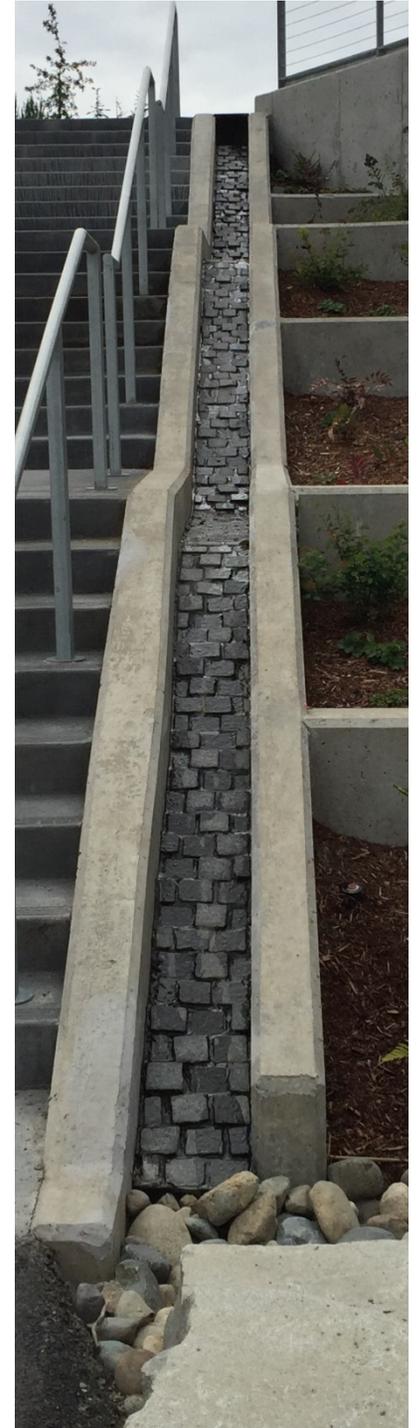




INTEGRATING  
**LOW IMPACT  
DEVELOPMENT**  
INTO SAMMAMISH'S CODES  
& ENFORCEABLE STANDARDS  
PLANNING COMMISSION BRIEFING

# PRESENTATION OVERVIEW

1. Sammamish's Permit Requirements
2. Integrating LID into Sammamish's Codes and Standards
  - LID Principles
  - Proposed Code Amendments
3. Next Steps/Resources
4. Questions





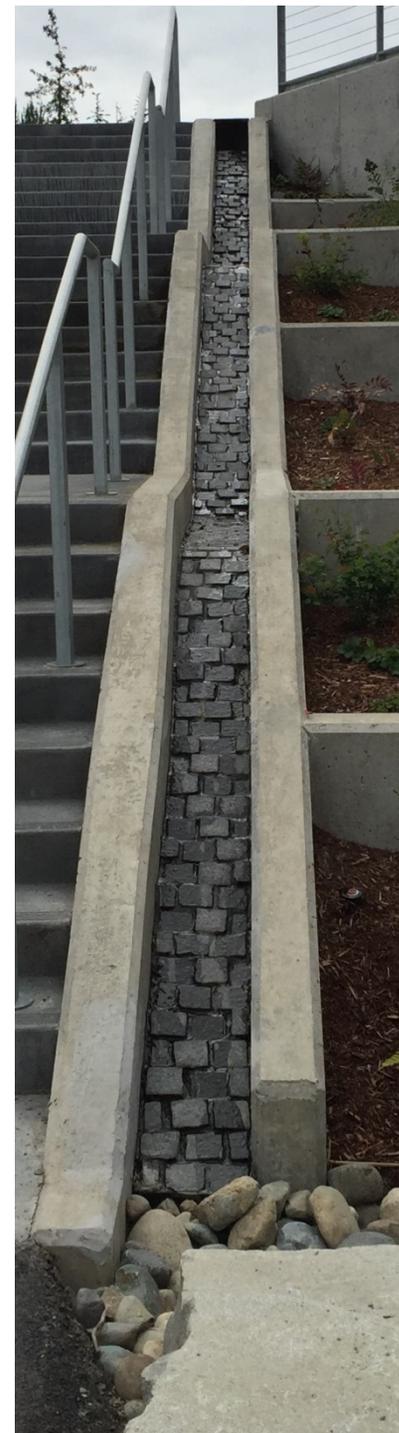
# SAMMAMISH'S PERMIT REQUIREMENTS

# Sammamish's Permit Requirements

## 2013-2018 Western Washington Phase II Municipal Stormwater Permit

**Section S5.C.4.f**, requires:

- No later than December 31, 2016, permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require LID BMPs and LID principles.



