. Presently, we have no entity to plan for the region, so we need to think creatively about a new organization or partnership. Other regions in the U.S. have such organizations. For example, Chicago Wilderness is the umbrella group for more than 100 conservation-related organizations in the three-state Chicago metropolitan area. It has created a biodiversity recovery plan for the region and has numerous public education programs promoting land protection and stewardship.



Farm field in Medina County.

■ **Public funding:** Meeting the open space needs of the next generation will require significant public funding. The money needs to be raised now before most conservation opportunities are lost (and to leverage state and federal funds that are becoming available). Our region has the capacity to do this. Every year we spend hundreds of millions of dollars on civic improvements, whether for roads, sports stadiums, museums, or other facilities. Why shouldn't open space — a democratic amenity that every citizen can enjoy every day of the year — get in line to be one of the next big investments?

Making the investment

Open space is a smart investment. It contributes to the competitiveness of a region in many ways:

■ **Recreational benefits** – Provides access to nature close to home for hiking, biking, fishing, swimming, sports, horseback riding, and bird watching.

■ **Environmental benefits** – Protects water quality, air quality, and the diversity of plants and animals that comprise our natural heritage.

■ **Economic benefits** – Attracts business investment and skilled workers to the region, boosts tourism, increases property values, and reduces the need for costly stormwater control.

■ **Community benefits** – Acts as a catalyst for community revitalization, promotes exercise and healthy lifestyles, and helps create a sense of place.

Across the nation, communities are aggressively investing in open space. According to the Land Trust Alliance, in 1998, voters approved 124 of 148 open space funding referenda (an 84 percent approval rate) for a total of over \$8 billion in public funding committed to preserve open and green spaces. In 1999, an off election year in which few referenda were expected, over \$1.8 billion in additional public funding for open space protection was approved by American voters in 92 of 102 referenda.

It's time to think big about open space in Northeast Ohio. This is about our future quality of life and our legacy for future generations. We only get one chance, and it's slipping away. □

Thanks to pilot David Kazdan for the plane flight that enabled EcoCity Cleveland to obtain the aerial photos in this issue.

Open space resources

■ American Farmland Trust, Ohio office, 200 North High St., #522, Columbus, OH 43215, (614) 469-9877, www.farmland.org.

■ Center for Farmland Preservation in Northeast Ohio, 2179 Everett Rd., Peninsula, OH 44264, (330) 657-2355.

■ Chicago Wilderness, www.chiwild.org.
■ The Conservation Fund, www.conservationfund.org.

■ Countryside Program, PO Box 24825, Lyndhurst, OH 44124, (216) 295-0511.

■ Cuyahoga Countryside Conservancy, 458 W. Hines Hill Rd., Boston Heights, OH 44236, (330) 528-1344.

■ Cuyahoga County Planning Commission, 323 Lakeside Ave., Suite 400, Cleveland, OH 44113, (216) 443-3700.

■ EcoCity Cleveland, 2841 Scarborough Rd., Cleveland Heights, OH 44118, (216) 932-3007, www.ecocleveland.org.

■ Green Infrastructure Working Group, www.greeninfrastructure.net.

■ Land Trust Alliance, www.lta.org.

■ National Park Service Rivers and Trails Program, 2179 Everett Rd., Peninsula, OH 44264, (330) 657-2950.

■ The Nature Conservancy, Northeast Ohio Program Office, 137 Main St., Chardon, OH 44024, (440) 285-8622, www.tnc.org.

■ Northeast Ohio Land Trust Coalition, c/o Roger Gettig, Holden Arboretum, 9500 Sperry Rd., Kirtland, OH 44094, (440) 946-4400.

■ Northeast Ohio Regional Parks Consortium, c/o Steve Madewell of Lake Metroparks, 440-639-7275, or Steve Coles of Cleveland Metroparks, 216-351-6300.

■ Ohio Canal Corridor, PO Box 609420, Cleveland, OH 44109, (216) 348-1825.

Ohio & Erie Canal Corridor Coalition, 520 S. Main St., Akron, OH 44311, (330) 434-5657.

■ Small Farm Research and Education Center, PO Box 51, Hiram, OH 44234, (330) 569-3487.

■ Smart Growth Education Foundation, Home Builders Association of Greater Cleveland, 6140 W. Creek Rd., Independence, OH 44131, (216) 447-8700.

■ Smart Growth Network, www.smartgrowth.org.

■ Trust for Public Land, Ohio office, 1422 Euclid Ave., Suite 446, Cleveland, OH 44115, (216) 928-7518, www.tpl.org.

■ Western Reserve Resource Conservation and Development Council, c/o Lake Soil and Water Conservation District, 125 E. Erie St., Painesville, OH 44077, (440) 350-2034.

Competing in the age of talent: Quality of place and the new economy

Open space preservation, access to nature, and other “quality-of-place” amenities may be keys to Northeast Ohio’s future economic development. In essence, that is the argument of the following article by Richard Florida, a professor of regional economic development at Carnegie Mellon University’s Heinz School of Public Policy and Management. The article is taken from a summary of a report that Florida prepared in January 2000 for the R. K. Mellon Foundation, Heinz Endowments, and Sustainable Pittsburgh. For more information, see www.heinz.cmu.edu/~florida and go to the “New Economy” section, or see the publications section of www.sustainablepittsburgh.org.

By Richard Florida

The rise of the new economy has radically altered the ways that cities and regions establish and maintain their competitive advantage. In the new economy, regions develop advantage based on their ability to quickly mobilize the best people, resources, and capabilities required to turn innovations into new business ideas and commercial products. The nexus of competitive advantage has thus shifted to those regions that can generate, retain, and attract the best talent.

This report summarizes the key findings of a year-long study of the role of talent in the new economy. The study looked specifically at how quality-of-place — that is amenities, lifestyle, and environmental quality — affect the ability of regions to attract talent and to generate and sustain high technology industry. To do so, it examined the performance of regions across the country on these dimensions, explored what leading regions are doing to be successful, and conducted focus groups with young knowledge workers in technology-based fields to better understand how they choose places to live and work.

The key findings of the study confirm that amenities and environmental quality matter in the attraction of talent and development of high technology regional economies, as follows:

- Quality-of-place — particularly natural, recreational, and lifestyle amenities — is absolutely vital in attracting knowledge workers and in supporting leading-edge high technology firms and industries. Knowledge workers essentially balance economic opportunity and lifestyle in selecting a place to live and work. Thus, quality-of-place factors are as important as traditional economic factors such as jobs and career opportunity in attracting



Nature close to home: A trail for hiking in Lake Metroparks Chapin Forest.

knowledge workers in high technology fields. Given that they have a wealth of job opportunities, knowledge workers have the ability to choose cities and regions that are attractive places to live as well as work.

- The availability of job and career opportunities is a necessary but insufficient condition to attract the young knowledge workers. Knowledge workers favor cities and regions with a “thick labor market” which offers the wide variety of employment opportunities required to sustain a career in high technology fields. Quality-of-place

completes the picture.

- Leading high technology regions also rate very highly in terms of quality-of-place with high levels of amenities and environmental quality. Austin, Texas; Seattle, Washington; the San Francisco Bay area; the greater Boston region; and Washington, DC score consistently high across virtually every quality-of-place measure — natural amenities, lifestyle amenities, and overall environmental quality. There is a strikingly strong correlation across the board between regions that are home to large concentrations of knowledge workers, amenities, and the environment. In this regard, amenities and the environment are part of a total package of factors required to become a successful technology-based region with a large pool of knowledge workers.

- Leading high technology regions have aggressively pursued strategies to bolster their environmental quality, natural amenities, and lifestyle offerings to attract and retain talent. Austin and Seattle have placed high priority on recreational amenities such as bike paths, mountain bike trails, parks and recreational areas, and accessibility to water for rowing and sailing. These regions have cultivated thriving music scenes and are also known for their youth-oriented cultures that are open and supportive of diversity. Both regions are among the national leaders in smart growth and sustainable development. Leading high technology regions have also supported the development of extensive lifestyle and recreational amenities around major university districts where knowledge workers reside.

- Knowledge workers prefer places with a diverse range of outdoor recreational activities (e.g., rowing, sailing, cycling, rock climbing) and associated lifestyle amenities. Access to water and water-based recreation is of particular importance to these workers. Knowledge workers prefer regions where amenities and activities are easy to get to and available on a “just-in-time” basis. Due to the long hours, fast-

Too many community leaders feel they must choose between economic growth and open space protection. But no such choice is necessary. Open space protection is good for a community’s health, stability, beauty, and quality of life. It is also good for the bottom line.

— Will Rogers,
president of the Trust for Public Land

pace, and tight deadlines associated with work in high technology industries, knowledge workers require amenities that blend seamlessly with work and can be accessed on demand. They favor cities and regions that offer a wide range of experiences, and are somewhat less concerned with "big ticket" amenities such as "high" arts and culture or professional sports. Knowledge workers also express a strong preference for progressive regions that are youth-oriented and supportive of demographic diversity.

The findings of this report suggest that cities and regions have a great deal to gain from developing a quality-of-place strategy designed to attract knowledge workers and from embedding it in ongoing economic development and competitiveness efforts. In doing so, the report indicates that the region should consider the following actions:

- Make quality-of-place a central feature of regional economic development strategies.
- Integrate amenities and natural assets into all aspects of regional economic development, talent attraction, and marketing efforts.
- Invest in outdoor, recreational and lifestyle amenities as a component of regional economic development and talent attraction efforts; for example, the creation of climbing walls, mountain bike trails, bike paths, roller-blading areas and the like. Sponsor outdoor competitions and events to the region such as triathlons, bike races, rowing competitions, and similar efforts that attract the attention of knowledge workers. Orient waterfront improvements to encourage recreational activities such as rowing, sailing and windsurfing, particularly by improving access.
- Develop a comprehensive amenity strategy for university districts and integrate them into economic development strategies. Establish more user-friendly transit connections between university districts, downtowns, and centers for high-technology enterprise through light rail, mass transit and bike lanes for commuting.
- Encourage smart growth and sustainable development on a

Continued on page 24

Local planning for conservation

Ultimately, planning to conserve open space and natural resources should occur at the regional level. This means creating a broad vision for land use that transcends the municipal and county lines that arbitrarily divide the landscape.

But, on a smaller scale, many local communities are making progress in strengthening their planning. They are adopting comprehensive land use plans, changing zoning to allow developments that preserve open space, and protecting sensitive river corridors and other sensitive lands.

The following article summarizes a recent survey of the status of conservation planning and zoning measures in Northeast Ohio. The survey was conducted by the Countryside Program, an initiative that educates local communities about development methods that conserve land. It includes data from telephone interviews of 175 townships and municipalities where growth is occurring.

Communities in the region still have a long way to go with land use planning (Northeast Ohio is probably ahead of other parts of the state but still far behind other parts of the nation). However, recent progress is a sign of increasing interest in growth management and conservation.

■ **Survey overview.** The 219 target communities include all 127 townships in the region, plus 59 villages and 33 cities that still contain open land that could be developed. Of these, we were able to reach officials at 100 townships and 75 municipalities.

Overall zoning and planning. Of the 175 communities interviewed, only one village and 12 townships have no zoning or planning measures in place. All of the others have taken some steps to influence land use. Fifty-one townships have comprehensive plans in place or in progress, 40 of them since 1996. Fifty-seven municipalities have comprehensive plans in place or in progress, 41 since 1996.

Conservation development zoning. Our standard for residential conservation development requires at least 40 percent of the land be retained in open space. Of the communities we spoke to, 12 townships and 11 municipalities have adopted zoning that meets this standard. In addition, four

townships and six municipalities have zoning that does not meet this standard, but has at least a 30 percent open space requirement. An additional 11 townships and three municipalities have residential conservation development zoning codes in progress.

Other conservation provisions. Many communities throughout the region have implemented measures to restrict development's impact on natural, agricultural and historic resources. Of the communities we spoke to, 17 townships and 28 municipalities have some restriction on floodplain development. Ten townships and 11 cities have river and stream buffers, ranging from 20 feet to 1,000 feet wide. Six townships and 10 municipalities restrict development on steep slopes, starting at 10 percent to 25 percent as the minimum slope affected. Other provisions include restrictions on impacts to: woodlands (six municipalities, one township); wetlands (one municipality); erosion/drainage (one township); farmland (two townships); historic resources (two municipalities). In addition, four communities

have multi-faceted provisions intended to protect a range of resources, including wetlands, floodplains, woodlands, etc.

Conclusion. In the five years since the Countryside Program's inception, we have seen a definite change in communities' knowledge about, and interest in, planning and zoning measures which can help to conserve resources, while allowing development to occur. Comprehensive planning is the most critical step, as it is necessary to develop a sound, logical framework for zoning that is well-thought out and supported by the community. Once policies and priorities for conservation and development are set in the comprehensive plan, zoning measures can be implemented to help encourage quality development which will ensure the community's long-term economic prosperity, while enhancing the quality of life. The survey results indicate that many Northeast Ohio communities are doing just that — and we will all benefit from their actions in the long run.

