



Planning & Zoning Commission

May 2, 2011

Re: Low Impact Development Principles

Dear Applicant,

Virtually all Weston residents and businesses draw their drinking water from private wells. As such, our community is particularly susceptible to the effects of pollutants. Furthermore, our town is fortunate to count among its most valuable assets several rivers, streams and lakes - but if the rate of storm water runoff is not controlled, the frequency and intensity of flooding can increase, and those assets quickly become liabilities.

In the 2010 Town Plan of Conservation and Development, the Planning and Zoning Commission, in conjunction with the Conservation Commission, affirmed its commitment to low impact development ("LID") principles.

Attached to this letter is an excerpt from an article about LID published by the U.S. Environmental Protection Agency. The full text is available at <http://www.epa.gov/owow/NPS/lid/lid.pdf>. We invite you to familiarize yourself with LID principles and apply them to your project, no matter how small. Even small changes can, collectively, provide substantial benefits to you and your community. If your project is non-residential, the Planning and Zoning Commission requests that you include with your application a written statement detailing the LID principles you propose to integrate into your project.

Thank you for your consideration. We wish you the best of luck in your project.

Sincerely yours,

Stephan B. Grozinger
Chairman



LOW-IMPACT
DEVELOPMENT
CENTER

Low Impact Development (LID)

A Literature Review

1 LOW IMPACT DEVELOPMENT

1.1 Introduction

Low impact development (LID) is a relatively new concept in stormwater management. LID techniques were pioneered by Prince George's County, Maryland, in the early 1990's, and several projects have been implemented within the state. Some LID principles are now being applied in other parts of the country, however, the use of LID is infrequent and opportunities are often not investigated. The purpose of this report is to conduct a literature review to determine existing information about the application of LID in new development and existing urbanized areas, including ownership, operation and maintenance issues. A related objective was to locate relevant studies of LID projects, which would provide evidence of the effectiveness of LID in retaining predevelopment hydrology and as a mechanism for pollutant removal for stormwater. The data from the studies were analyzed for usefulness and validity and the findings are summarized.

LID is a site design strategy with a goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques to create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, as well as the volume and frequency of discharges are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of flow paths and runoff time (Coffman, 2000). Other strategies include the preservation/protection of environmentally sensitive site features such as riparian buffers, wetlands, steep slopes, valuable (mature) trees, flood plains, woodlands and highly permeable soils.

LID principles are based on controlling stormwater at the source by the use of micro-scale controls that are distributed throughout the site. This is unlike conventional approaches that typically convey and manage runoff in large facilities located at the base of drainage areas. These multifunctional site designs incorporate alternative stormwater management practices such as functional landscape that act as stormwater facilities, flatter grades, depression storage and open drainage swales. This system of controls can reduce or eliminate the need for a centralized best management practice (BMP) facility for the control of stormwater runoff. Although traditional stormwater control measures have been documented to effectively remove pollutants, the natural hydrology is still negatively affected (inadequate base flow, thermal fluxes or flashy hydrology), which can have detrimental effects on ecosystems, even when water quality is not compromised (Coffman, 2000). LID practices offer an additional benefit in that they can be integrated into the infrastructure and are more cost effective and aesthetically pleasing than traditional, structural stormwater conveyance systems.

Conventional stormwater conveyance systems are designed to collect, convey and discharge runoff as efficiently as possible. The intent is to create a highly efficient drainage system, which will prevent on lot flooding, promote good drainage and quickly convey runoff to a BMP or stream. This runoff control system decreases groundwater

recharge, increases runoff volume and changes the timing, frequency and rate of discharge. These changes can cause flooding, water quality degradation, stream erosion and the need to construct end of pipe BMPs. Discharge rates using traditional BMPs may be set only to match the predevelopment peak rate for a specific design year. This approach only controls the rate of runoff allowing significant increases in runoff volume, frequency and duration of runoff from the predevelopment conditions and provides the mechanisms for further degradation of receiving waters (Figure 1).

LID has often been compared to other innovative practices, such as Conservation Design, which uses similar approaches in reducing the impacts of development, such as reduction of impervious surfaces and conservation of natural features. Although the goals of Conservation Design protect natural flow paths and existing vegetative features, stormwater is not treated directly at the source. Conservation Design protects large areas adjacent to the development site and stormwater is directed to these common areas.