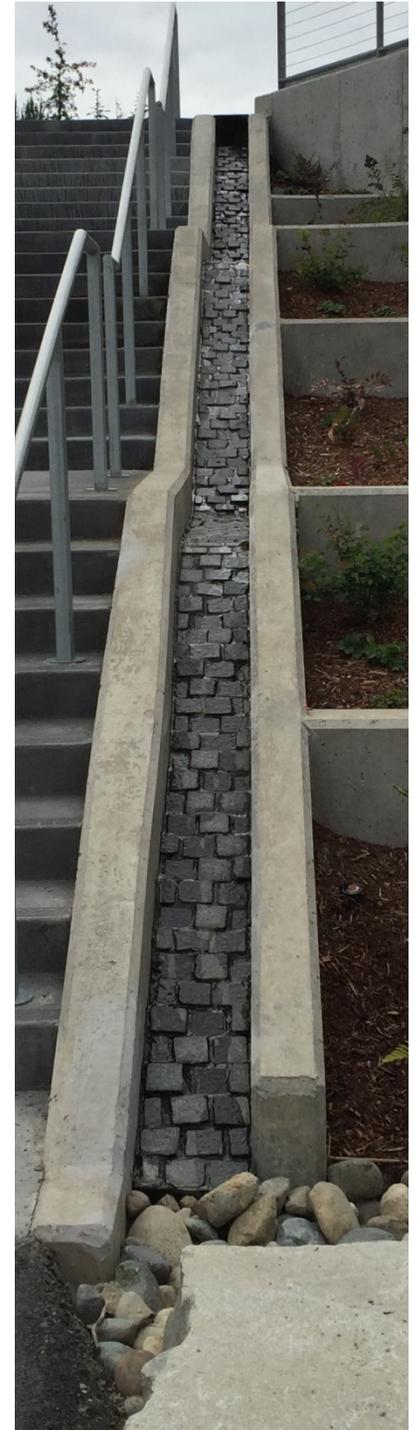
# Sammamish's Permit Requirements

Intent is to make LID the *preferred and commonly-used approach to site development.*

Principles within the permit include minimizing:

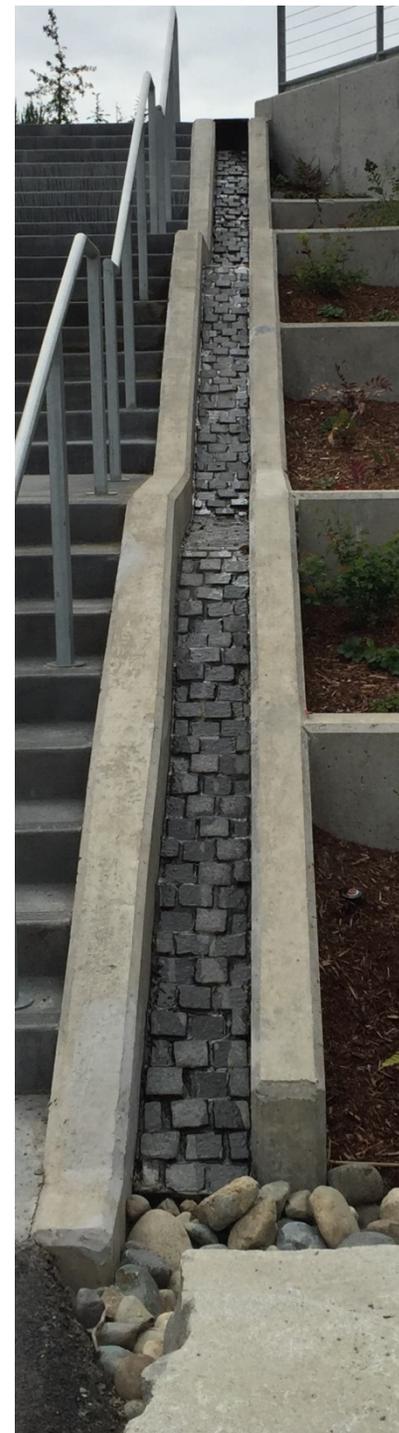
- Impervious surface coverage;
- Native vegetation loss; and
- Stormwater runoff

*Sammamish's codes and standards already have strong limitations on impervious surface coverage and native vegetation/tree retention.*



# Sammamish's Permit Requirements

- LID BMPs: The adoption of the King County Surface Water Design Manual and the Sammamish Addendum satisfies the permit requirement related to the integration of LID BMPs into the City's codes and enforceable standards.
- LID Principles: LID principles related to minimizing impervious surface coverage and minimizing native vegetation loss addressed through SMC amendments.