For more information, contact Kirby Date, Countryside Program coordinator, at 216-295-0511, or ninmile@en.com.



Homes encroaching on a river corridor in Lake County.

The promise of land trusts

In the past four years, the Chagrin River Land Conservancy (CRLC) protected an average of 594 acres a year. If the nonprofit land trust keeps up that pace, it will quickly become the largest private land steward in the state and will rival public park districts in size. Indeed, it has its sights on protecting another 650 properties totaling 50,000 acres in the Chagrin River watershed and adjoining communities. (For comparison, the Cleveland Metroparks has about 20,000 acres.)

CRLC protects land by working with private landowners to help them meet their conservation objectives. Sometimes the group raises money to buy land outright. Other times it accepts donations of conservation easements by which a landowner agrees to restrict development in return for tax benefits. It even works out complex deals whereby third parties agree to buy a large parcel of land, build a house on a small portion of it, and permanently preserve the rest.

The experience of CRLC demonstrates that there is market for these creative land protection services. And it also demonstrates that it is possible for a land trust to rapidly expand its capacity — board, staff, technical, and financial — to do real estate transactions.

It's tantalizing, therefore, to think about the potential impact on regional land conservation if all the land trusts in Northeast Ohio could ramp up their capacity like CRLC. To study the possibilities, last year CRLC asked EcoCity Cleveland to conduct a comprehensive survey of local land trusts.

Working with a local consulting firm, Chadbourne & Chadbourne, Inc., we interviewed 18 organizations whose missions include land preservation. We mapped their service territories and collected information on their history and current capacity to preserve land (see profiles on pages 12-13). We also assessed what kinds of assistance could make them more effective. In that respect, the survey was intended to complement the efforts of the Northeast Ohio Land Trust Coalition, the loose-knit group that has worked in recent years to promote capacity building and regional collaboration.

Survey findings

In summary, our survey revealed the



Trophy homes in Geauga County: Conservation groups must act quickly before the rising cost of land prices them out of the market.

following:

History: Land trust activity in Northeast Ohio is a recent phenomenon. Although several of the groups surveyed, such as Greater Cleveland Audubon and Holden Arboretum, have long histories, most local land trusts were founded in the past 15 years.

Coverage: Land trust capacity is concentrated in the Chagrin Valley where at least seven organizations have overlapping territories. Capacity is relatively weak in other parts of the region, especially in Lorain County. Capacity is also weak in Cuyahoga County, where neighborhood-based community land trusts are needed. And capacity is weak in most of the region's outer perimeter counties — the ring from Erie to Wayne to Ashtabula — even though development pressure is rising in those counties.

Diversity: Local land trusts vary in terms of mission, board involvement, staff capacity, real estate sophistication, and methods for identifying conservation priorities. For example, while a small land

trust often responds to opportunities that come by word of mouth, a larger land trust like CRLC has a strategic plan based on computerized maps of parcel information and ecological data.

Needs: All land trusts wish they had more funding. Funding means more staff and the capacity for more deals. Many of the younger land trusts have no full-time staff members and rely on volunteer board members. This limits their ability to do complex transactions, or to do many deals at all.

Threats: The most common threats voiced by land trusts are the rapid pace of land development and the rising price of land. Demographic changes are a factor in this. In the next couple of decades, large amounts of land will be inherited by Baby Boomers or will be sold for development. Thus, many land trusts feel a need to act quickly before the best opportunities are gone.

Local focus: Community-based land trusts are needed to initiate and maintain personal contacts with landowners. The

local groups have intimate knowledge of their communities.

Regional cooperation: Most land trusts are willing to belong to a regional organization, but there are questions about how it would be organized. There also is a diversity of opinions about what services a regional coalition should provide. Any regional effort must be careful about respecting the autonomy and turf of local groups, while increasing their effectiveness.

Opportunities for regional impact

While local land trusts have been successful in recent years, they have not reached their full potential. Our survey shows that opportunities exist for a much greater impact at the regional level. Overall, the land trust community needs to increase capacity to:

- Take advantage of a generational changeover of land holdings.
- Respond to growing development pressures before it's too late to have a meaningful impact.
- Coordinate land preservation to create strategic benefits at the regional scale (e.g., preservation of biodiversity, creation of connected green space corridors, promotion of compact development patterns).
- Achieve economies of scale in executing real estate deals.

In other parts of the country, regional or statewide organizations have been created to assist local land trusts. For example, the New Jersey Conservation Foundation is a service agency with 24 staff people to provide technical assistance and education to local groups. On Cape Cod, land trusts have created the Compact of Cape Cod Conservation Trusts, a service bureau that provides technical support.

Similarly, in Northeast Ohio a regional service program could be a cost-effective way to increase the capacity of land trusts. A program could provide technical assistance for real estate transactions and easements, fundraising assistance for land protection and operations, research and planning services to prioritize land protection, as well as marketing and public education at the regional scale.

The promise

The goal should be to create enough land trust capacity so that no landowner has to sell out for development if he or she does not want to. In the next decade, the residents of large portions of Northeast Ohio will have their last chance to preserve significant parcels of land. The opportunities will be great — and fleeting.

At present, not all land trusts in the region have the capacity to take advantage of all these opportunities. But they could dramatically ramp up their capacity with the right investment in technical assistance. In terms of leveraging benefits, this could be one of the smartest investments the region could make. □

For more information about the land trust survey, contact David Beach at EcoCity Cleveland (216-932-3007) or Rich Cochran at the Chagrin River Land Conservancy (440-729-9621).

What is a land trust?

Land trusts are conservation organizations that work to protect some or all of the following community assets: productive agricultural and forestland, scenic and recreational resources, such as lakes and rivers, wildlife habitat, historic sites, community open space; and ecologically sensitive areas, such as groundwater recharge areas, wetlands, river banks, and coastal zones.

Also known as "conservancies," land trusts are community-based, private, and nonprofit. They protect land by acquiring outright ownership, by receiving a conservation easement, or by facilitating the transfer of ownership or easements to other conservation organizations that will ensure protection.

Specific techniques used by land trusts to protect land include bargain sale, conservation easement, limited development, cooperative agreement, and outright donation. Other commonly used tools are land exchange, preacquisition, revolving fund, rights-of-first-refusal, and purchase / leaseback agreements. This diversity of techniques allows conservancies to develop creative protection plans that meet the needs of the individual landowner, the land trust, and the community-at-large.

Since most land trusts are run by local citizens, they are often more responsive to the needs of the community than are national organizations or government agencies. Because they are private, they possess a flexibility that governments often lack. And, as nonprofits, they do not pay taxes. In addition, donations made to a trust are tax-deductible.

For more information about land trusts, see the Web site of the Land Trust Alliance at www.lta.org.

What is a conservation easement?

A conservation easement is a restriction placed on a piece of property to protect the resources — natural or manmade — associated with the parcel.

The individual landowner, in conjunction with a government agency or a private conservation organization, such as a land trust, voluntarily either sells or donates a conservation easement on the parcel and signs a legally binding agreement that prohibits certain types or amounts of development (residential and / or commercial) from taking place, while retaining title to the parcel.

This land protection technique is based upon the legal definition of land ownership, which bestows a "bundle of rights" on the property owner. By placing a conservation easement on the land, the owner agrees to give up some of those rights, since such an easement restricts development. Examples of easements include utility easements, access easements, and mining easements. A qualified recipient organization holds the easement and is required to monitor and enforce the adherence of current and future property owners to the terms of the easement.

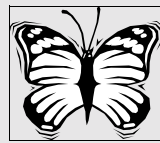
Conservation easements may be placed on some parts of a property and not others and may allow the owner to retain certain rights with respect to the property, such as the continuation of farming, cutting of firewood, and even building an additional house. The owner retains all other property rights, such as the right to lease or sell the property and the right to privacy (though some government-initiated easements, such as farmland protection programs, may allow the party holding the conservation easement to enter the property to monitor its management obligations).

In most cases, donating a conservation easement makes the landowner eligible for certain tax benefits. These include a potential reduction in federal income tax and estate tax, as well as a lower property tax assessment.

— from *Common Groundwork: A Practical Guide to Protecting Rural and Urban Land* by Joseph and Mary Chadbourne (© 2000).

This informative handbook was a joint project of the Western Reserve Resource Conservation and Development Council, Ohio Office of Farmland Preservation, Seventh Generation, and Chadbourne & Chadbourne Inc.

To order a copy, call 440-543-7303.



Land trusts of Northeast Ohio

The following list provides an overview of land trust capacity in Northeast Ohio — the organizations in existence, their budgets, staffing, and amount of land protected. The information was compiled by Joseph and Mary Chadbourne as part of a survey for EcoCity Cleveland and the Chagrin River Land Conservancy in August 2000.



Audubon Society of Greater Cleveland

The Park Building
140 Public Square
Cleveland, Ohio 44114-2213
Phone: 330-562-6190
E-mail: 71634.140@compuserve.com
Contact: Daniel H. Melcher, Vice President of Operations
Year founded: 1923
Staff: All volunteers
Members: 1,500
Annual operating budget: \$25,000 – \$50,000
Total acres protected: 500 – 600
Acres currently owned: 533
Acres under easement: 60
Purpose: To promote the conservation and appreciation of birds and other wildlife through habitat preservation and educational activities, focusing on the Greater Cleveland community.
Area of operations: Cuyahoga, Geauga, Lake, and Portage counties.



Chagrin River Land Conservancy

P.O. Box 314
Novelty, Ohio 44072
Phone: 440-729-9621
E-mail: rdc@erlc.cc
Contact: Rich Cochran, Executive Director
Year founded: 1986
Staff: 3 full-time, 2 part-time
Members: 1000
Annual operating budget: \$350,000
Total acres protected: 2,102
Acres currently owned: 18
Acres under easement: 2,084
Purpose: Chagrin River Land Conservancy seeks to preserve the scenic beauty, rural character, and natural resources of the Chagrin River watershed through direct

land protection and promotion of the responsible use of land and water resources.

Area of operations: The entire Chagrin River watershed as well as communities that lie partially within the watershed.



Cleveland Museum of Natural History Natural Areas

Wade Oval, University Circle
Cleveland, Ohio 44106
Phone: 216-231-4600 x219
E-mail: jbissell@cmnh.org
Contact: Jim Bissell, Coordinator of Natural Areas
Year founded: Natural Areas activity began in 1956
Staff: 2 full-time, 6 college interns, about 100 volunteers
Members: Members of museum
Annual operating budget: Average of \$100,000
Total acres protected: 3,808
Acres currently owned: 2,925
Acres under easement: 503
Acres leased from State of Ohio: 240
Purpose: The purpose is to create a system of natural area reserves which best represent the broad spectrum of biological diversity within the Northern Ohio region. The reserves are managed by the Division of Natural Areas of the Cleveland Museum of Natural History.
Area of operation: East to the Pennsylvania border, south to Trumbull County, the Warren area, west toward Mansfield, and 300 acres in Hocking County.



Firelands Land Conservancy

24331 E. Oakland Road
Bay Village, Ohio 44140
Phone: 877-281-8485 (toll free), 440-835-0222
E-mail: sitesmart@aol.com
Contact: Carl Kudrna, President
Year founded: 1999
Staff: All volunteers
Members: 40
Annual operating budget: About \$5,000
Total acres protected: None yet
Purpose: To preserve lands, especially farmland, for aesthetic, scenic, conservation, and educational value.
Area of operation: Lorain,

Huron, Erie, and Sandusky counties.



Gates Mills Land Conservancy

P.O. Box 13
Gates Mills, Ohio 44040
Phone: 216-423-3242
E-mail: rgalloway@bakerlaw.com
Contact: Rob Galloway, President of the Board of Trustees
Year founded: 1988
Staff: All volunteers
Members: 300 families
Annual operating budget: Less than \$15,000 per year; but receive \$170,000 annually from the Gates Mills' "Open Spaces Levy Fund."
Total acres protected: 248
Acres owned: 124
Acres under easement: 124
Purpose: To preserve and protect the ecology, open spaces, rivers, fish, and wildlife, and to support the Village of Gates Mills
Area of operation: Gates Mills only.



Geauga Farmland Preservation Task Force

6970 State Route 88
Ravenna, Ohio 44266
Phone: 330-296-6432
E-mail: oreilly.18@osu.edu
Contact: Kevin O'Reilly, Agricultural Extension Agent, Ohio State University
Year founded: Not yet incorporated
Staff: None, yet; unlikely if publicly funded
Members: Not applicable
Annual operating budget: Possible in 2001
Total acres protected: With funding, potentially 1,000 immediately; none currently
Acres currently owned: None, with no plans to own
Acres under easement: None, with plans to purchase easements only
Purpose: To preserve arable land as open space.
Area of operation: All of Geauga County, with Bond issues funds requiring blocks of land.



Grand River Partners, Inc.

