

#### 4.13. SUSTAINABLE STORM WATER MANAGEMENT GUIDELINES

**A. Purpose and Intent.** When fully implemented, the vacant and underutilized parcels surrounding the passenger rail stations will be developed with medium- to high-density residential buildings, multi-story office and mixed use buildings, and surface, structured, or underground parking. In some cases, buildings could approach 100 percent coverage of the site. This section provides guidance for the provision of stormwater treatment facilities that are functional and visually attractive and that avoid the use of surface infiltration basins, which are not conducive to an urban setting.

**B. Applicability.** All new development is encouraged to provide stormwater management strategies per the applicable requirements of this Section 4.13.

**C. Design Guidelines.** In preparing mandated Water Quality Management Plans (WQMPs) the following design guidelines shall be considered and implemented to the greatest extent possible:

1. Consider the full range of BMP alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
2. Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
  - a. Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and surface parking areas where technically feasible. Acceptable pervious surfaces include: landscaping; pervious pavers including pervious interlocking pavers and permeable concrete; etc.; as approved by the Director of Development Services and Public Works Director.

- b. Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces where technically feasible.

- c. Amended soils can be utilized where technically feasible to enhance infiltration, to provide water quality improvement, and to maintain healthy plant life in an urban setting where plants are subject to additional stresses and restricted growing areas.

3. On-site surface infiltration basins are not allowed, unless:

- a. They are not located within the Primary Street or Side Street setback, are not visible from a street or public open space, and they are not located within the On-Site Open Space required by Sections 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, and 4.3.6.E.

- b. They are incorporated into an active or passive park or open space that can be closed during flood events.



*Pervious Pavement*



*Runoff from the street is directed into planters.*



*Rain Garden*



*A break in the curb allows water to flow into planters.*