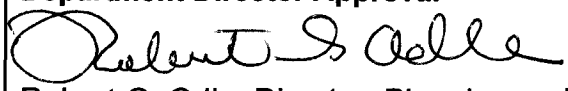
City of Redmond
Department Operational Policy

Title	Number	Rev. no.
Low Impact Development Feasibility Determination	2	
Responsibility	**Supersedes**	**Pages**
Public Works, Natural Resources Division and Planning Department, Development Services Division	NEW	2
Department Director Approval  Linda De Boldt, Director, Public Works	2/17/16	
Department Director Approval  Robert G. Odle, Director, Planning and Community Development	**Effective Date** March 1, 2016	

1. PURPOSE

The feasibility of using low impact development stormwater practices must be defined to give developers, design engineers, and review engineers a common understanding of which practices are suitable for individual sites.

Low Impact Development (also known in the Stormwater Technical Notebook as "on-Site Stormwater Management, Minimum Requirement #5") is encouraged throughout Redmond and required in certain neighborhoods, but the feasibility of those techniques is not clearly defined in Redmond's current stormwater standards: the Washington State Department of Ecology's 2005 Stormwater Management Manual for Western Washington (2005 Ecology Manual), or the 2012 Stormwater Technical Notebook. Minimum Requirement #5, as defined in 2012 Ecology Manual is the best available science for defining that feasibility.

2. POLICY

A. It is the policy of the Technical Committee that the 2012 Ecology Manual shall be used by public and private development and redevelopment projects to determine feasibility of low impact development practices (Minimum Requirement #5).
B. This policy is effective March 1, 2016. Requirements apply as follows:

Permit Status	Vesting Status	Applicable Requirements
Project entered PREP prior to March 1, 2016	Project completes PREP and is vested between March 1 and December 31, 2016	Choice: 2012 Standard or 2016 Standard
	Project completes PREP and is vested after December 31, 2016	2017 Standard
Project enters PREP on or after March 1, 2016	Project completes PREP and is vested between March 1 and December 31, 2016	2016 Standard
	Project completes PREP and is vested after December 31, 2016	2017 Standard
Project does not use (or exits) the PREP process.	Vested between March 1 and December 31, 2016	2016 Standard
	Vested after December 31, 2016	2017 Standard

1. **2012 Standard**: Project follows 2012 Stormwater Technical Notebook that adopted the 2005 Ecology Manual.
2. **2016 Standard**: Project follows the 2012 Stormwater Technical Notebook, modified (as noted below) to use the 2012 Ecology Manual for determination of LID feasibility.
3. **2017 Standard**: Project follows the new requirements that are proposed to be published on January 1, 2017.

2016 Standard: Section 2.5.5 of the 2012 Stormwater Technical Notebook is revised to include the additional language below:

2.5.5 Minimum Requirement #5: On-Site Stormwater Management

Projects are required to implement On-site Stormwater Management BMPs to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts. See Chapter 5 of Volume V for requirements of on-site stormwater management techniques.

Project proponents shall use Ecology's 2012 Stormwater Management Manual for Western Washington: Volume I of Section 2.5.5, Chapter 3 of Volume III, and Chapter 5 of Volume V to determine which on-site stormwater management BMPs shall be employed on a particular project site, and document that determination in the Stormwater Site Plan (drainage report.)

Exception: Projects that entered the PREP process before March 1, 2016 and are vested on or before December 31, 2016 are encouraged, but not required, to perform and comply with the 2012 Ecology Manual's on-site stormwater management BMP determination.

As described elsewhere in this Stormwater Notebook, to protect groundwater:

1. stormwater infiltration from pollution generating surfaces in wellhead protection zones 1, 2, and 3 is limited; and
2. pervious pavement shall not be used for pollution generating hard surfaces, citywide.

For public hard surfaces where pervious pavement is determined to be required, a "functionally equivalent" alternative design such as draining to a landscape strip or using trench drains and infiltration trenches shall be employed. "Functionally equivalent" means the hard surface and associated infiltration BMP is modeled to meet the 2012 Ecology Manual's "LID Performance Standard". Maintenance effort shall be similar to that of a trench drain, as approved by the Stormwater Engineer.

Maintenance responsibility and procedures for on-site stormwater management BMPs shall be documented in the drainage report, O&M Manual, and plat.

Responsibility for maintenance of public bioretention constructed as part of a residential development project shall be divided as follows:

1. the developer shall be responsible for all maintenance until it is accepted by the City;
2. the adjacent property owners (as may be delegated to a home owner's association or property management company) shall be responsible for routine maintenance (aesthetics, pruning, mulching, plant health, etc.); and
3. the City shall be responsible for major maintenance and renovation (cleaning of underdrain pipes, renovation if infiltration fails, etc.)