Lake Erie College, Austin Hall
Room 314, Box M25
Painesville, Ohio 44077
Phone: 440-639-4773
E-mail: grandriver@ncweb.com
Contact: Chuck Ashcroft, Executive Director
Year founded: 1994
Staff: 1 full-time, 1 part-time
Members: 93
Annual operating budget: About \$80,000
Total acres protected: 96.6
Acres owned: 96.6
Acres under easement: None, but have \$450,000 available
Purpose: Organized and operated with the goals of preserving and restoring the ecology, the open spaces, the natural, recreational, agricultural and scenic resources of the Grand River watershed.
Area of operation: The 712 square mile Grand River watershed.



Headwaters Land Trust

P.O. Box 171
Hiram, Ohio 44231
Phone: 330-569-0091, x271
E-mail: fischers@nacs.net
Contact: Stan Fischer, President
Year founded: 1990
Staff: All volunteers
Members: 60
Annual operating budget: \$5,000 in the Trust's treasury
Total acres protected: 90 – 100
Acres owned: 30
Acres under easement: 70
Purpose: Preserve scenic highway views, villages, farmland and woodlands, areas too special or delicate for development
Area of operation: Basically southern Geauga County, essentially the "headwaters" of the Grand and Cuyahoga rivers and Silver Creek.



Holden Arboretum

9500 Sperry Road
Kirtland, Ohio 44094-5172
Phone: 440-256-1110
E-mail: rgettig@holdenarb.org
Contact: Roger Gettig, Landscape Consultant
Year founded: The "land trust" component of the Arboretum in 1991

Staff: 1/4th of one person full-time; 12 members of the Conservation Easement Committee

Members: None

Annual operating budget: Very small

Total acres protected: 4,413

Acres owned: 3,446

Acres under easement: 967

Purpose: The goal of the Conservation Easement Committee is to encourage conservation of significant natural habitats, not only on land currently owned by the Arboretum, but also on land along the periphery of the Arboretum or in the vicinity of the Arboretum.

Area of operation: Route 6 to the north, Route 90 to the south, Booth Road to the west, Wilder to the east.



Hudson Land Conservancy

P.O. Box 1381

Hudson, Ohio 44236

Phone: 330-528-0688

Contact: Donna Studniarz, Trustee

Year founded: 1992

Staff: No full-time, 1 half-time, approved 1 full-time Executive Director

Members: 100

Annual operating budget: \$100,000 - \$250,000

Total acres protected: 80

Acres owned: 45

Acres under easement: 35

Purpose: Restoration of wetlands, outreach education, and protection of farmland, greenways, forests, rare species habitat.

Area of operation: All of Hudson's 25 square miles and any area impacting the watershed.



Medina Summit Land Conservancy

P.O. Box 141

141 Prospect

Medina, Ohio 44258

Phone: 330-772-7313

E-mail: mslc@nls.net

Contact: Chris Bunch, Executive Director

Year founded: 1991

Staff: 1 full-time

Members: 200

Annual operating budget: \$60,000 in 2000; \$110,000 for 2001

Total acres protected: 110

Acres owned: None

Acres under easement: 110

Purpose: To protect rivers and streams, forests, wetlands, open space, and farmland.

Area of operation: All of Summit County except areas covered by Tinkers Creek Land Conservancy and the Hudson Land Conservancy.



Portage Land Association for Conservation and Education (PLACE)

P.O. Box 3286

Kent, Ohio 44240

Phone: 330-673-4818 or 330-425-8520

E-mail: hawksley@raex.com

Contacts: Rick Hawksley, Secretary, and Romi Fox, President

Year founded: 1989

Annual operating budget: \$2,500, but obligated \$6,000 for part-time staff in 2000

Staff: None full-time, 1 part-time

Members: 40

Total acres protected: 96

Acres owned: 69

Acres under easement: 27

Purpose: To conserve historic, ecologic, agricultural, and recreation lands of significance, and to build an understanding among fellow citizens regarding the social, environmental and economic benefits of conservation.

Area of operation: Historically, Breakneck, Plum, and Fish Creek watershed, but now Ravenna Township, Brimfield Township, and Franklin Township, all in Portage County. Since Headwaters is working north of PLACE's area of operation, PLACE may work on land acquisition to the south of the county.



Quail Hollow Land Conservancy

13340 Congress Lake Avenue

Hartville, Ohio 44632

Phone: 330-673-6213

E-mail: jmsemroc@raex.com

Contact: Judy Semroc, President



The Nature Conservancy's Northeast Ohio Program

137 Main Street

Chardon, Ohio 44024

Phone: 440-285-8622

E-mail: dkelly@bright.net

Contact: Kay Carlson, Northeast Ohio Program Manager, or Jennifer Hillmer, Land Steward

Year founded: Ohio Chapter in 1960s

Annual operating budget: \$150,000 – \$200,000

Staff: 2 full-time; 1 part-time; and 1 part-time seasonal assistant

Members: Ohio Chapter membership only

Total acres protected: 1,524

Acres owned: 1,444

Acres under easement: 80

Purpose: To protect representative biodiversity using Bailey's 88 eco-regions as selection criteria.

Area of operation: Northeastern Ohio, with details to be mapped.



Tinkers Creek Land Conservancy

PMB #271

9224 Darrow Road
Twinsburg, Ohio 44087-1891

Phone: 330-425-4159

E-mail: maoteach@aol.com

Contact: Marion Olson, President

Year founded: 1995

Annual operating budget: \$2,500 - \$2,600

Staff: All volunteers

Members: 40

Total acres protected: 48

Acres owned: 33

Acres under easement: 15

Purpose: To preserve rivers & streams, forests & farms, wetlands, wildlife habitat, natural ecosystems, archaeological sites, geological formations

Area of operations: The entire Tinkers Creek watershed, approximately 100 acres in Portage, Summit, Cuyahoga Counties, and a small portion of Geauga County.



Trust for Public Land

Hanna Building

1422 Euclid Avenue, Suite 446

Cleveland, Ohio 44115

Phone: 216-928-7518

E-mail: ohfo@tpl.org

Contact: Chris Knopf, Director, TPL Ohio Office

Year founded: 1998

Staff: 2 full-time; 2 more to be added in late 2000

Members: Part of national organization

Annual operating budget: Not provided

Total acres protected: 985 acres transferred to others within months from 1998 – 2000

Acres owned: None

Acres under easement: None
Purpose: To acquire important parcels of land from owners and transfer them to an agency that will then make it available for public use.

Area of operation: Erie, Lorain, Medina, Cuyahoga, Summit, Stark, Tuscarawas, Portage, Geauga, Lake, and Ashtabula Counties.



Waite Hill Land Conservancy

9494 Smith Road

Willoughby, Ohio 44094

Phone: 440-951-6960

Contact: Brian Sherwin, Chairman

Year founded: 1986

Staff: Volunteers

Members: Not provided

Annual operating budget: Not provided

Total acres protected: Under 100

Acres owned: Not provided

Acres under easement: Not provided

Purpose: To protect open spaces in Waite Hill and lands adjacent to the family farms.

Area of operation: Waite Hill Village.



Willoughby Natural Areas Conservancy

5198 Karen Isle Drive

Willoughby, Ohio 44094

Phone: 440-951-5649

Contact: Joseph K. Bole, Treasurer

Year founded: 1994

Staff: All volunteers

Members: None

Annual operating budget: None (volunteers pay out-of-pocket expenses)

Total acres protected: 15

Acres owned: None

Acres under easement: 15

Purpose: To preserve open spaces.

Area of operation: All of Willoughby and any adjacent areas.

Drawing of Blue Heron Farm by Mary Kelsey

Land and dreams

One family's conservation easement

Mary Kelsey's father was the sole owner of 100 acres of prime riverine land in Geauga County east of Cleveland. As she relates in the following personal account, her father had no provision in his will for the land, and his estate planning was a decade out of date. No one in the family had given much thought to the future of the land, although they regularly received solicitations from developers interested in the property.

In all this, they were like many families who are fortunate enough to own land. But a few years ago Mary's father developed a dementing illness. While family members were consumed with caring for him, they also struggled with questions about the land — questions about values and dreams, memories and emotional ties, and the sometimes conflicting desires of husband, wife, and children.

It would have been easy for them to let a real estate developer take these agonizing questions out of their hands. But, fortunately, the family started early enough to plan for the future. They overcame the difficulties of estate planning and succeeded in

protecting their land with a conservation easement. The easement will permanently preserve the land in its natural state, while allowing the family to continue using the property. In return for the donation of the easement, the family received significant tax advantages.

It is extremely important that families like the Kelseys be able to make such a choice. The future of large swaths of countryside in Northeast Ohio rests with relatively few families who own significant blocks of land. Many of these owners are aging (about one third of the land in the U.S. is owned by people with an average age of 59). In the coming years, tens of thousands of acres of land will change hands in the region.

Some landowners, including many farmers, have little equity other than the appreciated value of their land. Without greatly expanded farmland preservation programs, these owners will be under great pressure to sell out to development. Other retirement-aged landowners, however, have sufficient capital that the sale of their land is not critical to their financial well-being. A tremendous opportunity exists to preserve this land. To do this, the owners must plan ahead while they are still able to do so. And they must overcome obstacles:



- Health problems that preoccupy landowners and their adult children, especially if they take on added responsibility caring for their parents.
- Technical changes in the way business is conducted, which can make the legal and financial aspects of organizing a land preservation project seem even more complex and formidable to an elderly landowner.
- Relatively recent land conservation vehicles, such as conservation easements, which are not familiar to many legal professionals. An older landowner may have a long-standing relationship with trusted legal counsel who is not experienced with the conservation options now available.

It can take from six months to several years to design and implement a conservation easement. Considering the real and perceived difficulties of such an undertaking, it's not hard to see why even a conservation-minded landowner may end up selling a tract of land to a developer, especially when no one in the family has time or energy to pursue other options. Thus, the sooner the easement process is begun, the greater the opportunity for conservation. Months can make a difference, especially when a landowner's health is in question.

One lesson from this case: Many more families in Northeast Ohio would consider preserving their land if more support and advice were available. Indeed, one of the best conservation investments the region could make would be in a team of knowledgeable attorneys, financial planners, appraisers, and surveyors who could help landowners understand their options and lead them through the complexities of the deal.



A family land story

By Mary Kelsey

My family has owned Blue Heron Farm since my father's mother bought it in 1930. The "farm" consists of 100 mostly wooded acres straddling headwaters of the Cuyahoga River in Geauga county. In 1921 a dam had been built to create a winding, tongue-shaped lake where water lilies grow in summer. In and around it are beaver homes, turtles, slow-moving carp, wide-mouth bass, many species of damsel- and dragonflies, aquatic birds including great blue heron and various ducks, birds of prey and songbirds, bats, kingfishers, wild turkey, fox, deer and countless other creatures.

When my father was a boy he could see from the dam clear south across pasture, but now almost three-quarters of a century later most of that has grown up into the beech-maple forest typical of the area. My grandmother planted some white pines, now frequent victims of windstorms, and built several houses on the ridge above the dam. Below it the river curves through a sandstone ravine where hemlocks cling to the cooler, moister walls. The sandstone has broken off in some places into huge boulders and even a cave with a chimney, which delighted and challenged us as children.

When she grew old my grandmother no longer wanted to keep up the country place. She couldn't find a buyer, so she gave it to her four sons. None except my father was particularly interested in using or maintaining it, so he bought out his brothers' shares. He built a summer home, and family friends built a cabin off in the woods further up the lake, with footbridges over two ravines for access. Both houses had docks for tying up canoes. Eventually my parents moved from the suburbs out to the farm, and built a large garage with an apartment above.

Land dreams

By 1994 the cycle of stewardship was about to repeat. My parents had lived on the land for 25 years and loved it, but my father was thinking about retirement. He pictured himself selling the place and joining friends who had moved to a coastal island in Georgia. My mother didn't like the idea, though she could see that the possible infirmities of age might make living at Blue Heron Farm more burdensome than pleasure. Its very isolation could become a trap, and upkeep on a large house and acreage were already more than she wanted. But the idea of seeing the land developed, which might well happen if it were sold, horrified her. Thus began an ongoing struggle to figure out what to do.

During this time I had arrived back in Ohio after an absence of some decades. I moved into the garage apartment and planted my first garden the following year. We stored winter vegetables in a makeshift cold cellar and joined the buying program of a local organic farm. My life was an experiment in rural (though not simple) living. Much of my time went into growing, getting, storing and preparing food: I thought that's how I ought to begin if I aimed for a more sustainable life style. In the process, I began to connect more intimately with the land.

A local land trust

One night soon after I had first arrived at the farm, my father asked me to accompany him to a meeting of the local Headwaters Landtrust. He had been asked to join a new project for river conservation—the Upper Cuyahoga Streambanking Partnership. Dad got me interested, and soon I was attending the committee meetings at which he had a hard time staying awake.

This project generated much of the activity about our land that followed over the next years, and I later chuckled at the double subterfuge in which Dad and I indulged. He wanted me to get involved with land so that I would stay there, whereas I wanted to be involved as his representative to the Streambanks project so he would conserve the land.