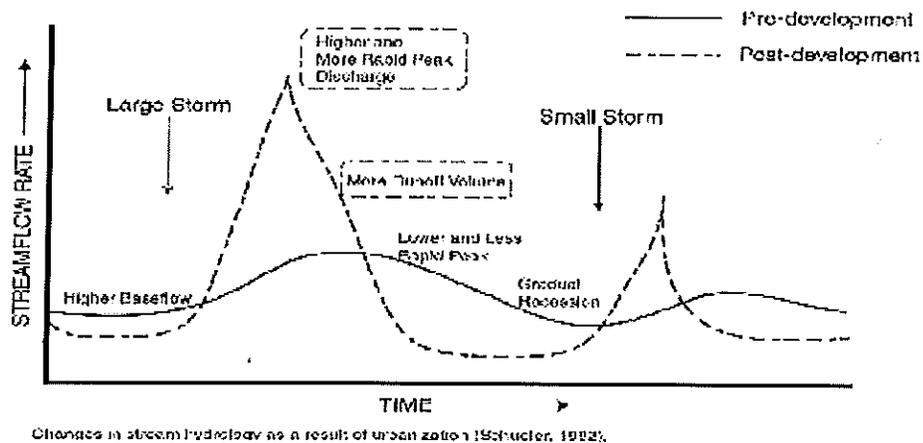


Figure 1: Changes in Stormwater Hydrology as a Result of Urbanization

Although this approach protects trees and does reduce runoff, there is still potentially a significant amount of connected impervious area and centralized stormwater facilities that may contribute to stream degradation through stormwater volume, frequency and thermal impacts. Therefore, the hydrologic and hydraulic impacts of this approach on receiving waters may still be significant, although the volume and flows will be less than without the conservation design. The stormwater control measures used in Conservation Design are off-site and therefore not the individual property owner's responsibility. However, maintenance is generally provided by the homeowners association and financed through association fees.

1.2 Benefits and Limitations

The use of LID practices offers both economical and environmental benefits. LID measures result in less disturbance of the development area, conservation of natural features and can be less cost intensive than traditional stormwater control mechanisms. Cost savings for control mechanisms are not only for construction, but also for long-term

maintenance and life cycle cost considerations. For example, an alternative LID stormwater control design for a new 270 unit apartment complex in Aberdeen, NC will save the developer approximately 72% or \$175,000 of the stormwater construction costs. On this project, almost all of the subsurface collection systems associated with curb and gutter projects have been eliminated. Strategically located bioretention areas, compact weir outfalls, depressions, grass channels, wetland swales and specially designed storm water basins are some of the LID techniques used. These design features allow for longer flow paths, reduce the amount of polluted runoff and filter pollutants from stormwater runoff (Blue Land, Water and Infrastructure, 2000).

Today many states are facing the issue of urban sprawl, a form of development that consumes green space, promotes auto dependency and widens urban fringes, which puts pressure on environmentally sensitive areas. "Smart growth" strategies are designed to reconfigure development in a more eco-efficient and community oriented style. LID addresses many of the environmental practices that are essential to smart growth strategies including the conservation of open green space. LID does not address the subject of availability of public transportation.

LID provides many opportunities to retrofit existing highly urbanized areas with pollution controls, as well as address environmental issues in newly developed areas. LID techniques such as rooftop retention, permeable pavements, bioretention and disconnecting rooftop rain gutter spouts are valuable tools that can be used in urban areas. For example, stormwater flows can easily be directed into rain barrels, cisterns or across vegetated areas in high-density urban areas. Further, opportunities exist to implement bioretention systems in parking lots with little or no reduction in parking space. The use of vegetated rooftops and permeable pavements are 2 ways to reduce impervious surfaces in highly urbanized areas.

LID techniques can be applied to a range of lot sizes. The use of LID, however, may necessitate the use of structural BMPs in conjunction with LID techniques in order to achieve watershed objectives. The appropriateness of LID practices is dependent on site conditions, and is not based strictly on spatial limitations. Evaluation of soil permeability, slope and water table depth must be considered in order to effectively use LID practices. Another obstacle is that many communities have development rules that may restrict innovative practices that would reduce impervious cover. These "rules" refer to a mix of subdivision codes, zoning regulations, parking and street standards and other local ordinances that determine how development happens (Center for Watershed Protection, 1998). These rules are responsible for wide streets, expansive parking lots and large-lot subdivisions that reduce open space and natural features. These obstacles are often difficult to overcome.

