

# LOW IMPACT DEVELOPMENT

SOUND CITIES ASSOCIATION

NOVEMBER 12, 2015

JEFF TATE, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT

Auburn Approach

# Why LID?



- Because we have to...
  - ▣ State NPDES Permit Requirement
  - ▣ Countywide Planning Policies
  - ▣ PSRC Vision 2040
- Because we want to...
  - ▣ Better storm water management outcomes
  - ▣ Better aquifer recharge outcomes
  - ▣ Better environmental outcomes

# Mandatory LID is a Big Change



- Change in business practices
  - ▣ Private land development
  - ▣ Public parks, streets, utilities
  - ▣ City maintenance and operations
- Longevity of methods – still learning
- Cost – city and private
- Responsibility – ongoing challenge
- Scaled approach – single family home vs. subdivision
- Industry acceptance – especially engineering

# Auburn Approach – Process

Task	Status
Assemble Internal Core Team	Complete (1/15)
Review Ecology Guidance Materials	Complete (4/15)
Policy and Code Gap Analysis	Complete (10/15)
Policy Development	Complete (10/15)
Education	In process (to be completed by 12/16)
Code Development	In process (to be completed by 6/16)
Business Practice Update	Yet to be started (3/16 to 12/16)
Develop Informational Materials	Yet to be started (3/16 to 12/16)

# Auburn Approach – Philosophy



- Importance of Design Phase
  - ▣ More front loading of requirements
- Code Options
  - ▣ Prescriptive vs. performance
- Incentives
  - ▣ Natural vs. engineered approaches