For two years we struggled with the issues of conservation. As Dad's memory became patchy and his judgment less reliable, my mother and I took over the role of planning and managing assets of all kinds, including land. I later thought that in some way he could not articulate, my father intuitively foresaw something and brought me on to the Streambanks committee as the beginning of getting me involved in planning, even as he resisted giving up his own role as captain. But on the night I first attended that meeting none of us had any idea of the challenges to come.

The Streambanking program is a project of the Ohio NatureWorks Program, funded by voters and administered by the Ohio Department of Natural Resources. Funds were available to public-private partnerships for protecting streamside habitat. In the Cuyahoga River headwaters of Geauga and Portage counties, this partnership consists of the Headwaters Landtrust, Portage Land Association for Conservation and Education, and the Geauga and Portage County Soil and Water Conservation Districts. The group also includes citizens and representatives from the Geauga Park District and ODNR Division of Natural Areas and Preserves. The objective is to enhance and protect the riparian buffer zone—the area where river and land meet—where erosion can seriously diminish water quality, and where maintaining a wooded stream corridor can contribute greatly to the health of the river.

The Streambanks Initiative, as we came to call it, concentrated its efforts on acquiring conservation easements through direct reimbursement to landowners or by donation. We solicited landowners along the river by mail, and in person. At first it was quite an effort to get anyone to sign up, but as committee members

and representatives of the soil and water districts actively campaigned among landowners, applications began to come in. After two years, the committee had more applications than it could fund, and it had protected over 250 acres of riverfront. In addition, the committee prepared a “Riparian Area Protection Plan” to map out continuing conservation along the river.

Conservation easement

After I’d sat through the early process of some of these first easements, I began to feel it was opportune for my family to sign up, too. In all our talk about the future, my mother and I made it clear to my father we didn’t want to sell the land. But if it did turn out that way, at least we wanted to be sure no one would ever take the land out of its “natural” state — though natural had certainly changed over the years as forest had been cut for pasture and then allowed to grow again, and stream had been made into lake.

Our land clearly had potential for development dollars. But my mother and I thought the greater wealth to be wildlife, both plant and animal. Ultimately, however, we had no control over the disposition of the place. The land and its fate belonged to my father, who had spent his professional life managing investments. It was consistent with his experience to view land in an investment context; as such, it could be sold. But unlike stocks or bonds, which represent industry and capital, land in its natural state does not represent labor or the combined talents and capital of a given group at a given time. Land cannot be made again. It is finite. It cannot expand or engender more land.

From Stephen Small’s book, *Preserving Family Lands*, I outlined several possibilities for Blue Heron Farm:

- Sell the land now and pay capital gains tax.
- Leave the land to the children.
- Keep it and protect it with a conservation easement.
- Protect it with an easement and sell later.

To find out more about easements, my mother and I consulted Molly Offitt, who then worked at Holden Arboretum as an expert in areas of land conservation and estate planning. She stressed the complexity of our situation and warned us that making an easement would be time-consuming and not easy.

In early 1996 we brought up the idea of a conservation easement with Dad. He liked it. I was elated and thought we had passed a milestone. Dad said he didn’t want people building over his bones. He remembered that when he was young it had been important to know where a person was from, and roots were still important to him. Although he wanted to sell the place and retire to Georgia, he seemed genuinely interested in Blue Heron Farm remaining as it was. My mother, a long-time environmentalist who had close connections with the Cleveland Museum of Natural History and the Holden Arboretum, wanted wildlife corridors and conservation.

Naturalists from Geauga Parks and the Museum of Natural History had visited and walked the land. We knew that others, too, considered the farm a valuable resource. So when we were looking into conservation measures, I asked the Geauga Parks director to come over for a walk. I knew my father respected him, and I thought he might help convince Dad to do an easement. But he held out.

There followed a period of back and forth about the land and easements. The discussion was fraught with my parents’ differences of opinion about retirement plans. They disagreed on just about every aspect of the situation. Dad wavered back and forth about the easement, and seemed never willing to commit to it.

Lawyers and aging landowners

In the summer of 1996 we celebrated Dad’s 75th birthday. That fall we took him to the city for exhaustive tests to discover more about his foggiess and forgetfulness. He was diagnosed with Alzheimer’s disease. He spent fewer hours at his desk, and began to get interested in things he never seemed to notice before. He would pick up the binoculars and watch birds from the big windows overlooking the lake. He noticed deer and seemed interested in many aspects of the natural world.

The pace at which things unfolded seemed overwhelming. My mother became increasingly worried whenever Dad was gone for any length of time. She argued with him about mail and incoming checks that she thought he misplaced. Things got confused easily,



and it seemed to me that everything took twice as long as it ought to.

All these changes moved estate planning to a higher priority. By now I understood that easements and other conservation tools needed to be part of a whole package of retirement and estate planning. I knew very little about all this. I couldn't even answer my father's question whether sale of an easement would generate capital gains tax. Through contacts with conservation groups and even with the Alzheimer's Association I looked for legal help. The first local attorney I called disapproved of easements and was vague about Dad's tax question. I realized then why some of the Streambanks' easements seemed to come to a halt when enthusiastic landowners consulted their attorneys. The second lawyer with whom I spoke came highly recommended to families dealing with planning issues around Alzheimer's. But her letterhead bore the name of a prominent local real estate developer, which hardly seemed propitious for what I now realized was a new way of doing things for the Geauga county legal profession. Finally, I found an attorney in Cleveland.

In spring of 1997 my mother and I drove into Cleveland to meet with him. Mom had misgivings about this estate planning stuff. It seemed only to add to the anxiety she was feeling in general. I thought Dad might be more interested in money than in land, because money meant security to him. I pondered the idea that he might trade his land for securities my mother held in her name. She laughed at this — it seemed absurd, since they had always conducted financial matters jointly. I didn't pursue it.

Soon after, when my older sister was visiting, we held a family meeting. We decided it was time to move ahead on estate planning, if that's what it would take to deal with land. My father wanted to consult his own attorney, though. He wanted to see the entire estate plan in overview before he would make a decision about the land. The rest of us wanted to see conservation measures initiated soon.

Several weeks later I drove my parents to the office of Dad's attorney in downtown Cleveland. He was a principal in a prominent firm and chatted with us briefly. Emphasizing the importance of assets in old age and not knowing of Dad's diagnosis, he mentioned a friend who had Alzheimer's. "In the old days they just gave them a wing of the house and the servants dealt with it," he said.

His younger associate was equally outspoken. He thought I was there to steal my parents' estate. He knew nothing of conservation easements. What he did tell us about estate planning seemed counter to the first attorney's advice. Finally, after two hours of discussing land and money, my father said to my mother, "Why don't I trade the farm for some of your stocks, then you can do what you want with the land?"

They looked at each other with amusement and amazement. I could hardly believe this was happening 50 floors above Lake Erie, that I was there to witness it, and that the idea didn't come from me. The attorney looked confused and suspicious, but the three of us knew we had really and truly achieved a milestone — without legal help and by simply hashing the issues over. We left and went out to dinner to celebrate. In the car, Dad announced he wanted to give Mom's lawyer a try. His business

judgment and acumen remained as sound as ever.

So the three of us met again with my mother's lawyer, whom Dad liked. It was a great relief to be working together, all of us with confidence we had chosen the right person to help us. He was knowledgeable about conservation easements. He joked that we were "encumbering our land," but he helped us plan for what we wanted. We began with updating wills and durable powers of attorney, both general and for health care. To

facilitate the stock-for-land transfer, we brought in a friend of my parents whom they trusted to handle finances. It was another milestone that Dad finally was willing to give up managing his own investments. By late summer of 1997 the stock-for-land transfer was completed and my mother now owned Blue Heron Farm. The way was clear to go ahead with a conservation easement.

Marking the land

We contacted Al Bonnis at the Streambanks Initiative again and applied for the easement. In August the committee met (without me) and offered to buy part of our proposed easement, with the rest to be a donation from my mother. The next step was to sign an option agreement, which obligates the landowner to reimburse Streambanks for appraisal, survey and other expenses if the landowner decides not to go through with the easement.

Then Al came over, and he and I walked the land and drafted easement lines. I made maps of the proposed easement and sent them to my sisters for comment. One sister suggested leaving open the possibility of another cabin in the woods, beyond the ravine past the present cabin. So we adjusted the line there. Another sister wondered about the site across the lake where a cottage once had stood, but we convinced her that building there now would require removing too many trees. As a tradeoff we left more land out of the easement near the current structures, where existing infrastructure would make future building much more feasible. I also designated a 2- to 3-acre parcel near the gas well as a possible building site should anyone ever need to raise cash by selling off part of the land.

The family's conservation efforts had piqued my interest in needs throughout the county to preserve open land. In April 1998, I attended a conference put on by several groups including Headwaters, Chagrin River Land Conservancy, and PLACE. For two days we listened to Stephen Small, the tax attorney and national expert who wrote *Preserving Family Lands*. He also met with individuals interested in putting conservation easements on their land. He agreed to look over our documents before the easement was finalized.

It took some months to complete the easement survey. The surveyor was very busy — a bottleneck in the process for which I was prepared, having seen it with other Streambanks' easements. Finally he got to it in spring of 1998. But his draft map showed much less easement than we had intended, so he and I went back and walked it again. In the process he suggested we might want to know more about what could actually be built in our designated building envelope, before we drew the final easement lines. This made sense to me; although I had read about the idea, I really had no expertise to delineate where a building envelope should go.

The second lawyer with whom I spoke came highly recommended to families dealing with planning issues around Alzheimer's. But her letterhead bore the name of a prominent local real estate developer, which hardly seemed propitious for what I now realized was a new way of doing things for the Geauga county legal profession.





Short of hiring a landscape architect (who might or might not know either), I felt somewhat unsure of this part of the process.

Al Bonnis referred me to a soil scientist, who came out one afternoon in June. We walked through the designated building area. I was fascinated to learn how much there was to know about soil and what you can deduce from looking at slopes, vegetation, and clumps of earth from a hand-held augur. The soil scientist concluded there was good drainage for two but probably not three structures in the designated site, so I left it as we had drawn it.

The next hurdle was one I set myself: to consult with Stephen Small about whether we should even have areas for building at all. I felt some diffidence about making these decisions for “perpetuity,” literally the language in the easement. Though it was late in the process, I wanted some handholding, and turned to Small to ratify the plan.

More hoops

Meanwhile I got a note from Al about the title search, which was a required legal part of recording the easement. The search had come up with a few problems in tracing land transfers from my grandmother to her sons and from there to my father alone. A minor discrepancy on one of the papers omitted the usual “Jr.” after Dad’s name. The title company wanted the original deed so they could re-register it with a proper signature. I protested that by that date Kelsey “Sr.” was no longer on this earth, making the “Jr.” irrelevant.

I was vexed at one more hoop to jump through, and I complained to Al about how long it was taking to do this easement. I didn’t understand how an earlier title could be questioned if later titles bore the “Guaranteed” stamp, but I went through the lock box at the bank to look for the original. It wasn’t there. The only other place I might find it would be in four tall file cabinets in Dad’s office crammed with papers of all sorts — a daunting delay. I called the title company, who finally agreed to disregard the signature anomaly. Now the only remaining hurdles were to confirm the easement lines with the surveyor, do an updated reappraisal of the easement, and sign the completed papers.

As it turned out, during these delays our other estate planning was moving forward. We brought in a new tax advisor who recommended that instead of selling part of the easement my mother could offset other capital gains by donating the entire thing, which she did. Another sister, an attorney experienced with conservation easements in other parts of the country, went over the easement language and rewrote it to be simpler and more readable. She brought up several legal points that no one had noticed before, and in the process provided Streambanks with a tighter model for future easements.

Also during this time my parents decided to move to a community in upstate New York. They packed up their things and left in November 1998. In early December, three years after we began the process, the conservation easement was signed. My journal entry from a visit to my parents records a day full of numerous tasks helping them to get situated, with a note that the conservation easement was signed at the bank. I wrote that I had anticipated this great moment for years now, but it turned out to be just a knot on a long string of errands that day.



If we had waited any later to begin planning for the future of Blue Heron Farm, it seems very likely the land would have been sold and not preserved, for the simple reason that concern for health issues would have taken over our attention and available energy.

Land and family

The challenges facing our family became increasingly complex. Issues of aging, health and well-being developed with a drama and force that reached our roots and required emotional and personal resources we didn’t even know we had. At times, adjusting to the situation and trying to see our way through new difficulties took all our energy and then some.

Executing the conservation easement on Blue Heron Farm took

persistence over several years, a “burning soul” (me) who wouldn’t give up, and resources of time and money to plan appropriately. Not every family or every piece of land has these available. But the statistics of land ownership in the United States at this millennium give meaning to our relatively small story. If we had waited any longer to begin planning for the future of Blue Heron Farm, it seems very likely the land would have been sold and not preserved, for the simple reason that concern for health issues would have taken over our attention and available energy.

As it turned out, our easement allowed us to keep the land. We can continue to use it and even log it selectively under restrictions designed to protect the stream bank and water quality. Most of the farm can never be developed, however. The easement permanently retires the development rights and

assigns the perpetual responsibility of enforcing this to the soil and water district. In return for donating these valuable development rights, our family obtained tax advantages based on the reduced market value of the land.