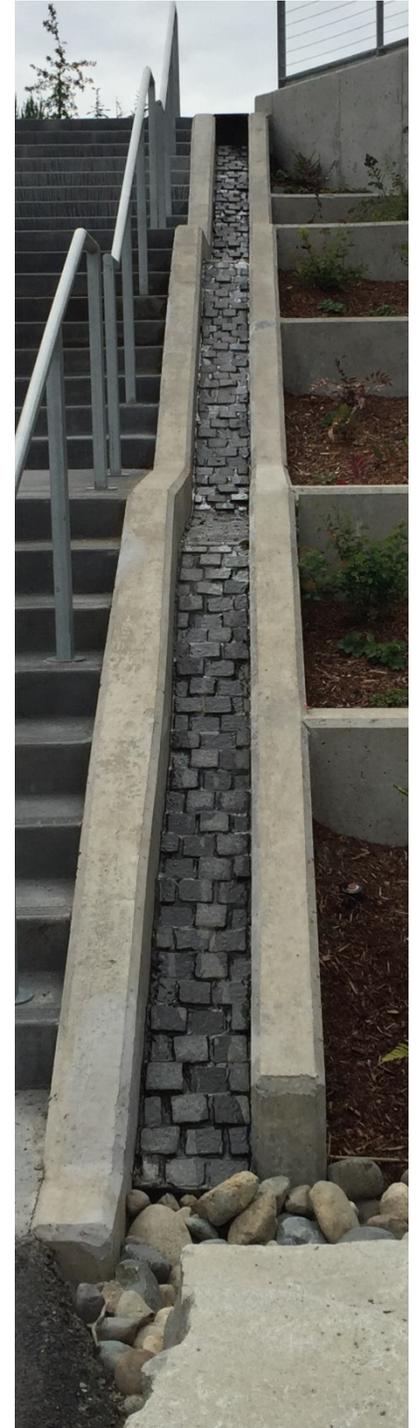


# INTEGRATING LID PRINCIPLES INTO SAMMAMISH'S CODES AND ENFORCEABLE STANDARDS

# Integrating LID Principles

## LID Principle Topics:

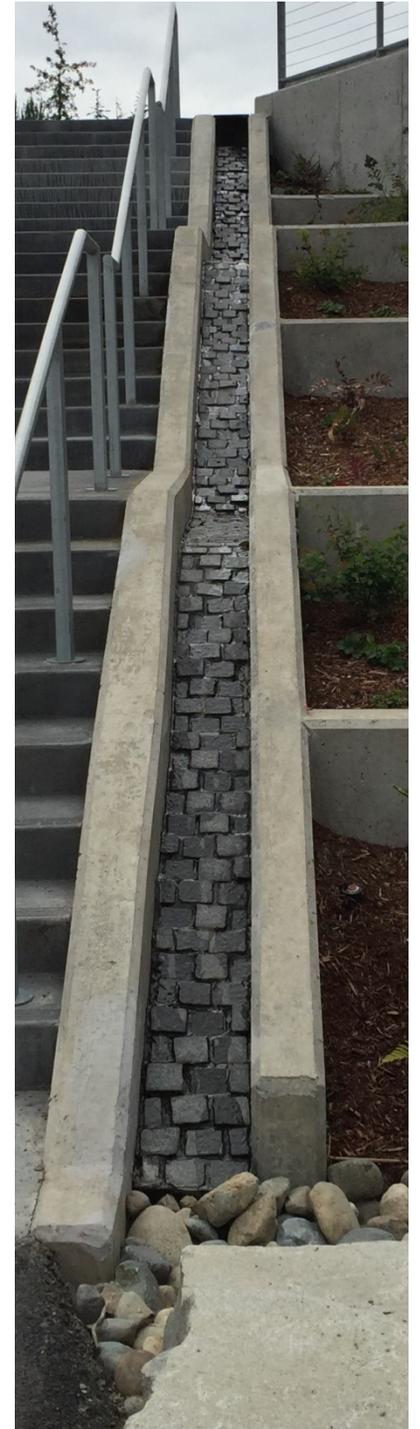
- Site analysis  
SMC 20.05.040, SWDM 2.2
- Vegetation/canopy conservation  
SMC 21A.37
- Reduce impervious surface coverage  
SMC 21A.25.030  
SMC 21A.25.040
- Clustering  
SMC 21A.030.020  
SMC 21A.30.030
- Parking design  
SMC 21A.40  
SMC 21B.40
- Incorporate bioretention in required landscaping  
SMC 21B.35.030



