Existing Conditions

- 70% Impervious cover
- 0% of site drains to pervious area or BMP
Low Impact Development Components of Site Redevelopment

- Building reconfigured to reduce impervious area
- Roof drains rerouted from pavement to bioretention planters
- Retention ponds and bioretention areas installed within existing pervious areas
- Pavement runoff redirected from street/drains to retention ponds and bioretention areas through curb cuts.
- Portion of parking lot converted to permeable paving

Proposed Changes

- 55% Impervious cover
- 95% of site drains to pervious area or BMP

Site redevelopment includes reconfiguring the Commercial site and adding BMPs to attain a site comparable to a High Density Residential site.
iSWM REDEVELOPMENT GUIDANCE
OFFICE SPACE TO MIXED USE

Existing Conditions
85% Impervious cover
0% of site drains to pervious area or BMP
iSWM REDEVELOPMENT GUIDANCE
OFFICE SPACE TO MIXED USE

Low Impact Development Components of Site Redevelopment
- Bioretention areas placed within parking lot islands
- Pavement runoff redirected from street/drains to bioretention areas via concrete valley swales and curb cuts
- Portion of parking lot converted to permeable paving

Proposed Changes
- 65% Impervious cover
- 80% of site drains to pervious area or BMP

Site redevelopment includes reconfiguring the Office Space site to a Mixed Use tract with a smaller impermeable footprint by integrating BMPs.

1. Seating Area with Permeable Pavers
2. Bioretention Cell
3. Concrete Valley Swale
4. Permeable Parking
Existing Conditions
70% Impervious cover
0% of site drains to pervious area or BMP
Low Impact Development Components of Site Redevelopment
- Green roof installed on new roof area
- Roof drains rerouted from pavement to rain barrels
- Bioretention areas designed to either overflow to street or existing storm drain through overflow structure
- Pavement runoff redirected from street/drains to bioretention areas via concrete valley swales and curb cuts
- Portion of parking lot converted to permeable paving

Proposed Changes
55% Impervious cover
80% of site drains to pervious area or BMP

Site redevelopment includes reconfiguring the Small Commercial site and adding BMPs in order to reduce its impermeable footprint.

1. Green Roof
2. Rain Barrel
3. Bioretention Cell
4. Overflow Drain
5. Concrete Valley Swale
6. Permeable Parking