

Clean Water Services is working with stakeholders to update its Design and Construction Standards. Visit cleanwaterservices.org/dncupdate for the latest drafts and information.

KEY TOPIC 3: REDEVELOPMENT STANDARDS

BACKGROUND

The new 1,000 square foot threshold applies to new development and redevelopment sites. The existing redevelopment table is one part of the retrofit strategy required by the permit.

Between now and April 2017 CWS, co-implementers and stakeholders will be proposing and reviewing changes to the existing D&C Standards to reflect the new permit conditions and stakeholder interests in the existing redevelopment standards. This process will continue the work on the redevelopment standards that was started as part of the 2012/2013 update effort.

EXISTING STANDARD

4.05.5 IMPERVIOUS AREA USED IN DESIGN

- D. FOR REDEVELOPMENT SITES, THE IMPERVIOUS AREA USED TO DESIGN WATER QUALITY FACILITIES SHALL BE BASED ON TABLE 4-1.

Existing Impervious Area on Site	Existing Untreated Impervious Area Altered by Redevelopment	Untreated Impervious Area Required to Treat
< 5,280 sq. ft.	≤ 100%	No new treatment required
≥ 5,280 sq.ft. and < 0.5 acres	< 1,000 sq.ft.	No new treatment required
	≥ 1,000 sq.ft.	100% of impervious area
≥ 0.5 acres and < 5 acres	< 1,000 sq.ft.	No new treatment required
	≥ 1,000 sq.ft. and < 25%	Disturbed impervious area + 25% of undisturbed impervious area
	≥ 25% and < 50%	Disturbed impervious area + 50% of undisturbed impervious area
	≥ 50%	100% of impervious area
≥ 5 acres	< 1,000 sq.ft.	No new treatment required
	≥ 1,000 sq.ft. and < 50%	Disturbed impervious area + 50% of undisturbed impervious area
	≥ 50%	100% of impervious area

2012/2013 UPDATE EFFORT

During the 2012/2013 Update process, staff and stakeholders developed three alternatives to Table 4-1, as shown on the following pages. These alternatives are the starting point for the 2016 update.

Modified Table 4-1: added square footage thresholds to existing site size categories

Existing Impervious Area on Site	Existing Untreated Impervious Area Altered by Redevelopment	Untreated Impervious Area Required to Treat
< 5,280 sq.ft.	≤ 100%	Altered Area over 1,000 sq. ft. only
≥ 5,280 sq.ft. and < 0.5 acres	< 1,000 sq.ft.	No new treatment required
	>1,000 and < 5,280 sq. ft.	Project area plus 10,000 sq. ft. of undisturbed impervious area, or project area plus remaining impervious on site
	≥ 5,280 sq.ft.	100% of impervious area
≥ 0.5 acres and < 5 acres	< 1,000 sq.ft.	No new treatment required
	≥1000 sq.ft. and <5,280 sq. ft.	Project area plus 10,000 sq. ft. of undisturbed impervious area, or project area plus 25% of the remaining impervious area on site
	>5,280 sq. ft. and <25%	Project area plus 25% of remaining impervious area on site
	≥ 25% and < 50%	Project area plus 50% of remaining impervious area on site
	≥ 50%	100% of impervious area
≥ 5 acres	< 1,000 sq.ft.	No new treatment required
	>1,000 sq. ft. and <5,280 sq. ft.	Project area plus 10,000 sq. ft. of remaining impervious area on site
	≥5,280 sq.ft. and < 50%	Project area plus 50% of remaining impervious area on site
	≥ 50%	100% of impervious area

Scaled Proportional Treatment: based on modified impervious area

New or modified Impervious Area*	Treatment Ratio ** Treatment to Disturbance	Treatment Range
< 1,000 sq. ft.	0	0
≥ 1,000 sq. ft. and < 2,640 sq. ft.	1:1	1,000 sq. ft. – 2,640 sq. ft.
≥ 2,640 sq. ft. and < 10,890 sq. ft. (1/4 ac.)	2:1	5,280 sq. ft. – 21,780 sq. ft. (1/2 ac.)
≥ 10,890 sq. ft. (1/4 ac.) and < 21,780 sq. ft. (1/2 ac.)	3:1	32,670 sq. ft. (3/4 ac.) – 65,340 sq. ft. (1 ½ ac.)
≥ 21,780 sq. ft. (1/2 ac.) and < 87,120 sq. ft. (2 ac.)	4:1	87,120 sq. ft. (2 ac.) – 348,480 sq. ft. (8 ac.)
≥ 87,120 sq. ft. (2 ac.)	5:1	435,600 sq. ft. (10 ac.) +

Simplified Proportional Treatment: same ratio for all development

New or modified Impervious Area*	Treatment Ratio ** Treatment to Disturbance	Treatment Range
< 1,000 sq. ft.	0	0
≥ 1,000 sq. ft.	3:1	3 x area disturbed, up to site area

* Replacement of impervious area with pervious area, including LIDA Porous Pavement or Green Roof, does not count toward new or modified impervious area total. Total calculated based on all projects within 3 year period from adoption of R&O.

**Ratio applies up to treatment of all impervious on-site.