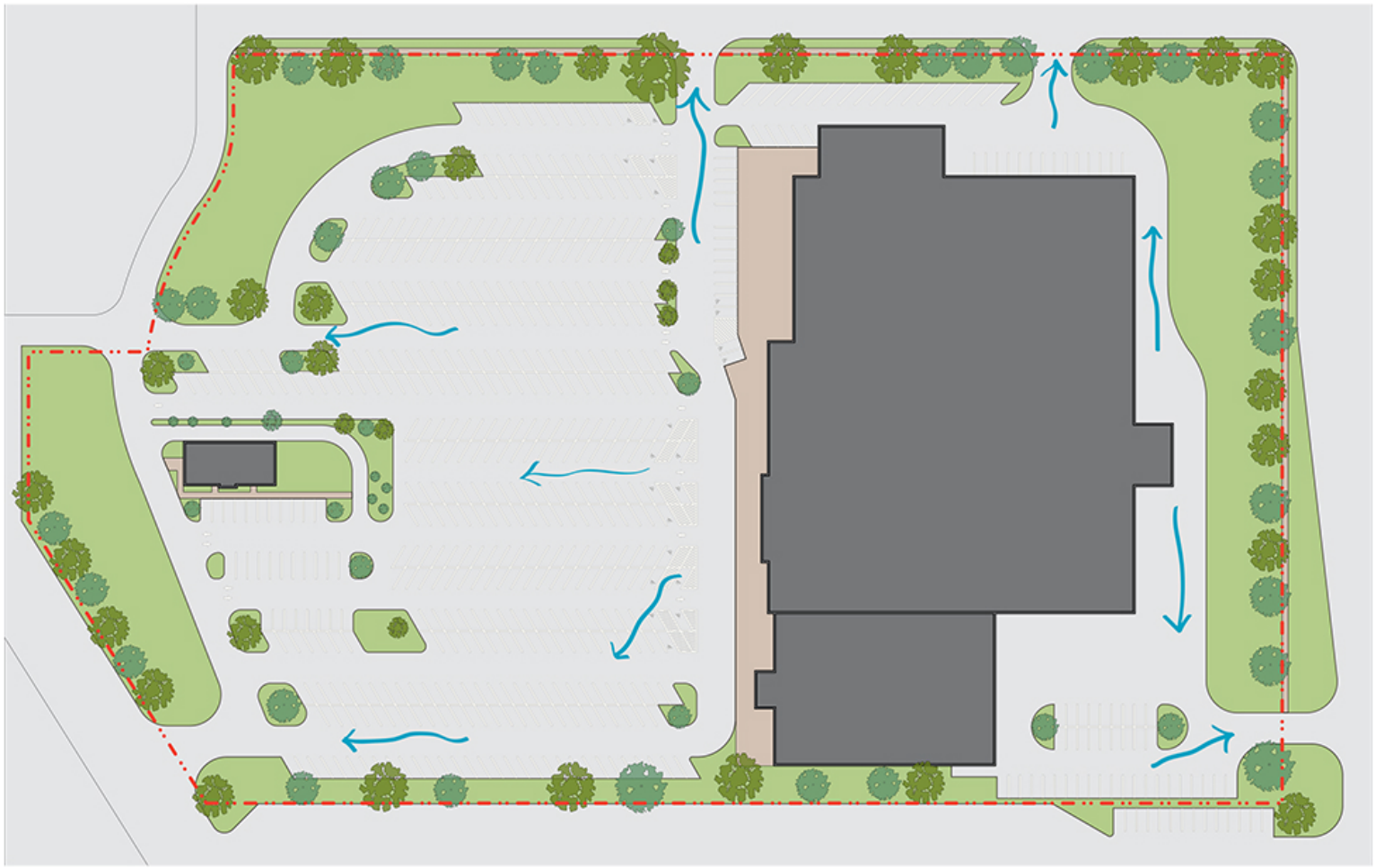
iSWM REDEVELOPMENT GUIDANCE

COMMERCIAL TO HIGH DENSITY RESIDENTIAL

Existing Conditions

70% Impervious cover
0% of site drains to pervious area or BMP



iSWM REDEVELOPMENT GUIDANCE