Additionally, community perception of LID may prevent its implementation. Many homeowners want large-lots and wide streets and view reduction of these features as undesirable and even unsafe. Furthermore, many people believe that without conventional controls, such as curbs and gutters and end of pipe BMPs, they will be required to contend with basement flooding and subsurface structural damage.

2 LOW IMPACT DEVELOPMENT PRACTICES

LID measures provide a means to address both pollutant removal and the protection of predevelopment hydrological functions. Some basic LID principles include conservation of natural features, minimization of impervious surfaces, hydraulic disconnects, disbursement of runoff and phytoremediation. LID practices such as bioretention facilities or rain gardens, grass swales and channels, vegetated rooftops, rain barrels, cisterns, vegetated filter strips and permeable pavements perform both runoff volume reduction and pollutant filtering functions.

2.1 Bioretention

Bioretention systems are designed based on soil types, site conditions and land uses. A bioretention area can be composed of a mix of functional components, each performing different functions in the removal of pollutants and attenuation of stormwater runoff (Figure 2).

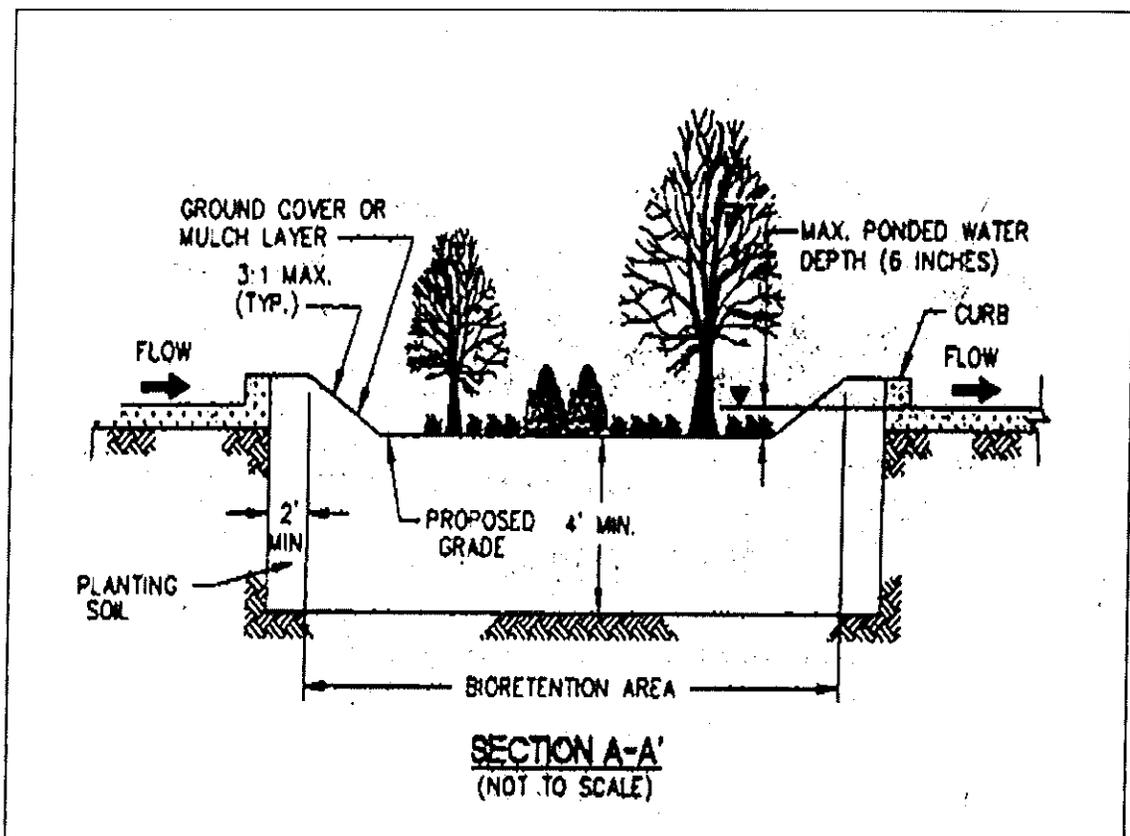


Figure 2: Typical Bioretention System (Prince George's County Department of Environmental Resources, 1993)

Six typical components found in bioretention cells:

- Grass buffer strips reduce runoff velocity and filter particulate matter.
- Sand bed provides aeration and drainage of the planting soil and assists in the flushing of pollutants from soil materials.
- Ponding area provides storage of excess runoff and facilitates the settling of particulates and evaporation of excess water.
- Organic layer performs the function of decomposition of organic material by providing a medium for biological growth (such as microorganisms) to degrade petroleum-based pollutants. It also filters pollutants and prevents soil erosion.
- Planting soil provides the area for stormwater storage and nutrient uptake by plants. The planting soils contain some clays which adsorb pollutants such as hydrocarbons, heavy metals and nutrients.
- Vegetation (plants) functions in the removal of water through evapotranspiration and pollutant removal through nutrient cycling.