# Proposed Code Amendments

## SMC 21A.85 Low Impact Development (Existing)

- Includes LID techniques that may be used in a development to earn incentives
- Few projects have utilized this process
  - The analysis required/time is expensive and not worth the incentives
  - The techniques are too difficult to do for the most part
- All or nothing approach
  - Have to do all of the technique to earn the incentive, nothing offered if you do part



# Proposed Code Amendments

## SMC 21A.85 Low Impact Development (Proposed)

### Sections:

21A.85.010 Intent and goals.

21A.85.020 Applicability.

~~21A.85.030 Sammamish comprehensive low impact development design.~~

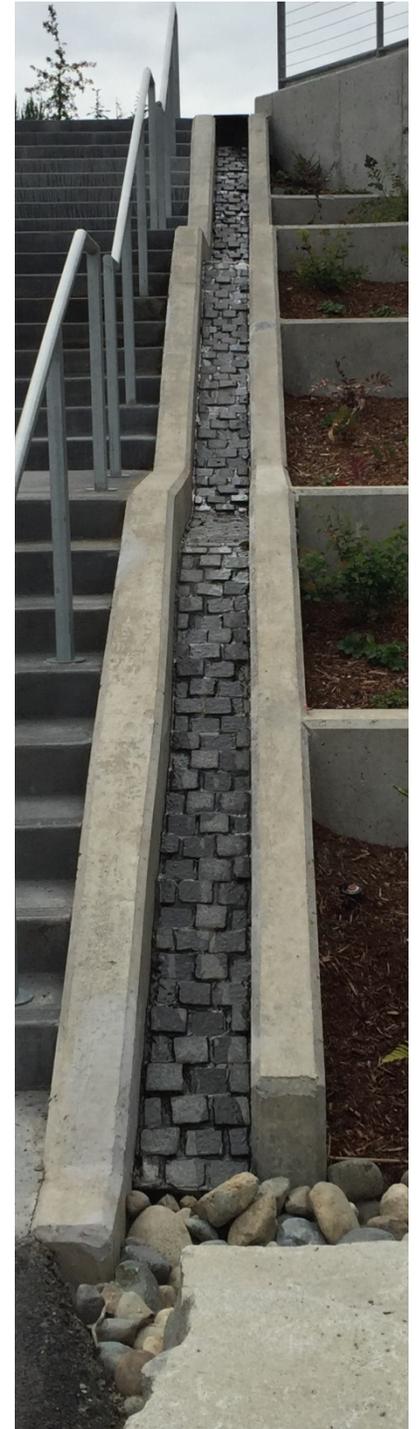
21A.85.~~040~~030 ~~General~~Low impact development approaches and standards.

~~21A.85.050 Residential preferred LID approaches and standards.~~

~~21A.85.060 Town center LID approaches and standards.~~

21A.85.~~070~~040 Preferred LID incentives.