A conservation easement is not the only way to preserve family land. The amount of land, situations and desires of family members, and family resources all determine which vehicle is most appropriate for preservation. Where a conservation easement becomes very useful is where family assets, including the dollar value of the land, would force a sale in order to pay estate taxes. In our case, the tail wagged the dog to some extent, because in order to protect the land we had to deal with the whole of estate planning. In the process, outdated wills as well as outdated assets were better managed for my parents’ financial security and for their children’s and grandchildren’s best interests.

Postscript

Six years after we began the easement process my parents moved back to their old home with caregivers around the clock. My father’s diagnosis was changed to a rapidly-progressing dementia with Parkinsonian symptoms. Life is certainly difficult for them, but not without its bright moments. I witnessed the day he was first brought from the hospital in his wheelchair onto the porch of the house he built, where the lake stretches out ahead. His smile lasted for hours.

It’s still good to listen to occasional frogs, watch morning mists move over the water, and savor the day on the land. It will be here after us, to give rest and inspiration to others. That is one thing that gives me hope. □

Mary Kelsey is a local artist and occasional contributor to this journal. She painted our Bioregional Map Poster (see page 25 for information).

Why commuter rail can't help Northeast Ohio

Most of the time we love rail here at EcoCity Cleveland. We love to advocate for a transportation alternative that can reduce traffic congestion, air pollution and energy use. We love how rail transit can work together with pedestrian-friendly urban neighborhoods. And we love how a public investment in rail can increase the value of surrounding land and promote higher density development.

But we also try to be realistic. In the case of commuter rail now being studied for Northeast Ohio, we are downright skeptical.

The following article summarizes a recent analysis of commuter rail by former EcoCity Cleveland project manager Bradley Flamm, who is now pursuing a Ph.D. in planning at the University of California at Berkeley. The conclusion: not only will commuter rail not bring many transportation benefits to the region, but, because the region lacks any form of supportive land use planning and growth management, commuter rail could make sprawling development patterns even worse.

It is another example of how the inability to coordinate land use and transportation planning frustrates sustainable development in Northeast Ohio.

In one of the largest examples of regional planning ever undertaken in Northeast Ohio, officials from three metropolitan planning organizations, five transit agencies, and more than a dozen other stakeholder groups have for several years studied the possibility

If you were serious...

If you were serious about using a commuter rail line as a means of shaping regional development, you can't do it with just a rail line. Nobody wants to do the hard things in terms of land use planning and zoning, shaping higher density nodes of employment, housing, and commercial activities around the stations, and then restricting development in other parts of the metropolitan area.

—Norman Krumholz, professor at the CSU College of Urban Affairs and former Cleveland planning director (quoted in the *EcoCity Cleveland Journal*, 1997)

of bringing commuter rail to the eight-county Greater Cleveland/Akron metropolitan region.

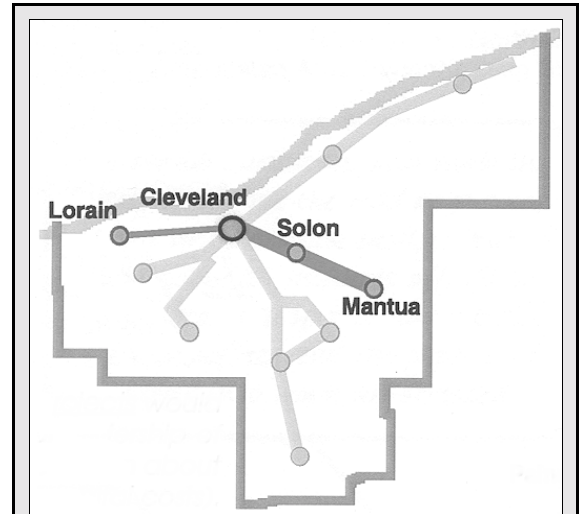
Phase I of the NEORail commuter rail feasibility study analyzed ten rail corridors in Northeast Ohio. Several factors impacting feasibility were considered, including start-up and operating costs, potential ridership and impacts on traffic congestion. After consultant analysis and a series of public meetings, seven of the ten corridors were recommended for further study.

Phase II of NEORail is now coming to a close, and a single, combined route has been proposed to operate between Mantua in Portage County, downtown Cleveland, and the City of Lorain in Lorain County. A total of 11-12 daily round trips would be offered, including service every other hour during off-peak times. Capital costs for this combined initial project would be in excess of \$300 million, with undetermined operating and maintenance costs exceeding \$6 million per year. No source of funding, either for one-time or ongoing expenses, has been proposed yet.

The preliminary study estimates indicated that none of the proposed routes are better than "marginally feasible" according to national commuter rail service standards. This is at least in part because there simply aren't enough square feet of office space and enough employees downtown to create consistent high demand for alternatives to driving in private cars. So what problems would be solved by a commuter rail service in Northeast Ohio? At public forums around the region, NEORail study staff members have been pressed by citizens on this point but have been vague with their answers.

Traffic congestion, air quality and commuting costs?

Though people bemoan traffic congestion in general, Cleveland's traffic pales in comparison to most metro areas. Northeast Ohio ranked only 45th in the country in the 2001 study of traffic congestion done



Most feasible routes: If commuter rail goes forward in Northeast Ohio, the first routes would connect a North Coast Transit Center in downtown Cleveland with Lorain and Mantua. Heading west, there would be stops at Lakewood, Rocky River, Westlake/Bay Village, Avon, Sheffield, and Lorain. Heading southeast, the train would stop at E. 55th/Euclid, E. 88th/Union, E. 131st/Miles, North Randall/Bedford Heights, Solon, Geauga Lake, Bainbridge, Aurora, and Mantua.

annually by the Texas Transportation Institute. Low projections for regional population and job growth, combined with aggressive suburban commercial development competing for those jobs, also make suspect the idea of surging, downtown-bound commuter traffic in the future.

Without serious congestion delays like those seen in cities like Chicago, San Francisco and New York, the time savings for commuter rail when compared to driving would be a few minutes at best, and in many cases rail would actually be slower. According to Flamm's analysis, a Greater Cleveland commuter rail system is "not likely to be time-competitive with [downtown]-bound commuters using personal cars under normal circumstances."

What about the thousands of workers who struggle each day to and from auto-dependent office parks near I-271/Chagrin or I-77/Rockside? Commuter rail cannot effectively serve those sprawling, pedestrian-hostile areas. So our region's system would primarily serve downtown

Cleveland only.

Though the diesel-powered trains would produce some air quality benefits when compared to commuters driving alone, there are other programs that could produce greater reductions for far less money, making air quality concerns an insufficient reason to pursue commuter rail.

How about cutting the cost of commuting? Suburban commuters would certainly save on gas and maintenance for their own cars, and they would avoid the expense of downtown parking. However, RTA already offers inexpensive Park & Ride commuter service from a variety of suburban locations, employing new luxury buses that deliver customers downtown in style, and at speeds comparable to rail. RTA's ongoing expansion of the program will make this high-quality choice conveniently available to even more suburbanites bound for the central business district.

Advocates for the transit-dependent, meanwhile, argue that investing public funds in an expensive commuter rail system — primarily to serve suburban commuters who already have transportation choices — is unfair and unwise. They believe the \$200 million in capital costs should be spent to improve bus service in lower-income areas, and they're worried that the millions of dollars needed each year for operating subsidies will be taken from RTA's fixed budget, forcing reductions in more basic transit service for those who need it most.

Seeking to shape land use

But if commuter rail cannot cost-effectively fight congestion, improve air quality or make commuting more affordable in Greater Cleveland, why has it been pursued?

Flamm suggests that a key reason for sustained interest in commuter rail is that public debates about land use and transportation planning in the region have grown more common and have engaged larger audiences during the past decade. In its statement of principles, the Northeast Ohio Areawide Coordinating Agency (NOACA) seeks transportation projects that "promote concentrated development" and "support urban core areas." Commuter rail is popularly perceived as a progressive alternative to the highway capacity expansions that are often blamed for sprawl.

Unfortunately, NOACA's land use goals run counter to the actual experiences of most metropolitan regions with commuter rail systems. While a handful of

committed regions have created walkable, transit-oriented development at their suburban rail stations, commuter rail service has generally promoted lower-density, rather than higher-density regional development.

Despite NOACA's best intentions, the proposed commuter rail service could actually accelerate suburban sprawl because the NEOrail study has placed primary emphasis on auto-based station development, with more than half of the proposed stations being large Park & Ride lots. According to Flamm, these lead invariably to "a proliferation of land uses that make best use of private vehicle pass-by opportunities," such as gas stations, auto repair shops and fast food restaurants.

In addition, large-lot residential zoning along much of the proposed rail route encourages low-density sprawl and prohibits concentrated development. Local officials have never been asked to plan for walkable, transit-oriented development in these rural areas, and they would face substantial citizen opposition to any such proposal.

Northeast Ohio strikes out

To succeed in promoting compact land use around commuter rail stations, five elements need to be in place:

- A clear regional vision for growth and development in the medium to long term.
- Strong, respected institutions working with clear transit-supportive policies to promote compact development.
- Buoyant economies driving growth that can be directed to station areas.
- Station areas with high development potential.
- Use of a wide variety of supportive public policies to shape land uses along transit corridors.

Unfortunately, here in Northeast Ohio there is no regional vision for development, no general agreement that transit is an important part of the regional transportation system that should be further developed, or no regional institution currently in a position to change this general culture of dependency on automobiles. Moreover, there is certainly no political consensus to restrict low-density growth in rural areas and instead concentrate it around proposed rail stations.

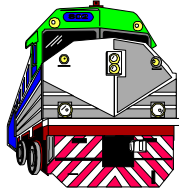
The lack of a common vision among public institutions is crucial because where transportation investments have succeeded in creating more livable communities, the public sector has taken a decisive, proactive role in real estate development issues. At

the local level, public policy land use tools have included significant zoning modifications, facilitation of pedestrian circulation, land assembly services, and joint public-private development ventures. At the regional level, successful transportation-land use integration has required strong coordination of public and private planning across multiple jurisdictions, tax and development incentives, and parking management via higher downtown parking prices.

Our region must build the political will to coordinate transportation and land use efforts in this way. Flamm concludes that "unless that will demonstrates itself in a serious and sustained way prior to a final decision to build a commuter rail system, pursuing its development in Northeast Ohio could be an example of using the wrong tool for the right reasons." □

For an email copy of Brad Flamm's complete paper analyzing prospects for commuter rail in Northeast Ohio, send a request to rmckenzie@ecocleveland.org.

For more information, about the Northeast Ohio Commuter Rail study, see www.pb4d.com/neorail/.



Using transit to shape regional growth

Other metropolitan areas are thinking seriously about using transit infrastructure to guide growth in smart ways. For instance, a recent study by the Chesapeake Bay Foundation found that all of the Washington, DC region's projected growth over the next 20 years could be accommodated within a half-mile of existing and planned Metro subway stations if the Washington Metropolitan Area Transit Authority (WMATA) changes its joint development process to require walkable, mixed-use development on and around the 300 to 400 acres it owns near its transit facilities.

The report finds that while the 25-year-old Metrorail system has several good examples of transit-supportive development, the expansion of development opportunities around its 84 stations could transform the region's sprawling landscape into a well-connected metropolis with better housing and transportation choices. To read the report, "Building Healthier Neighborhoods with Metrorail: Improving Joint Development Opportunities," visit <http://www.cbf.org/resources/facts/metrorail.htm>.

Bikes on transit

Greater Cleveland's transit agency has ordered bike racks for about one quarter of its buses, joining hundreds of agencies around the country in promoting the eco-friendly travel combination.

The Rack & Roll program will begin in early July on a handful of routes throughout the region. At the same time, RTA will also begin a pilot program allowing bicycles on its Rapid Transit trains during weekends and off-peak weekdays.

Tower City Center is a notable sticking point for would-be train users. Mall managers have refused to allow any bicycle access through the main downtown station, even though elevators between the RTA station and the lightly-used third floor could easily whisk bike-toting customers out to Prospect Avenue. Customers will be allowed to transfer through the Tower City station with their bikes, but those wishing to hit downtown streets will have to exit on the Waterfront Line, East 34th on the Green and Blue Lines, or the W. 25th station on the Red Line in Ohio City.

Watch for announcements of routes and rules on RTA's website at www.RideRTA.com.

Clean Air debate at RTA

The RTA board of trustees has agreed to purchase more than 200 buses in the next two years, replacing buses that are up to 19 years old. Controversy erupted over staff proposals to buy "clean diesel" technology, rather than expand the agency's commitment to ultra-clean compressed natural gas engines (CNG).

In the end, the increased purchase price of CNG buses combined with skyrocketing natural gas costs won over a majority of RTA trustees. As the new buses are delivered, the agency will start purchasing low-sulfur diesel fuel that helps the redesigned engines reduce pollution.

Clean air advocates were bitterly disappointed at what they perceived to be a sellout. Some trustees sought assurance that the cleanest buses will serve communities with the highest population density, minimizing the number of people who are exposed to poor air quality. Trustees are also asking that all future bus purchases come equipped with factory-installed bike racks.

