

Stormwater Management Banking and Trading: Same Parcel Trading

Stormwater Management Banking and Trading allow a project to be flexible in the placement of required SMPs. Stormwater Management Trading refers to the siting of SMPs to manage impervious area not associated with the proposed development improvement, whereas the DCIA associated with the development project is traded for an equivalent managed area. Understanding a project's limit of disturbance (LOD) is key to proposing a trade approach for Regulatory compliance. The existing impervious area to be managed for trade must remain outside the LOD throughout construction. The applicant should look at low impact options that will minimize the amount of existing impervious area to be disturbed, thus maximizing potential available trade area.

The most common stormwater trade scenario is **Same Parcel Trading**, whereby SMPs are sited on a parcel that will manage DCIA not associated with the proposed improvement (outside the project's LOD). What follows is an example of how Same Parcel Trading can be applied to, and benefit, your project.

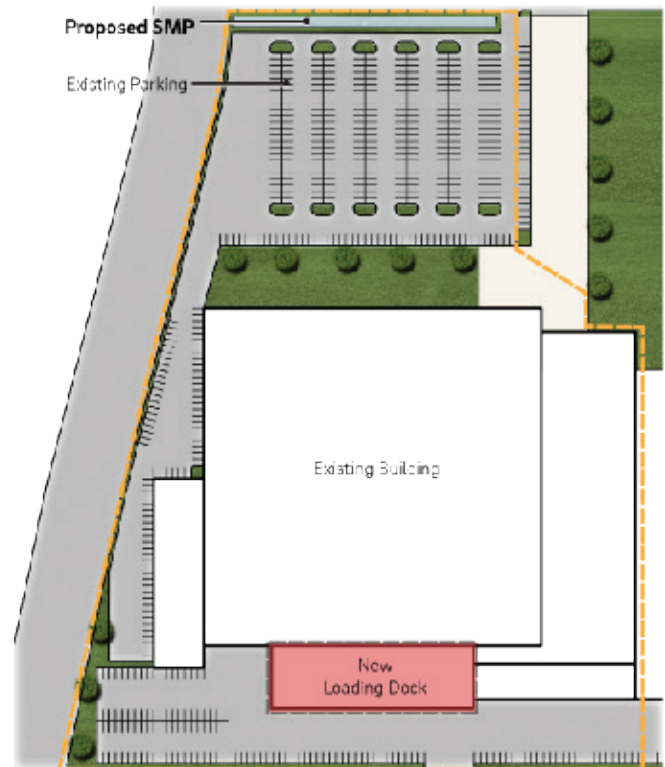
Same Parcel Trading Example

A property owner sought approval from the City to construct a new loading dock (shown in red in the image below) at an existing food distribution facility. The only on-site area large enough on which to place an SMP was adjacent to the food warehouse, and the property owner had concerns about food contamination from wildlife attracted to a surface SMP. Therefore, the property owner considered subsurface SMPs that could be installed adjacent to the new loading dock; however, the disadvantages and constraints of subsurface SMPs in this application included the following:

- Relatively high cost to construct and maintain;
- Large space requirements to achieve controlled release standards, since soils near the loading dock were significantly compacted, precluding infiltration; and
- The need for the subsurface SMP design to accommodate heavy truck traffic, balancing SMP access points with heavy load-bearing surfaces.

The property owner instead proposed an SMP (shown in blue) elsewhere on-site to manage existing undisturbed impervious area in the same sewershed. The benefits from this trade included the following:

- Less expensive SMP installation cost;
- Less disruption to distribution center's operations during construction;
- Smaller SMP footprint located in better-infiltrating soils; and
- An above-ground SMP that can be more easily inspected and maintained.



Stormwater Management Trade drainage area table for the food distribution facility project

Total LOD	152,500 SF
On-site LOD	152,000 SF
Impervious Area Within On-site LOD	84,000 SF
Managed DCIA (i.e. DCIA Routed To SMP) Within On-site LOD	9,500 SF
DIC Area Within On-site LOD	1,500 SF
Remaining Unmanaged DCIA Within On-site LOD (Proposed Loading Dock and Parking Spaces)	73,000 SF
Trade Area Outside of LOD (Managed Existing Parking Lot)	74,500 SF