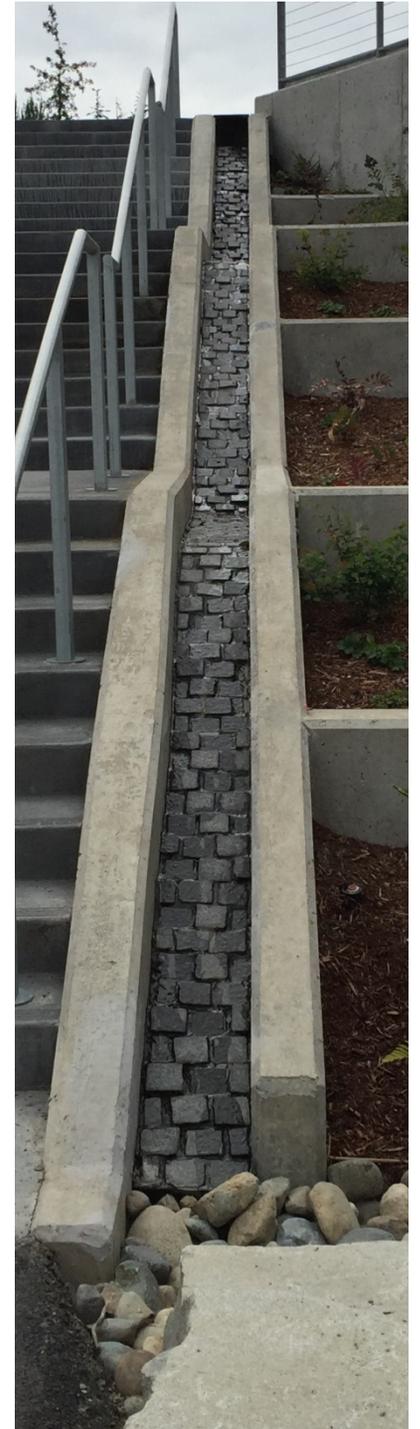
21A.85.~~080~~050 Review.



# Proposed Code Amendments

## SMC 21A.85 Low Impact Development (Proposed)

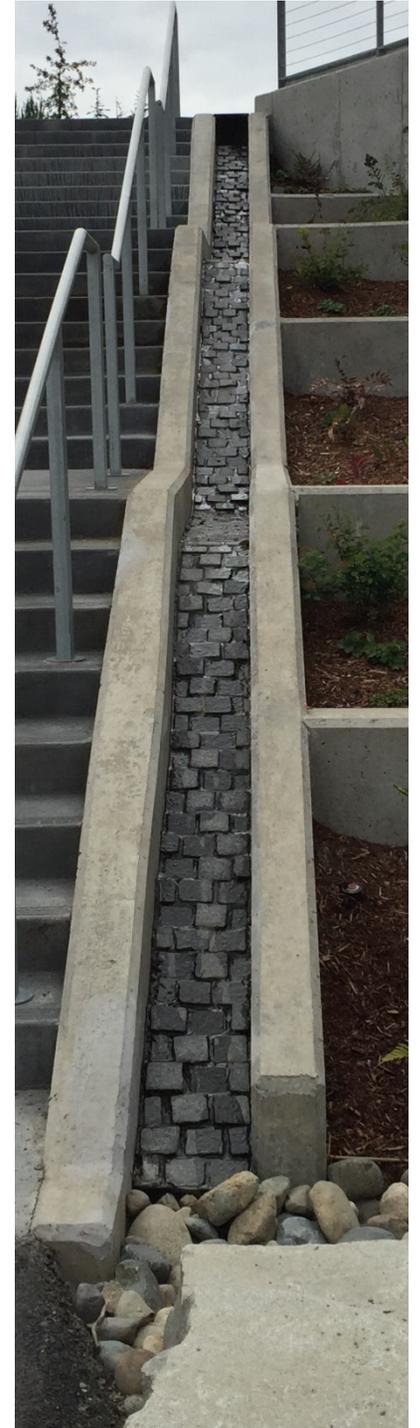
- LID techniques no longer eligible for incentives:
  - Pervious Pavements/Materials
  - On Site Infiltration
  - Biofiltration Swales and Rain Gardens
  - Drought Tolerant Landscaping
  - LID Consultation with the City
  - Performance Guarantees for LID Approaches
  - Vegetated Roofs
  - Soil Amendments



# Proposed Code Amendments

## SMC 21A.85 Low Impact Development (Proposed)

- LID techniques eligible for incentives:
  - Retention of Existing Forested Condition
  - Retention and Restoration of Vegetated Area
  - Increased Critical Area Buffer Width
  - Limited Site Disturbance
  - Reforestation
  - Reduced Impervious Surface
  - Open Space
  - Minimal Foundation Excavation
  - Joint Use Driveway
  - Hollywood Driveway
- Adding a “graduated scale” of points awarded for some techniques