In its defense, RTA says that it already takes 30,000 cars per day off the region's roads and that the new buses will be dramatically cleaner than the old buses they're replacing. They also project that with lower clean diesel costs they can afford

to replace all standard diesel buses within five years, giving RTA the first "100% Environment-friendly" fleet of any major transit agency in the country.

Subsidizing the outmigration of jobs

As Cuyahoga County officials responsible for moving former welfare recipients into jobs scramble to meet state-mandated targets, shortsighted transportation programs that reward employer sprawl are cropping up and causing controversy.

In a Welfare-to-Work vanpool program costing more than \$1 million per year, private companies have been hired to deliver 1,400 employees to about 30 employers that are not located close to public transit. RTA, which was compelled to administer the program and help subsidize it, went unreimbursed for more than \$250,000 in 2000. Costs are expected to rise even more, and continued major funding from the state is less and less certain.

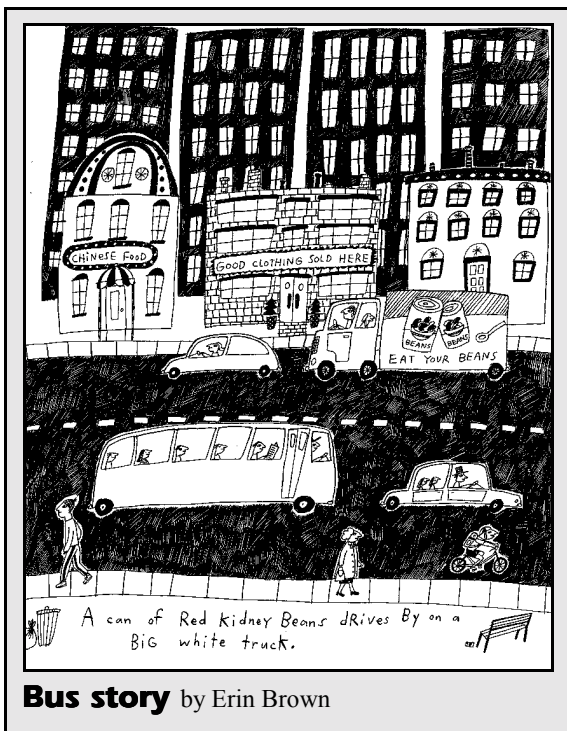
Despite the fact that these employers claim a tax credit of more than \$2,000 per employee each year — and that the average cost per employee trip is \$18.63 — county officials report that not a single employer is spending a dime toward the requisite RTA monthly pass for its employees (a yearly, tax-deductible expense of only \$600 per person).

At a recent RTA committee meeting, RTA Trustee and Maple Heights Mayor Santo Incorvia accused the county of encouraging and subsidizing suburban sprawl. And he called upon employers to pay for transportation costs created by their auto-dependent locations.

Employers appear to have every incentive to locate in suburbs that exclude affordable housing and offer cheaper land and tax abatements, with the county and RTA delivering low-wage workers from the inner city to their doors for free. A more balanced policy would provide county development assistance and incentives for lower-wage employers to locate closer to workers and strong transit.

No transit at the mall

Transit access to shopping malls is becoming a hot-button issue in the region, as an increasing number of shoppers and mall employees have difficulty getting to



Bus story by Erin Brown

malls without direct bus transportation. Beachwood Place, Westgate Mall and SouthPark Center in Strongsville do not allow buses near their entrances, and Midway Mall in Elyria also began limiting Lorain County Transit bus access last year. In response, the Northeast Ohio Areawide Coordinating Agency (NOACA) produced a special task force report on the problem. Now the agency is crafting a "Suburban Transit Access Plan" that will address infrastructure needs and management policies, ensuring that major suburban activity centers are accessible for everyone.

Red Line stop for Little Italy?

University Circle, Inc., the nonprofit planning and development group for the circle, is showing renewed interest in the old idea of putting an RTA Red Line train stop on Mayfield Road at the entrance to the Little Italy neighborhood. A recent meeting drew more than 25 area stakeholder representatives, and RTA staff have expressed interest in pursuing the station if major funding is secured.

In addition to questions of design and finance, a long list of technical challenges remains to be addressed. As one participant noted, "If this were easy, we would have done it 20 years ago." Meanwhile, wary Little Italy residents are expressing concern that their car-choked streets will become even more clogged by people parking there to ride downtown.

— Compiled by Ryan McKenzie

Green building starts from the inside

By Manda M. Gillespie

When people ask me, “What is green building?” I usually respond, “It is designing and building facilities that reduce impacts on human and environmental health, are enjoyable to occupy, and save energy, resources and money.”

Recently, however, it was a nine year old asking me the same question. The little girl stood before me, quite serious, in a church basement in the Cleveland EcoVillage. Her quivering pigtailed suggested she wanted an answer; her stature suggested it better be fast. I was tempted to say, “You will know it when you are in it.”

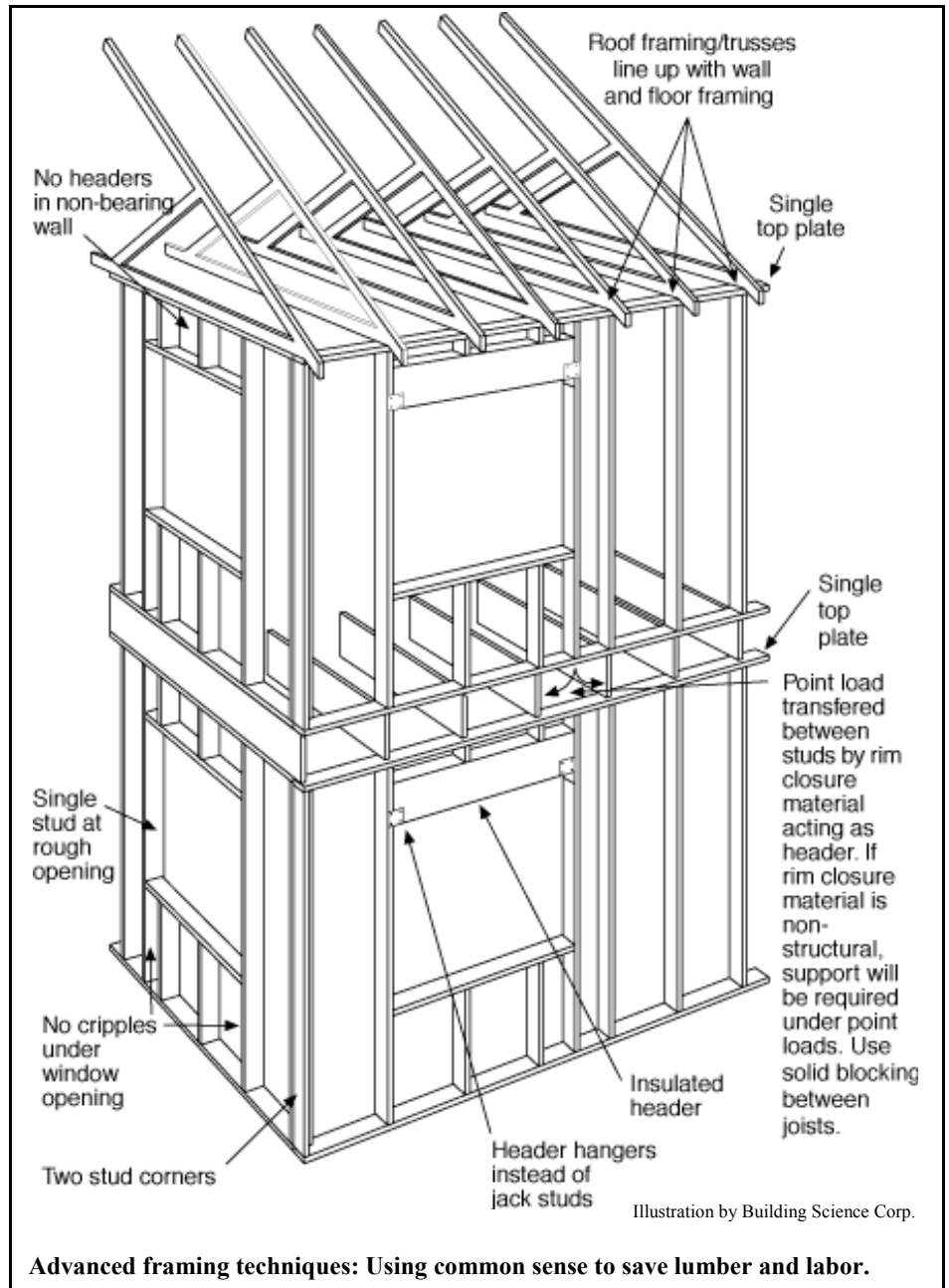
Indeed, it is seeing and touching new things that make many of us, young and old alike, believers. This is the premise behind the EcoVillage project—showing through demonstration that it is possible to have healthy and beautiful urban neighborhoods with the best of city life and nature thoughtfully intertwined.

Solar demonstration

The power of demonstration was recently evident at Gallagher Middle School, which is located near the EcoVillage at W. 65th Street and Franklin Boulevard. On June 1, school children, teachers and a lunchroom full of school principals, politicians, and community members came together to celebrate the introduction of solar panels to the first Cleveland municipal school.

A year ago, many of these same people were skeptical that solar panels could ever be used in Cleveland schools. When the effort began, many still thought solar panels would not work in Cleveland’s gray climate. On that day in early June, the Northeast Ohio sky did what it so often does—rain on the day’s solar celebration—but the panels still worked to convert available sunlight into electricity.

At peak capacity the solar electricity system will produce 1,000 watts of energy an hour. The simple act of having this basic system installed was enough to make it seem possible in the minds of other people working in Cleveland. Now that Gallagher has a working solar electric system—supported by corporate donors and community partnerships, understood by the facility workers, used as a classroom tool and a source of excitement for the students—the solar glint has begun to gleam in the eyes of other school officials.



Advanced framing techniques: Using common sense to save lumber and labor.

Already, there are talks of other schools incorporating solar electricity into their systems.

Hidden designs

To the little girl in the church basement, a solar panel is a tangible answer to her green building question. It is, however, not the complete answer. Beyond the obvious appeal of technologies that offer tremendous energy savings and improved air quality, there is a subtler side to green building. Green building is founded in

design strategies that are not so easy to sell as an immediate stand-alone feature, not always available to see or touch. These include techniques of design process, sizing of mechanical systems, building framing, and the careful integration of building systems.

Through the development of the W. 58th Town Homes in the Cleveland EcoVillage, I have begun to uncover the roots of green building. The design process itself requires more involvement. The community has been essential to the design team, making

crucial decisions about where to locate buildings and on which green building strategies to focus. Architects, landscape designers, technical advisors, energy specialists, mechanical engineers and lighting engineers sit side-by-side as part of a collaborative, integrated design process.

This differs from a traditional design process where a client hires an architect to design a building. The architect typically designs the physical structure and passes the creation to a mechanical engineer who attempts to force the guts—a heating and cooling system, ducts, air vents, and plumbing—into the body. Then the electrical and lighting engineers add their parts. At the end, a landscape designer might have an opportunity to wrap the product in a bit of green.

In contrast, an integrated design process is self-informative. There is an opportunity for the landscape architect to recommend using living plants to shade windows, for the architect to work with the client to optimize building orientation, or the mechanical engineer to work with the architect on appropriate window placement.

Smart dimensions

Integrated design is just one step in what lays hidden behind the development of a “green” product. In April, I learned more about the fundamentals of good green design at an Advanced Residential Design workshop hosted by EcoCity Cleveland in partnership with the Cleveland Green Building Coalition. The workshop was led by W. 58th Street Town Home project architect Betsy Pettit and building scientist Joe Lstiburek. In this daylong workshop, I was particularly impressed at a vivid illustration that depicts the intersection between waste, green building and costs.

Imagine you are going to build a playhouse for the nine year old in the

opening paragraph. By designing the playhouse to be seven feet by seven feet you will have a fine-sized playhouse. To build it, you will need basic materials: studs, plywood, drywall, nails, screws and all those tools in the basement. You will also have to provide or pay for labor.

First, you will probably buy eight-foot studs. Studs come in two-foot increments, beginning with eight feet. You will then have to take the time to saw off the unnecessary foot on each stud. When putting up the plywood (which comes in four by eight foot sheets) you will also have to take off the unnecessary foot in each direction. The drywall similarly comes in sheets just a bit too large. After finishing the walls and ceiling you then will have to decide how to dispose of the wood and drywall waste. Being an environmentalist, you will try to find someone willing to recycle or re-use both elements (or pay to dump it into a landfill.) If, however, you were to realize that all this waste is costly (both in extra labor, time and unused materials) you might decide to build a slightly roomier eight-by-eight play house and give the nine year old her first example of the basics of green building. By designing the small house to make use of the size of building materials, you have saved time, energy and materials — and created a slightly roomier structure.