Bioretention facilities are less cost intensive than traditional structural stormwater conveyance systems. Construction of a typical bioretention area in Prince George's County, Maryland is between \$5,000 and \$10,000 per acre drained, depending on soil type (Weinstein, 2000). Other sources estimate the costs for developing bioretention sites at between \$3 and \$15 per square foot of bioretention area. Design guidelines recommend that bioretention systems occupy 5-7% of the drainage basin. Additional savings can be realized in reduced construction costs for storm drainpipe. For example, bioretention practices reduced the amount of storm drain pipe at a Medical Office building in Prince George's County, Maryland from 800 to 230 feet, which resulted in a cost savings of \$24,000 or 50% of the overall drainage cost for the site (Dept. of Env. Resources, 1993).

Components of the bioretention area should meet required guidelines in order to provide the most productive system possible. The mulch layer should be approximately 2-3 inches thick and replaced annually. Soil should be tested for several criteria before being used.

- pH range 5.5–6.5
- Organic matter 1.5–3.0%
- Magnesium (Mg) 35lbs/acre
- Phosphorus (P₂O₅) 100lbs/acre
- Potassium (K₂O) 85lbs/acre
- Soluble salts < 500 ppm

Plant material should be obtained from certified nurseries that have been inspected by state or federal agencies (Dept. of Env. Resources, 1993). Native species should be used and selected according to their moisture regime, morphology, susceptibility to pests and diseases and tolerance to pollutants. Selection of plant species should be based on site conditions and ecological factors. A minimum of three species of trees and three species of shrubs should be selected to insure diversity, differing rates of transpiration and ensure a more constant rate of evapotranspiration and nutrient and pollutant uptake throughout the growing season (Dept. of Env. Resources, 1993). Species that require regular maintenance should be avoided or restricted. Prince George's County recommends a warranty be established with the nursery as part of the plant installation, and should include care and 80% replacement of plants for the first year.

Table 1: Example Maintenance Schedule for Bioretention Areas (Prince George's County, Department of Environmental Resources, 1993)

Description	Method	Frequency	Time of Year
Soil			
Inspect and Repair Erosion	Visual	Monthly	Monthly
Organic Layer			
Remulch void areas	By Hand	As Needed	As Needed
Remove previous mulch layer before applying new layer (optional)	By Hand	Once a Year	Spring
Additional mulch added (optional)	By Hand	Once a Year	Spring
Plants			
Remove and replace all dead and diseased vegetation that cannot be treated	See Planting Specifications	Twice a Year	Mar 15–Apr 30 and Oct 1–Nov 30
Treat all diseased trees and shrubs	Mechanical or by Hand	N/A	Varies, depends on insect or disease infestation
Water of plant materials, at the end of the day for 14 consecutive days after planting	By Hand	Immediately after Completion of Projects	N/A
Replace stakes after one year	By Hand	Once a Year	Remove only in the Spring
Replace deficient stakes or wires	By Hand	N/A	As Needed

Annual maintenance is required for the overall success of bioretention systems. This includes maintenance of plant material, soil layer and the mulch layer. A maintenance schedule outlining methods, frequency and time of year for bioretention maintenance should be developed. Table 1 is a typical maintenance checklist. Plants will provide enhanced environmental benefit over time as root systems and leaf canopies increase in size and pollutant uptake and removal efficiencies. Soils, however, begin filtering pollutants immediately and can lose their ability to function in this capacity over time. Therefore, evaluation of soil fertility is important in maintaining an effective bioretention system. Substances in runoff such as nutrients and metals eventually disrupt normal soil

functions by lowering the cation exchange capacity (CEC) (Dept. of Env. Resources, 1993). CEC is the soil's ability to adsorb pollutant particles through ion attraction and will decrease over time. It is recommended that soils be tested annually and replaced when soil fertility is lost. Depending on environmental factors, this usually occurs within 5-10 years of construction. Replacement of soil can be accomplished in 1-2 days for approximately \$1,000-\$2,000 for a typical system which will drain one acre in the northeastern U.S. (Weinstein, 2000).