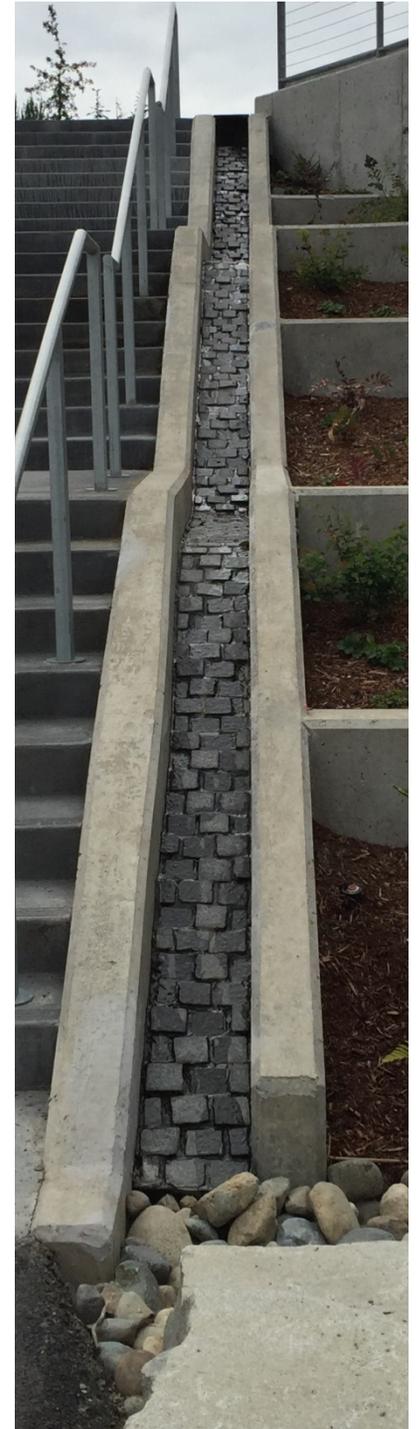


# Proposed Code Amendments

## SMC 21A.85 Low Impact Development (Proposed)

### LID Incentives

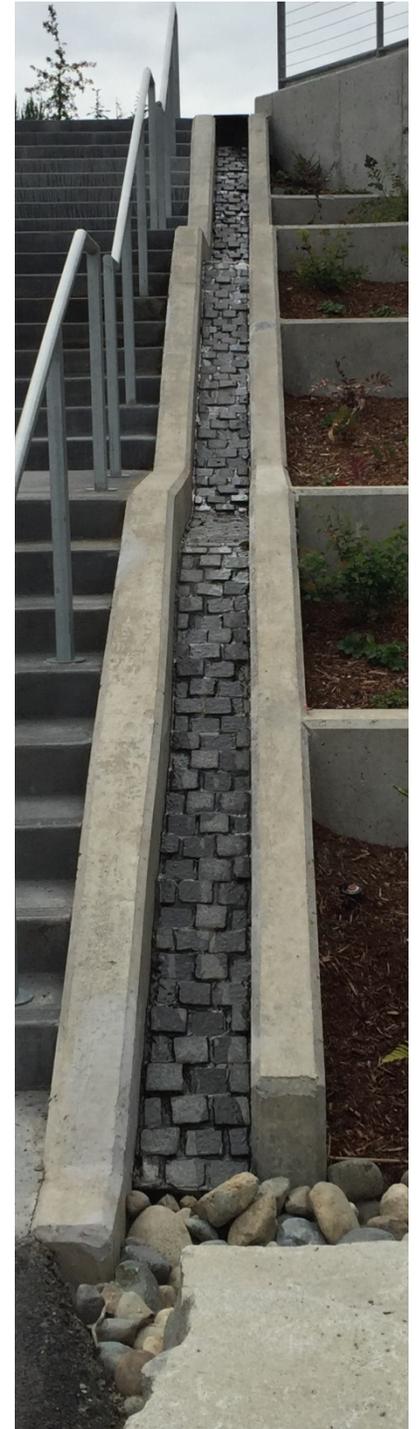
- Increased Density
- Recognition by City
- Building Height Increase
- Increased Signage
- Attached Housing
- ~~– Reduce right-of-way width/elements~~



# Proposed Code Amendments

Other proposed code amendments we are considering:

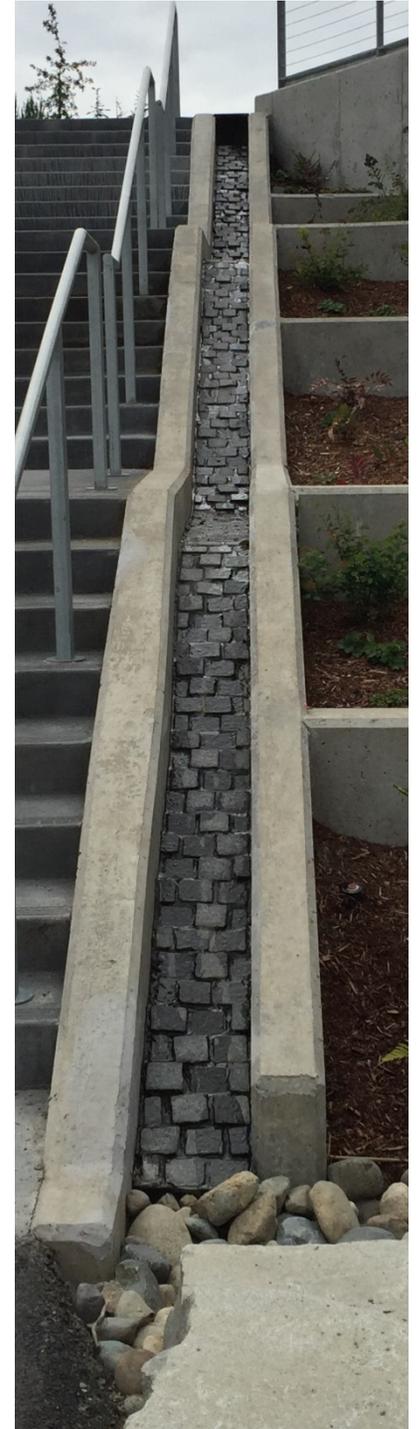
- Definitions revised
- Limits on hard surface/impervious surface may be considered
- Minimum vault setbacks
- Recreation tract credits for ponds



# Proposed Code Amendments

Other proposed code amendments we are considering:

- Screening of stormwater ponds only required when the slopes exceed 3:1
- Amendments to landscaping to allow for LID techniques to be used within parking lot landscaping
- Permeable pavement as an approved paving surface for walkways





## NEXT STEPS & RESOURCES

# Next Steps

## Open Houses

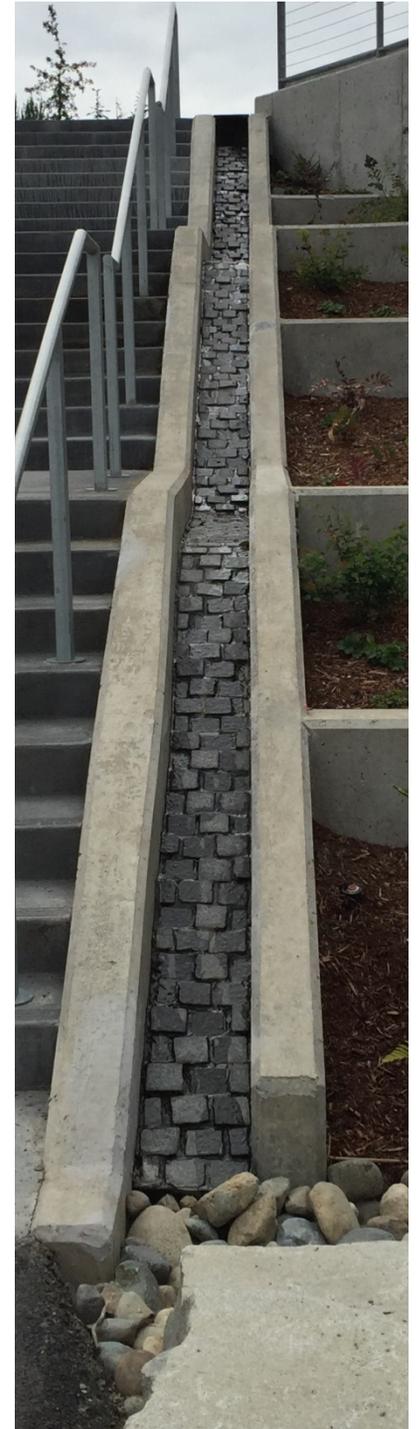
- ~~July 27th (1st Open House)~~
- September 21st (2nd Open House)

## Stakeholder Meetings

- ~~August 9th (1st TSC Meeting)~~
- ~~August 24th (2nd TSC Meeting)~~
- ~~September 7th (3rd TSC Meeting)~~