Advanced framing

These same principles continue to apply throughout the framing process. It is possible to reduce the amount of building materials used, speed up the building process and not compromise the strength of the structure, through optimized framing. When framing walls, if the designer specifies two by six inch studs spaced 24 inches on center—instead of the usual two by fours spaced 16 inches apart—the result is less wood and easier building. The four by eight foot plywood or drywall sheets will line up nicely with the studs, making them easier to attach. Similarly, if studs in



Solar school in the Cleveland EcoVillage

Gallagher Middle School recently became the first Cleveland public school with a photovoltaic panel to generate electricity from sunlight. The 1-kilowatt solar electricity system fuels the energy needed for 10 100-watt light bulbs or 50 energy efficient bulbs. The saving of one kilowatt-hour of regular electricity keeps 1.6 lbs of carbon dioxide out of the air.

The solar panel was made possible by the Million Solar Roofs Initiative of the U.S. Department of Energy (DOE), along with support from the Foundation for Environmental Education, Key Bank, WIRE-NET, Enterprise Social Investment Corporation (ESIC), and Ohio Department of Development Office of Energy Efficiency. The EcoVillage project is a partnership of the Detroit Shoreway Community Development Organization and EcoCity Cleveland.

the walls are placed directly over each floor joist and the upper floor joists are placed directly over those studs, it is not necessary to double up the top plates, thus saving more lumber.

Advanced framing can ease the process of putting insulation in the walls, allowing energy efficiency that can reduce heating costs of a residence by one half. Energy-efficient design also allows for savings through downsized heating equipment. Smaller furnaces or fewer solar panels are needed to create a comfortable space.

My understanding of green building continues to deepen as I have the good fortune of observing a growing number of projects locally. Though my knowledge increases, the definition doesn't get any easier. After a demonstration with straws and Dixie cups, I think the nine-year-old girl in the church basement began to really get it. Before she left, she asked whether I had really needed so many straws and whether I was planning to recycle them. I hope when it comes time for her to shed her playhouse for a home, green building techniques will be the standard in all new construction and the Dixie cups and straws can be retired forever. □

What is green building?

Green building is a process that:

- Creates comfortable environments that are aesthetically pleasing, have plenty of day-lighting, and are draft-free.
- Creates healthy environments.
- Creates durable environments that are built to last, provide moisture control, and have forgiving building envelopes.
- Creates energy efficient environments that are affordable to operate, use materials to their maximum potential, and minimize or eliminate waste.

— Betsy Pettit, Building Science Corp.

Continued from page 9

regional basis, particularly sustainable use, preservation, and revitalization of natural assets. Equip neighborhoods and communities with tools to preserve open space and to create recreational amenities. Work with developers to provide more examples of successful residential and commercial developments that feature amenities, particularly in reconverted brownfield sites in urban areas.

- Create mechanisms for harnessing the knowledge and ideas of all citizens at the neighborhood, local, and regional levels for improving the quality-of-place around the environment and amenities. Develop vehicles for involving young people in the regional amenity and lifestyle agenda as well as in the broader economic development agenda. A quality-of-place strategy is relatively inexpensive and involves marshalling resources (parks, waterfronts, etc.) that are already in place. It also is strongly place-based and as such confers direct benefits on broad segments of the local population and industry, in contrast to conferring large subsidies to non-residents or outside industry. For example, elderly populations express support for bike trails and paths especially around the university district, as they will take commuting cyclists off the sidewalks. Amenities will also benefit disadvantaged neighborhoods and populations, as well as attracting knowledge workers.

Quality-of-place is the missing piece of the puzzle. To compete successfully in the age of talent, regions must make quality-of-place a central element of their economic development efforts. □

Organizing for Doan Brook

Doan Brook is getting a new nonprofit organization to help care for it. The Doan Brook Watershed Partnership will oversee a watershed action plan and will:

- Improve communication and encourage cooperation on programs affecting the brook.
- Provide a vehicle through which the cities of Cleveland, Cleveland Heights and Shaker Heights can coordinate improvements in the parklands and the watershed.
- Promote environmentally friendly land use practices and ordinances within the watershed.
- Leverage funds and promote the sharing of resources for restoration and protection projects.
- Encourage the enjoyment and greater use of a healthy Doan Brook.

For more information, call Keith Jones at 216-321-5935.

Promoting birds



Local bird watchers know that the Lake Erie shore is a great birding spot. Now Audubon Ohio is working with Cleveland-area organizations to enhance birding tourism opportunities and promote bird conservation.

For more information about the Birding Trails and Festivals project, call 614-224-3303, ext. 14.

West Creek urban wetland

A one-acre wetland will be constructed in Parma's West Creek Preserve to purify water and provide habitat for plants and wildlife. The new wetland will intercept surface runoff from an adjacent landfill and collect water from a stream that drains developed areas near Broadview Road. By trapping sediments, nutrients, and other pollutants, the wetland will improve water quality of West Creek and the Cuyahoga River (of which West Creek is a tributary).

The project is being developed by the West Creek Preservation Committee, biologists from Cuyahoga Community College, the City of Parma, and HB Engineering. As a working model of natural water purification in an urban setting, the wetland will become an outdoor school laboratory promoting science and environmental education.

Cincinnati sprawl

The University of Cincinnati's School of Planning released a study, "Region In Crisis: Smart Growth Alternatives for Cincinnati," at a recent workshop sponsored by Citizens for Civic Renewal, the Union Institute, and the Amos Project.

In addition to documenting the region's sprawl crisis, the study proposes three different smart growth planning scenarios that would

manage development more responsibly: "urban service areas" (areas where public taxpayer dollars are used for infrastructure); "multi-nodal region" (multiple compact business/residential centers); and "compact city" (channeling new development in historically urban spaces).

The proportion of developed land in the 13-county region has increased at a rate far more dramatically than previous estimates. According to the report, "from 1980-2000 the proportion of developed land in the region increased by an astounding 141%, while population increased by just 15%." This means that in the last generation the rate of developed land increased more than nine times faster than the rate of population growth.

The full report (maps, data, text) is available online at: http://www.ucplanning.uc.edu/regional_growth_studio/home_page.htm.

— Glen Brand, Sierra Club

Sustainable Maryland

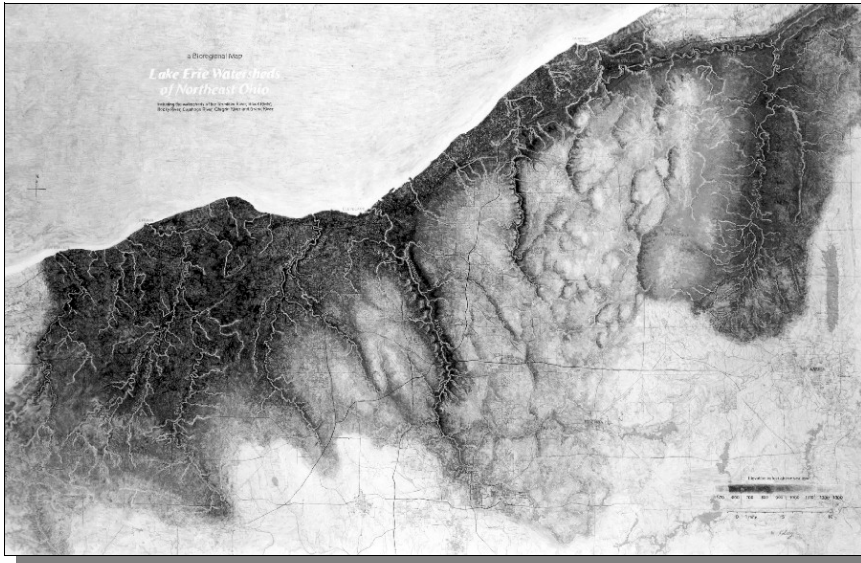
Maryland has become the first state to mandate sustainability measures for all government operations to promote clean energy, green buildings, pollution prevention and alternative fuel vehicles. The state will have a High Efficiency Green Buildings Program for all new facilities and will appoint a state Green Buildings Council. For more information, see <http://www.gov.state.md.us/gov/execords/2001/html/0002eo.html>.

Transitions

- **Elaine Price**, former quality manager of human resources at GE Lighting, is the new director of Holden Arboretum.
- **Kay Carlson** will be leaving the Cuyahoga River Remedial Action Plan to direct The Nature Conservancy's program office for Northeast Ohio.
- **Keith Jones** and **Tori Mills** are new staff for the Doan Brook project of the Nature Center at Shaker Lakes.
- **Anne Garvey-Zaworski** has joined the Growth Association's Build Up Greater Cleveland Program as the public works infrastructure manager.
- **Zach Schiller**, formerly a business writer at *The Plain Dealer*, is the new senior researcher with Policy Matters Ohio, a think tank focusing on the economic needs of working and low-income people in Ohio.
- **The Ohio League of Conservation Voters** is seeking an executive director. Applicants should send a cover letter, resume, writing sample, examples of fundraising plans, and three references to Michelle Park, President, Ohio League of Conservation Voters, 1069-A West Main St., Westerville, OH 43081, or fax 614-895-3050 or email search.committee@ohiolcv.org.



Order now from EcoCity Cleveland!



NEW! Bioregional Map Poster

EcoCity Cleveland has created an unusually beautiful and fascinating image of the watersheds and landforms of Northeast Ohio — from the Lake Plain to the Chagrin Highlands, from the Vermilion River to the Grand River.

*You've never seen
Northeast Ohio like this!*

- An original painting by local artist Mary Kelsey. Shaded contours of terrain painstakingly interpreted from U.S. Geological Survey maps.
- Coverage area includes watersheds of the Vermilion, Black, Rocky, Cuyahoga, Chagrin, and Grand rivers.
- Printed in full color on archival quality paper. 36 inches by 24 inches.
- Suitable for framing. A beautiful addition to any home, office, or school.

Only \$10
(plus tax and shipping,
see details below)

The development of the Bioregional Map Poster was supported by a grant from the Cyrus Eaton Foundation.

To order

Your name _____

Address _____

City/State/Zip _____

Phone _____ E-mail _____

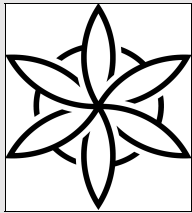
- Send me _____ *Bioregional Map Posters* @ \$10 each, plus \$0.70 sales tax for each poster and \$4 shipping for each order (multiple posters can be shipped in the same mailing tube).

Our other publications also make thoughtful, inspirational gifts!

- Gift subscriptions to the award-winning *EcoCity Cleveland Journal* — Only \$15 for the first subscription and \$10 for others. Please attach names and addresses for people to receive the subscriptions.
- *The Greater Cleveland Environment Book*, the 340-page guidebook that is the comprehensive reference about all the environmental issues affecting Northeast Ohio. Send _____ copies at \$19 each (includes sales tax and shipping).
- *Car-Free in Cleveland*, the fun guide to getting around Northeast Ohio by transit, bike and on foot. Send _____ copies at \$9 each (includes sales tax and shipping).

Amount enclosed:	
Posters	\$ _____
Gift subscriptions	\$ _____
Environment Book	\$ _____
Car-Free	\$ _____
Total	\$ _____

Please make check out to EcoCity Cleveland and send to 2841 Scarborough Rd., Cleveland Heights, OH 44118.
For more information, call 216-932-3007.



Sustainable Communities networking

To follow up last year's Sustainable Communities Symposium 2000, the

SCS planning committee has organized an evening of networking and updating, 5:30-9 p.m. on Wednesday, July 27 at the Great Lakes Brewing Co. Tasting Room on Carroll Ave. between W. 26th and W. 28th streets in Ohio City.

The evening will feature short individual presentations of activities related to sustainability in Northeast Ohio, as well as remarks by Dennis Eckart, head of the Greater Cleveland Growth Association. Appetizers and cash bar provided.

Come and share your stories about creating a more sustainable society. To RSVP, call 216-687-3509 or email: suzanne@urban.csuohio.edu.

Training in the art of leadership

EcoCity Cleveland is partnering with the Rockwood Fund to bring the nationally recognized Art of Leadership training workshop to Northeast Ohio on September 5-8.

This is a special opportunity for emerging leaders to hone leadership skills, reconnect with one's personal mission, learn how to improve one's organization, and form networks with other leaders seeking social and environmental change in Northeast Ohio.

The instructor will be Robert Gass, who has led organizational trainings for major corporations and environmental organizations. The event will take place at the Walden Country Inn, a retreat center in Aurora that has been recognized for conservation development practices.

Space is limited to 35 participants, and we are seeking nominations of emerging leaders who are making a difference in our region. Please send names to mgillespie@ecocleveland.org. Some scholarships are available.

For more information about the trainings, see www.rockwoodfund.org.

June 23, Saturday
Burning River Festival to commemorate the 1969 Cuyahoga River burning and raise money for groups cleaning up the river and Lake Erie. Sponsored by the Great Lakes Brewing Co. Superior Viaduct. 216-771-4404.

June 24, Sunday
Endangered junco survey and hike. North Chagrin Reservation is home to several dark-eyed Juncos, one of Ohio's endangered species. 7-10 a.m. Williams Memorial Woods parking lot. 440-473-3370.

