

City of Sammamish Low Impact Development

September 16th, 2008

Goals for Today

- Brief background description
- Major elements of proposed Sammamish LID ordinance
- Process we followed
- Observations for implementation

Current Requirements: 1998 King County Storm Water Manual

- Thresholds for drainage review:
 - 2,000 sf impervious surface – review required
 - 5,000 sf poll-gen imp surf – WQ treatment req'd
 - 10,000 sf imp surf – detention is required
 - Low Impact Development options allowed
- Basic or Sensitive Lake WQ treatment may include: ponds, vaults, infiltration etc. to ensure water quality protection and detention

Current Requirements: CAO

- Beaver & Pine Lake Basins – require the use of All Known, Available, and Reasonable methods of prevention, control, and Treatment (AKART) to remove phosphorous
- Erosion Hazard Near Sensitive Water Body – requires 100% onsite infiltration of storm water or a tightline to an approved location.
- Wetland Management Areas – on a site-by-site basis limits impervious surface to 8%, requires infiltration or reforestation

Changes coming: 2005 King County Surface Water Design Manual

- Drainage review thresholds (under discussion)
- Small projects required to incorporate Low Impact Development technologies
- Applicants for large projects encouraged to use Low Impact Development
- Proposed LID ordinance should complement current and proposed manuals

LID Ordinance: Public Process

- Planning Commission Review:
 - Three stakeholder meetings
 - Seven public meetings, and
 - Two public hearings
 - Ongoing participation from the development community, environmental interests, and residents
- City Council Review:
 - Public Hearings
 - Third-party consultant review and recommendation

Proposed LID Ordinance

- Goal: Emulate natural site hydrology
- Council direction: Incentive-based, city-wide, and voluntary
- Encourage and incentivize comprehensive LID
- Focus on large projects (subdivisions, institutional, commercial)
- Menu of techniques included with points earned based on benefit achieved

Proposed LID Ordinance

- Comprehensive LID Design:
 - Applicant encouraged to design project to incorporate the widest range of feasible LID techniques
 - Minimum design thresholds to qualify
 - Widest range of incentives possible

Proposed LID Ordinance

- LID Point System:
 - Applicant incorporates several LID design techniques into project design
 - LID design techniques allow the project to qualify for “points”
 - Points are required to qualify for specific development incentives

Incentives

- Increase in site development density (additional dwelling units)
- Street improvement flexibility (narrower street improvement)
- Recognition
- Increased building height (35 to 50 feet)
- See handout

Feasibility Review

- Key: ensure best environmental outcome and long-term functionality
- Site soil and topography review to identify opportunities and constraints
- LID techniques/design tailored to site features and development needs
- City will gain experience and evaluate effectiveness of LID ordinance in 3 years