

**Low Impact Development Integration**



Presentation to the Planning Commission: April 20, 2016  
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 Division of Natural Resources, Public Works

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**Overview**

- What is Low Impact Development (LID)?
- What are LID requirements?
- How can Redmond meet them?
- Seek Commission questions & input about LID
- Schedule for Planning Commission's review of proposed changes to the Redmond Zoning Code (RZC)



*Today's goal:* Context and background information on the City's LID integration process

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**What is Low Impact Development (LID) and why use it?**

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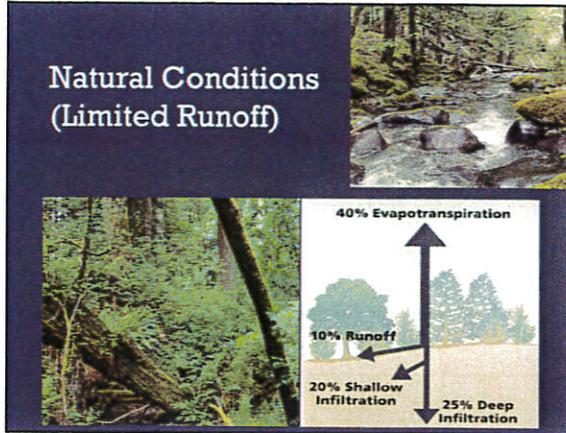
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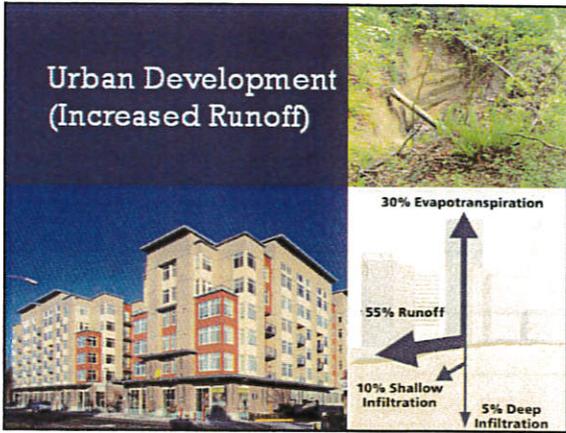
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### LID Site Planning

Starts early to reduce the volume of runoff generated:

- Site assessment
- Protecting native soils
- Protecting trees
- Reduced impervious area
- Building placement
- Construction sequencing

Dander Cedar  
*Cladonia dendata*  
Approved Value: \$24,464

LID PROTECTION FENCE

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### Green Stormwater Infrastructure

Promotes infiltration and evaporation:

- Rain gardens (bioretention)
- Pervious Pavement
- Green Roofs
- Amended Soils

Rain garden (bioretention)

Pervious Pavement

Green Roofs

Amended Soils

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### Benefits to the Community

- Good for the environment
- Good business practice
- Supports Redmond's
  - vision
  - policies &
  - "Clean & Green" Budget Priority



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### LID within Redmond Policy and Regulations

- Promoting LID is a stated policy throughout the *Comprehensive Plan*
- Identified as a strategy in *Water Resources Strategic Plan*
- Promoted in *Zoning Code*, and the *Stormwater Technical Notebook*

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LID will be required for new and redeveloped construction starting 2017

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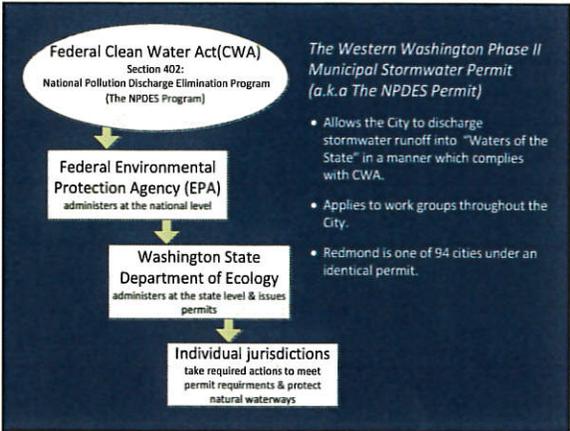
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### NPDES LID Requirements

- Comprehensive review of City policies and codes — "preferred and commonly-used approach..."
- Adopt new development requirements
- Regulations apply to all of Western Washington beginning 2017

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### Impacts of LID Requirements on Developers

- Greater assessment and planning prior to construction
- Protect native soils and trees
- Set aside areas to infiltrate stormwater
- Some sites: decreases costs
- Other sites: increases costs

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## Integrating LID into City Operations

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### Integration: A Comprehensive, Citywide Strategy

Involves numerous City operations, and requires:

- Outreach to City staff
- Outreach to external stakeholders—developers and residents
- Changes to operations and procedures
- Evaluation and learning



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### Integration: Where we are

2015:

- Offered education and engaged staff
- Convened inter-department review teams
- Reviewed City codes & policies

2016:

- Began stakeholder engagement
- Drafted proposed changes

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## Next Steps, Schedule

### Stakeholder engagement

- Seek developers input on proposed RZC changes
- Hosting a webinar
- Meet with local environmental groups

### Technical Committee review and recommendations—April 27

### Planning Commission

- April 20—Introductory Study Session
- May 25 — Study Session
- June 8 — Public Hearing, Study Sessions
- June 15 — Additional study session, if needed
- July 13 — Report approval

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Questions?  
Comments?  
Feedback?

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