June 24, Sunday
Lock 38 demonstration – historical reenactment of the opening of Twelve-Mile Lock with costumed volunteers. 1-4 p.m. at Canal Visitor Center, Cuyahoga Valley National Park. 330-650-4636 or 800-445-9667.

June 26, Tuesday
Nature Reads, the Nature Center at Shaker Lake's monthly book club meeting discusses *Swampwalker's Journal* by David Carroll. 6 p.m. 2600 South Park Blvd in Shaker Heights. Bring brown bag dinner if you wish. 216-321-5935.

June 27, Wednesday
Making Matters Worse: The Human Role Behind **Natural Disasters**. Ted Steinberg, environmental historian and professor at Case Western Reserve University, speaks on how business and government decisions have increased losses from floods, earthquakes, and tornadoes, especially among the most vulnerable. The Nature Center at Shaker Lakes, 2600 South Park Blvd., Shaker Heights. 216-321-5935.

June 30, Saturday
Air traffic in the **wetlands**. Check out dragonflies, butterflies, and birds on a hike with a naturalist, 9-11:30 a.m. Vaughn Road parking lot east of Riverview Road, Cleveland Metroparks Brecksville Reservation. 440-526-1012.

June 30, Saturday
Lake Erie beach ecology hike with Guy Denny along one of the last and best remaining beach dune communities in Ohio. 10:30 a.m. Meet at extreme east end of Headlands Beach State Park parking lot, SR 44 west of Fairport Harbor. Sponsored by the Ohio Environmental Council. 614-487-7506, www.theoec.org.

June 30, Saturday
Cleveland Restoration Society's 6th Annual **Sacred Landmarks Benefit** at one of Cleveland's most important architectural treasures, Temple Tifereth Israel, 1855 Ansel Rd. 6:30 p.m. For ticket information, call 216-426-3101.

July 3, Tuesday
The Nature Center at Shaker Lakes' monthly Environmental Town Hall brown bag lunch discussion: "What Should Happen to **Dike 14**?" The confined disposal facility at Gordon Park has been designated a National Audubon Society Important Bird Area and will be transferred soon to the Ohio Dept. of Natural Resources. How should it be developed? Program at the center at 2600 South Park Blvd. in Shaker Heights. 216-321-5935.

July 7, Saturday
Birdwatching in Cuyahoga Valley National Park: **July birds** with park volunteers and the Cuyahoga Valley Bird Club. 7-10 a.m. Station Road Bridge Trailhead, Riverview Road, 0.25 miles south of SR 82. 330-650-4636, 800-445-9667.

July 7, Saturday
Summer Bog Trek at **Kent Bog**. Take a trip back in time to the close of the Ice Age, when all of northern Ohio looked like this remnant of long ago. For information call Emliss Ricks, 330-527-5118.

July 7, Saturday
Banding birds of the meadow. Woods Edge at the Geauga Park District Swine Creek Reservation. 3 p.m. Get a close-up look at birds while learning about habitat plight of grassland birds. 440-285-2222, 564-7131, or 834-1856, ext., 5420.

July 8, Sunday
An eye for **butterflies**. Lake Side parking area, Geauga Park District Swine Creek Reservation. Noon to 3:30 p.m. Annual butterfly census under leadership of Ohio Lepidopterists. 440-285-2222, 564-7131, or 834-1856, ext., 5420.

July 10, Tuesday
The Nature Center at Shaker Lakes' **Doan Brook Concert Series**, first of four, features Roberto Ocasio Latin Jazz Project. 7 p.m. Rockefeller Park Lagoon, corner E. 105th & Martin Luther King Blvd. Besides enjoying the music, learn about Doan Brook and its important ecosystem. Bring picnic dinners and lawn chairs. 216-321-5935.

July 15, Sunday
West Creek Preserve Discovery Hike, 1-2:30 p.m., Center Park. For more information, call 440-845-7571.

July 24, Tuesday
 Second in the Nature Center at Shaker Lakes' **Doan Brook Concert Series** features Djembefolalu African drumming ensemble. 7 p.m. Rockefeller Park Lagoon, corner E. 105th & Martin Luther King Blvd. 216-321-5935.

July 25, Wednesday
 Cleveland Heights **Car-Free/Walk Ride** Happening, 7 p.m. at Mac's Backs Bookstore, 1820 Coventry Rd. Includes Heights/Circle bus tour on proposed Community Circulator bus route on the Coventry Village "Magic Bus." \$5. Call 216-932-8358

July 26, Thursday
Our Fake Energy Crisis: What Deregulation, Nuke Power and Wind Power Really Mean. Harvey Wasserman, activist, author, historian, senior advisor to Greenpeace, USA, co-founder, Safe Energy Clamshell Alliance. Friends Meeting House, 10916 Magnolia Dr., University Circle. 6:30 p.m., potluck and 7:30 p.m., program. Sponsored by Peace House Steering Committee. 216-231-4245.

July 29, Sunday
 Cuyahoga Challenge: **Boston Run Trail**. Qualifies as segment of Cuyahoga Challenge Hiking Series. 2-4 p.m. Happy Days Visitor Center North Lot, SR 303, west of SR 8, Cuyahoga Valley National Park. www.dayinthevalley.com, 330-650-4636.

August 4-5, Saturday - Sunday
 10th Annual **Wildlife Carving & Nature Art Festival**. Meyer Center, Geauga Park District Big Creek Park. 10 a.m. - 5 p.m. Geauga Transit will provide shuttle service between the festival and Chardon Square Arts Festival on Sunday afternoon. 440-

Straw bale workshop
 Natural building construction workshop on July 21-23, featuring hands-on instruction in building with cob, straw bale and straw-clay.
 For more information, visit the Green Building Coalition website at www.clevelandgbc.org or call 216-623-0033.

285-2222, 564-7131, or 834-1856, ext., 5420.

August 14, Tuesday
 Final concert in The Nature Center at Shaker Lakes' **Doan Brook Concert Series** features Clear Fork, a bluegrass quartet. 7p.m. Rockefeller Park Lagoon, corner E. 105th & Martin Luther King Blvd. 216-321-5935, www.shakerlakes.org.

August 17, Friday
 Crown Point Ecology Center **Taste of the Earth** 2001 dinner and silent auction to benefit the center's educational programs. 5 p.m. at 3220 Ira Rd. in Bath. Entertainment - Akron Pan Groove Steel Drum Band. \$40. Auction items needed. 330-668-8992 or www.crownpt.org.

September 8, Saturday
Harvesting Your Bounty. Proper harvesting techniques, canning and freezing methods, and methods for season extension. Registration required. \$20. 1-4 p.m. at Silver Creek Farm. Sponsored by the Small Farm Research and Education Center, Hiram. 330-569-7212.

September 26-29
 International **Trails and Greenways** Conference in St. Louis, sponsored by the Rails-to-Trails Conservancy. For more information, call 202-331-9696 or see www.railtrails.org.



State trail planning

The Ohio Department of Natural Resources is finally beginning to plan a statewide system of recreational trails — an interconnected system to

meet a variety of environmental, economic and transportation needs. The first steps are to inventory all existing and planned trails and to gather input on what prospective users want.

ODNR has scheduled a series of meetings to gather this input. The Northeast Ohio meeting is July 10 in the Cleveland Metroparks CanalWay Visitor Center, 4524 E. 49th St. in Cuyahoga Heights. The meeting runs from 1 to 3 p.m. and 6 to 8 p.m.

For more information, call Bill Daehler of ODNR at 614-265-6402 or Elaine Marsh of Ohio Greenways at 330-657-2055.

EcoCity Cleveland's Annual Member Party and Bioregional Hero Awards
 6-9 p.m., Thursday, August 2, 2001
 Steamship William G. Mather, at North Coast Harbor
Save the date!

Board meetings of regional agencies

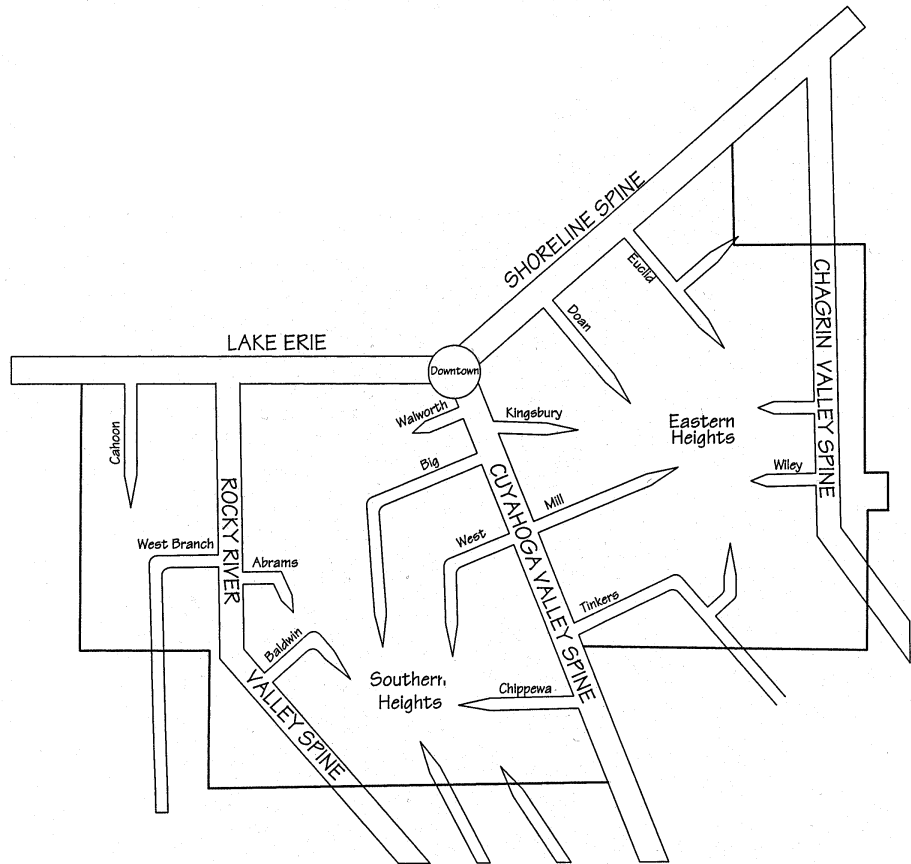
Here are the regular, monthly meeting times of agencies that are shaping our region. Call to confirm, as times and locations sometimes change.

- **Cleveland-Cuyahoga County Port Authority**, 101 Erieside Ave. Cleveland, 216-241-8004. Friday of first full week at 10 a.m.
- **Cleveland Metroparks**, 4101 Fulton Parkway, Cleveland, 216-351-6300. Second and fourth Thursdays at 9 a.m.
- **Cuyahoga County Planning Commission**, 323 Lakeside Ave. West, Cleveland, 216-443-3700. Second Tuesday at 2 p.m.
- **Greater Cleveland Regional Transit Authority (RTA)**, 1240 W. 6th St., Cleveland, 216-566-5187. Second and fourth Tuesdays at 9 a.m.
- **Northeast Ohio Areawide Coordinating Agency (NOACA)**, 1299 Superior Ave., Cleveland, 216-241-2414. Board meeting second Friday at 10 a.m. Transportation Advisory Committee third Friday at 10 a.m.
- **Northeast Ohio Regional Sewer District**, 3826 Euclid Ave., Cleveland, 216-881-6600. First and third Thursdays at 12:30 p.m.

Open space corridors in Cuyahoga County

One concept included in the draft Cuyahoga County Greenspace Plan is that of open space corridors. The corridors would follow rivers and creeks and provide a greenway trail system that would serve most of the county. It's a vision that would entail both preservation and ecological restoration.

The county plan is scheduled to be released this fall.



Source: Cuyahoga County Planning Commission, draft Greenspace Plan

"Indispensable reading for those who want to know what's really going on in the region or what the headlines may be a decade from now."

—David Orr, Oberlin College Environmental Studies Program

Join now! Each month, *EcoCity Cleveland* will bring you the ideas and information you need to create a more sustainable bioregion.

Name _____

Address _____

City _____ State _____ Zip _____

Bioregion (be creative) _____

Telephone _____

E-mail _____

- New or renewal regular one-year membership -- \$35.
- Supporting membership -- \$50 or more.
- Limited income membership -- \$15 (or whatever you can afford).
- Send me _____ copies of *The Greater Cleveland Environment*

Book -- \$19 each (includes tax and shipping).

Please make checks payable to EcoCity Cleveland and mail to
2841 Scarborough Road, Cleveland Heights, OH 44118
Satisfaction guaranteed

EcoCity Cleveland
2841 Scarborough Road
Cleveland Heights, OH 44118
Cuyahoga Bioregion
(216) 932-3007

NON-PROFIT ORG.
U.S. POSTAGE
PAID
CLEVELAND, OHIO
PERMIT NO. 592

ADDRESS SERVICE REQUESTED

DATED MATERIAL – DO NOT DELAY

♻️ 100% Post-consumer waste

Time to renew your subscription?