COMMERCIAL TO HIGH DENSITY RESIDENTIAL

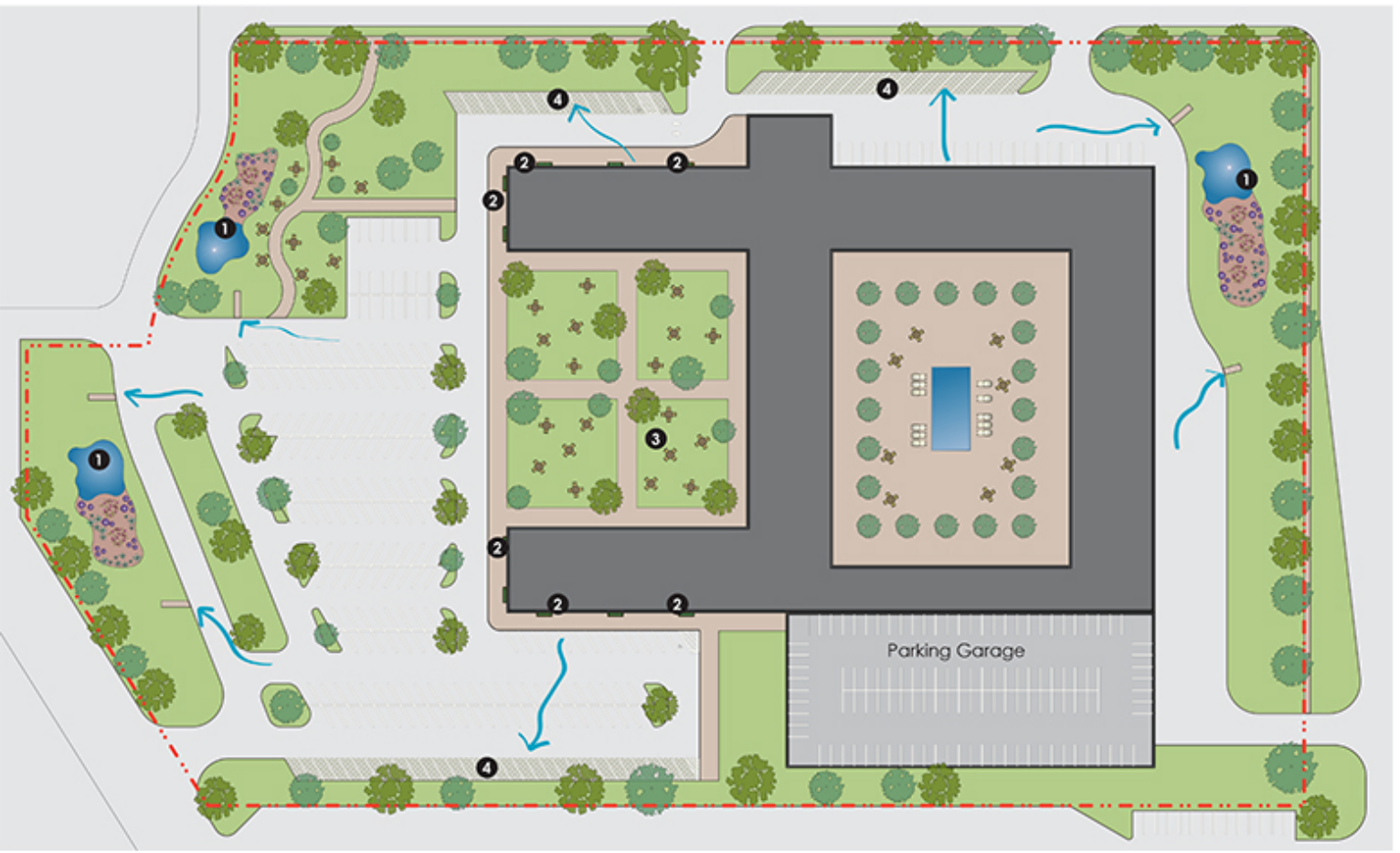
Low Impact Development Components of Site Redevelopment

- 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.