## Planning Commission Work Sessions and Public Hearings

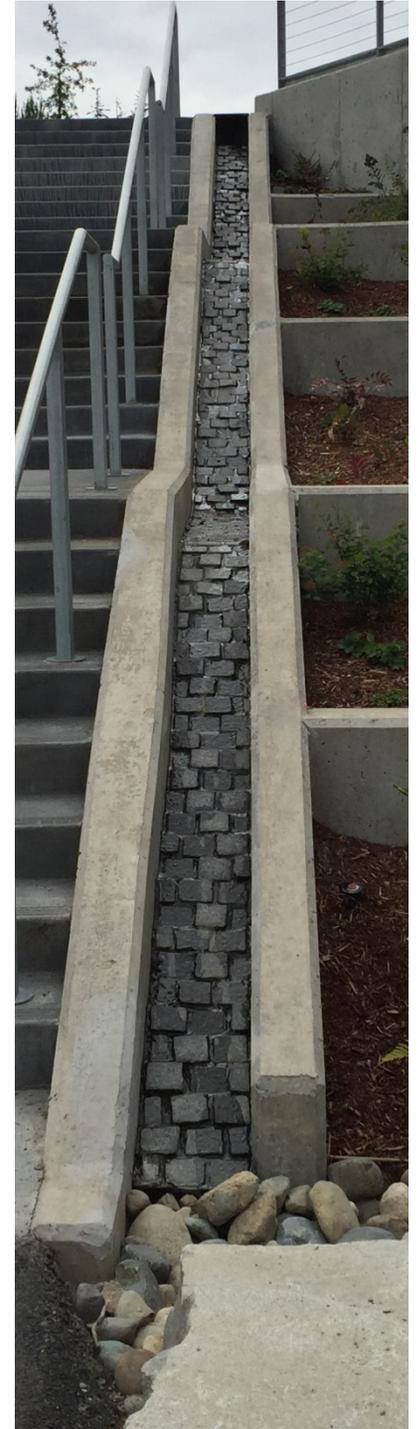
- ~~September 1st (Work Session)~~
- **September 15th (Work Session)**
- October 6th (Open Public Hearing)
- October 20th (Close Public Hearing and Deliberate)



# Next Steps

## City Council Work Sessions and Public Hearings

- November 1st (Work Session)
- November 8th (Work Session)
- November 15th (Public Hearing – 1st Reading)
- December 6th (Public Hearing – 2nd Reading)



# Resources

**Sammamish Stormwater Management Program website:**

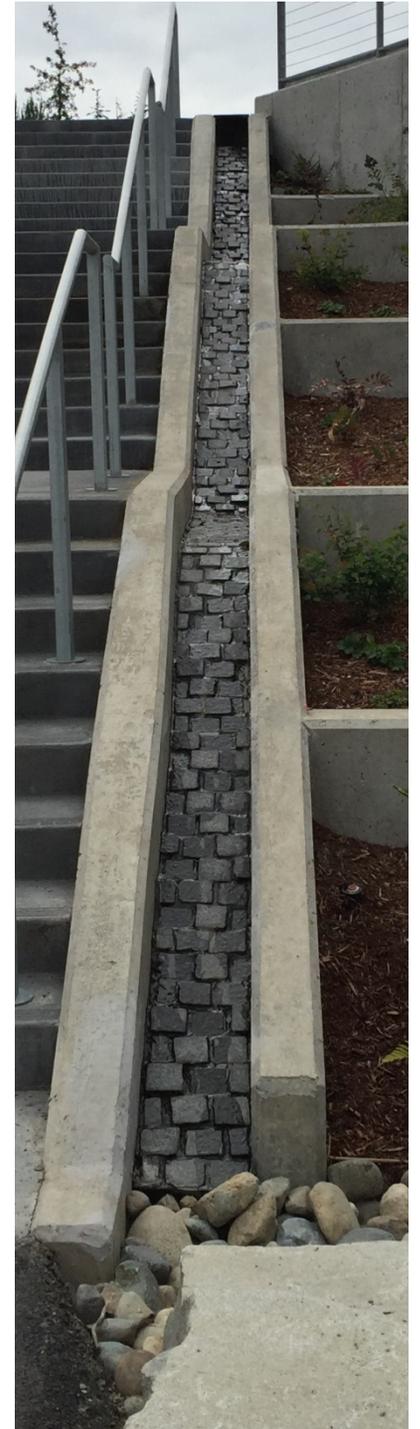
<http://www.sammamish.us/departments/publicworks/StormWaterManagement.aspx>

**Ecology's stormwater website:**

<http://www.ecy.wa.gov/programs/wq/stormwater/index.html>

**Washington Stormwater Center LID portal:**

<http://www.wastormwatercenter.org/low-impact/>





QUESTIONS?