2.2 Grass Swales

Grass swales or channels are adaptable to a variety of site conditions, are flexible in design and layout, and are relatively inexpensive (USDOT, 1996). Generally open channel systems are most appropriate for smaller drainage areas with mildly sloping topography (Center for Watershed Protection, 1998). Their application is primarily along residential streets and highways. They function as a mechanism to reduce runoff velocity and as filtration/infiltration devices. Sedimentation is the primary pollutant removal mechanism, with additional secondary mechanisms of infiltration and adsorption. In general grass channels are most effective when the flow depth is minimized and detention time is maximized. The stability of the channel or overland flow is dependant on the erodibility of the soils in which the channel is constructed (USDOT, 1996). Decreasing the slope or providing dense cover will aid in both stability and pollutant removal effectiveness.

Engineered swales are less costly than installing curb and gutter/storm drain inlet and storm drain pipe systems. The cost for traditional structural conveyance systems ranges from \$40-\$50 per running foot. This is two to three times more expensive than an engineered grass swale (Center for Watershed Protection, 1998). Concerns that open channels are potential nuisance problems, present maintenance problems, or impact pavement stability can be alleviated by proper design. Periodic removal of sediments and mowing are the most significant maintenance requirements.

2.3 Vegetated Roof Covers

Vegetative roof covers or green roofs are an effective means of reducing urban stormwater runoff by reducing the percentage of impervious surfaces in urban areas. They are especially effective in older urban areas with chronic combined sewer overflow (CSO) problems, due to the high level of imperviousness. The green roof is a multilayered constructed material consisting of a vegetative layer, media, a geotextile layer and a synthetic drain layer. Vegetated roof covers in urban areas offer a variety of benefits, such as extending the life of roofs, reducing energy costs and conserving valuable land that would otherwise be required for stormwater runoff controls. Green roofs have been used extensively in Europe to accomplish these objectives. Many opportunities are available to apply this LID measure in older U.S. cities with stormwater infrastructures that have reached their capacities.

Green roofs are highly effective in reducing total runoff volume. Simple vegetated roof covers, with approximately 3 inches of substrate can reduce annual runoff by more than 50 percent in temperate climates (Miller, 2000). Research in Germany shows that the 3-inch design offers the highest benefit to cost ratio. Properly designed systems not only reduce runoff flows, but also can be added to existing rooftops without additional reinforcement or structural design requirements. The value of green roofs for reducing runoff is directly linked to the design rainfall event considered. Design should be developed for the storm events that most significantly contribute to CSOs, hydraulic overloads and runoff problems for a given area.

2.4 Permeable Pavements

The use of permeable pavements is an effective means of reducing the percent of imperviousness in a drainage basin. More than thirty different studies have documented that stream, lake and wetland quality is reduced sharply when impervious cover in an upstream watershed is greater than 10%. Porous pavements are best suited for low traffic areas, such as parking lots and sidewalks. The most successful installations of alternative pavements are found in coastal areas with sandy soils and flatter slopes (Center for Watershed Protection, 1998). Permeable pavements allow stormwater to infiltrate into underlying soils promoting pollutant treatment and recharge, as opposed to producing large volumes of rainfall runoff requiring conveyance and treatment. Costs for paving blocks and stones range from \$2 to \$4, whereas asphalt costs \$0.50 to \$1 (Center for Watershed Protection, 1998).

2.5 Other LID Strategies

Another strategy to minimize the impacts of development is the implementation of rain gutter disconnects. This practice involves redirecting rooftop runoff conveyed in rain gutters out of storm sewers, and into grass swales, bioretention systems and other functional landscape devices. Redirecting runoff from rooftops into functional landscape areas can significantly reduce runoff flow to surface waters and reduce the number of CSO events in urban areas. As long as the stormwater is transported well away from foundations, concerns of structural damage and basement flooding can be alleviated. As an alternative to redirection of stormwater to functional landscape, rain gutter flows can be directed into rain barrels or cisterns for later use in irrigating lawns and gardens. Disconnections of rain gutters can effectively be implemented on existing properties with little change to present site designs.

Many strategies exist to reduce the amount of impervious surface in development areas. Designing residential streets for the minimum required width needed to support traffic, on-street parking and emergency service vehicles, can reduce imperviousness. Other practices include shared driveways and parking lots, alternative pavements for overflow parking areas, center islands in cul-de-sacs, alternative street designs rather than traditional grid patterns and reduced setbacks and frontages for homes.