



UDFCD Volume III Credits and Incentives (TAC) Meeting

2480 West 26th Avenue, Suite 156-B, Denver, CO 80211

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Lunch Provided

DATE: February 9, 2009

TIME: 12-2 pm

SUBJECT: Credits and Incentive Meeting Agenda

The Credits and Incentives committee has been formed from the Technical Advisory Committee to discuss whether UDFCD should offer guidance to local jurisdictions for detention credits and/ or incentives to encourage runoff reduction BMPs on land development projects. If the group supports credits and/or incentive guidance, then credits will need quantification. Please review and be familiar with the current BMPs and basic functions as presented in Volume 3 and [Full Spectrum Detention](#).

Agenda:

- Introductions – Name/organization
- Goals
- Briefly Review Draft Decision Support System - There is a committee formed to guide the DSS and resulting spread sheet. The credits and incentives meeting will not include a discussion on framework of the [DSS process](#).
 - Please note the step to calculate WQCV and EURV
 - Please note the proposed process to include runoff reduction BMPs for new and redevelopment projects prior to peak flow storage and release BMPs
- Discuss the benefits of the categories of BMPs:
 - MDCIA: disconnected downspouts, flush curbs
 - Vegetated (straining) BMPs: grass buffer, grass swale
 - Vegetated Infiltration: PLD, Green roof
 - Structural Infiltration: permeable and porous pavements, proprietary infiltration chamber BMPs
- Discuss potential credits when WQCV, EURV, or other amount is absorbed or infiltrated in the site, as well as Full Spectrum Detention.
- Other credits and incentives:
 - John Burke: Westminster example of water taps being give to the “winning land use application”
 - Some other ideas:
 - Shared parking, Reduce minimum off-street parking standards
 - Transit-oriented and/or mixed-use development
 - Subsidize maintenance of LID/green infrastructure BMPs on private property to ensure functionality.
- Jim Wulliman

Runoff Reduction Credit Guide: qualitative guide for detention reduction credit when a runoff (volume) reduction BMP is used. Some BMPs may be adjusted to accommodate larger storm events and receive greater credit. For example, PLD or green roof may be designed to accommodate more than a minor storm event by increasing the depth of the media.

BMPs with maximum detention credit potential - provide WQCV and benefits for minor and benefits for major event.

- Permeable Paver System
- Porous Asphalt
- Pervious Concrete
- Proprietary or non-proprietary Infiltration beds

BMPs with moderate detention credit potential - provide WQCV (or portion of WQCV) and benefits for minor event

- Sand Filter
- PLD/ Bioretention/Street Trees (structural soil)
- Intensive green roof
- Media Filters

BMPs with minimal detention credit potential – provide a portion of WQCV—Reduce WQCV by reducing effective imperviousness by increasing green space on site and disconnecting impervious area

- Extensive green roof
- Grass Buffer
- Grass Swale
- Wetland Channel

Meeting Summary:

- Dr Guo suggested SWMM 5 be used to model several common land development scenarios to help quantify runoff reduction benefits for different LID BMPs.
- C&I group agreed that WWE and Dr. Guo will develop a proposal to develop modeling scenarios that can be used to quantify credits.
- C&I group was generally supportive of listing general LID administrative and planning techniques or incentives such as reduced parking or street width requirements, stormwater fee credits in exchange for LID/runoff reduction BMP on site.

Other comments and suggestions by some members of C&I group

- Adapt scenarios and credits to small, suburban sites. Suburban cities struggle with getting the required 12% landscaping because of lower profit margin than in highly urban areas. City parking requirements also compete with landscaping area that could be used for LID BMPs.
- Address the bumper overhang area in parking lots. There could be storage benefits in the bumper overhang area and it does not need to be constructed exactly according to PLD design in manual. The design could be more flexible to encourage depression storage in these areas.
- Westminster and Boulder have a design competition in the land development process for water taps. Runoff reduction BMPs elements may be added to the desired criteria.