

# ADAPTING POLICIES AND CODES TO FACILITATE LOW IMPACT DEVELOPMENT



CONTRA COSTA  
**CLEAN WATER**  
PROGRAM

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# What Makes LID Happen?

- ▣ Policies
  - Incentives
  - Funding
  - Mandates
  - Removing barriers and disincentives
- ▣ Attitudes
  - Public perception
  - Municipal officials' perception of public perception
  - Individual commitment
- ▣ Process

# Example LID Policies

- ▣ Incentives
  - LEED
- ▣ Funding
  - Prop. 84 Urban Greening Grants
- ▣ Mandates
  - Stormwater NPDES Permits
- ▣ Removing barriers and disincentives
  - Reduced parking requirements and shared parking
  - Easing lenders' and insurers' wariness of LID

# Attitudes toward LID

- ▣ Public
  - Water quality is popular
  - National, statewide, and local LID advocacy
  - Hydrologic and water-quality impacts can become significant issues affecting the perception of individual developments
- ▣ Public Officials
  - Have enormous latitude and can make the difference
  - Similar policies translate into different outcomes
- ▣ Individual
  - LID is doable, but often needs a champion

# Process

- ▣ #1 problem implementing LID on development projects is not starting early enough
  - Before subdivision lot lines are drawn
  - Before store entrances and parking are laid out
- ▣ Operation and Maintenance is key to success
  - O&M Agreements should be tied to maps and other approvals
- ▣ LID must be integrated with site, architectural, and landscaping design
  - Bring LID into the discretionary review process



# Some Observations

- ▣ Many code requirements exist for good reasons
  - Minimum street and sidewalk widths
  - Pavement specifications
  - Restrictions on piping non-potable water indoors
- ▣ Provide clearly defined LID options
  - Criteria to account for runoff treatment or reduction
- ▣ Emphasize standards and submittal requirements
  - Applicants know what their submittal must show
  - Reviewers know how to determine adequacy

# Resources

- ▣ California Ocean Protection Council (2008): *State and Local Policies Encouraging Or Requiring LID*
- ▣ Local Government Commission (2006): *The Ahwanhnee Water Principles – A Blueprint for Regional Sustainability*
- ▣ Santa Clara Valley Urban Runoff Pollution Prevention Program (2003): *Development Policies Comparison Project*
- ▣ San Mateo Countywide Water Pollution Prevention Program (2008): *Sustainable Green Streets and Parking Lots Design Guidebook*
- ▣ Contra Costa Clean Water Program website: [cccleanwater.org](http://cccleanwater.org)
  - *Stormwater C.3 Guidebook: Stormwater Quality Requirements for Development Applications*
  - “Guidance to Municipalities” web page