1 Retention Pond

2 Bioretention Planters

3 Seating Area with Permeable Pavers

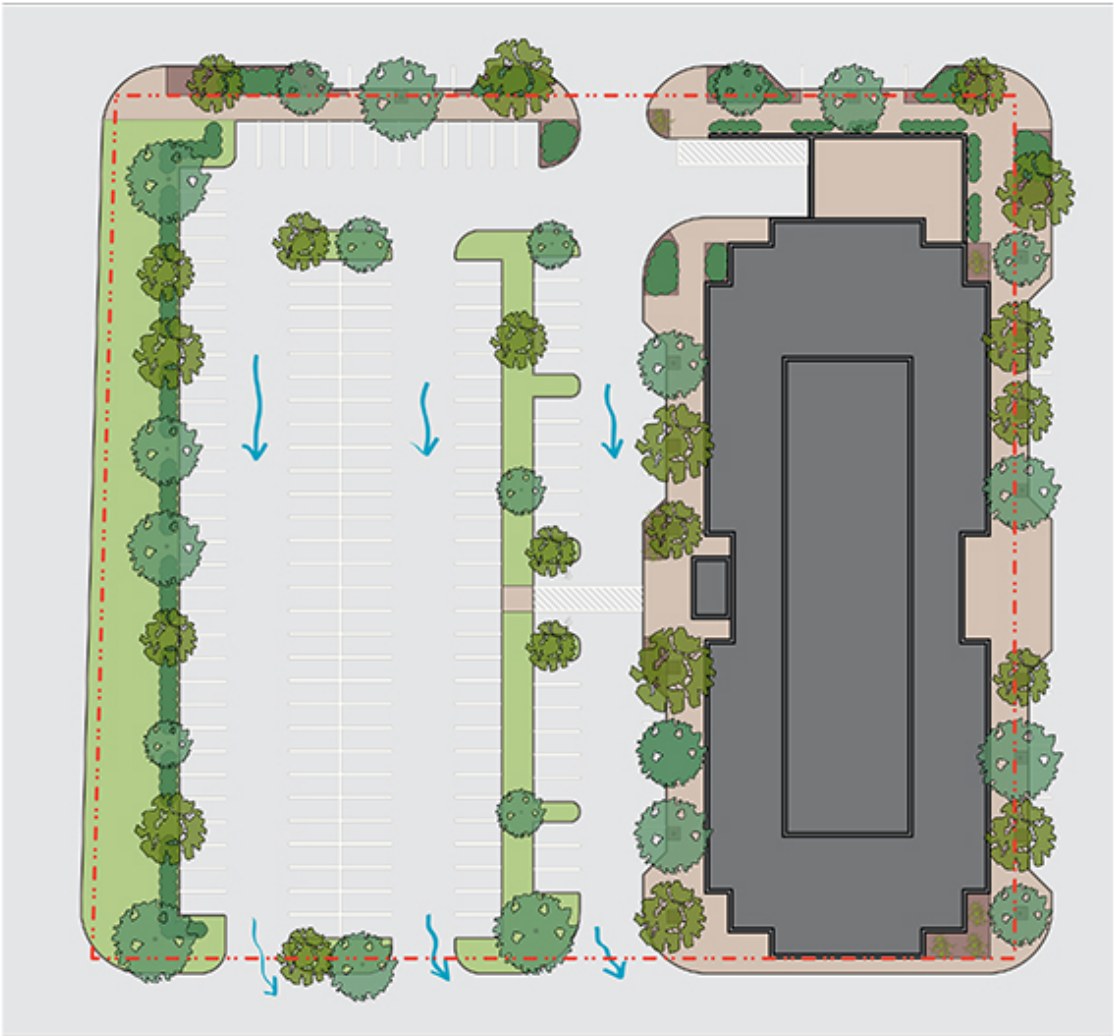
4 Permeable Parking

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

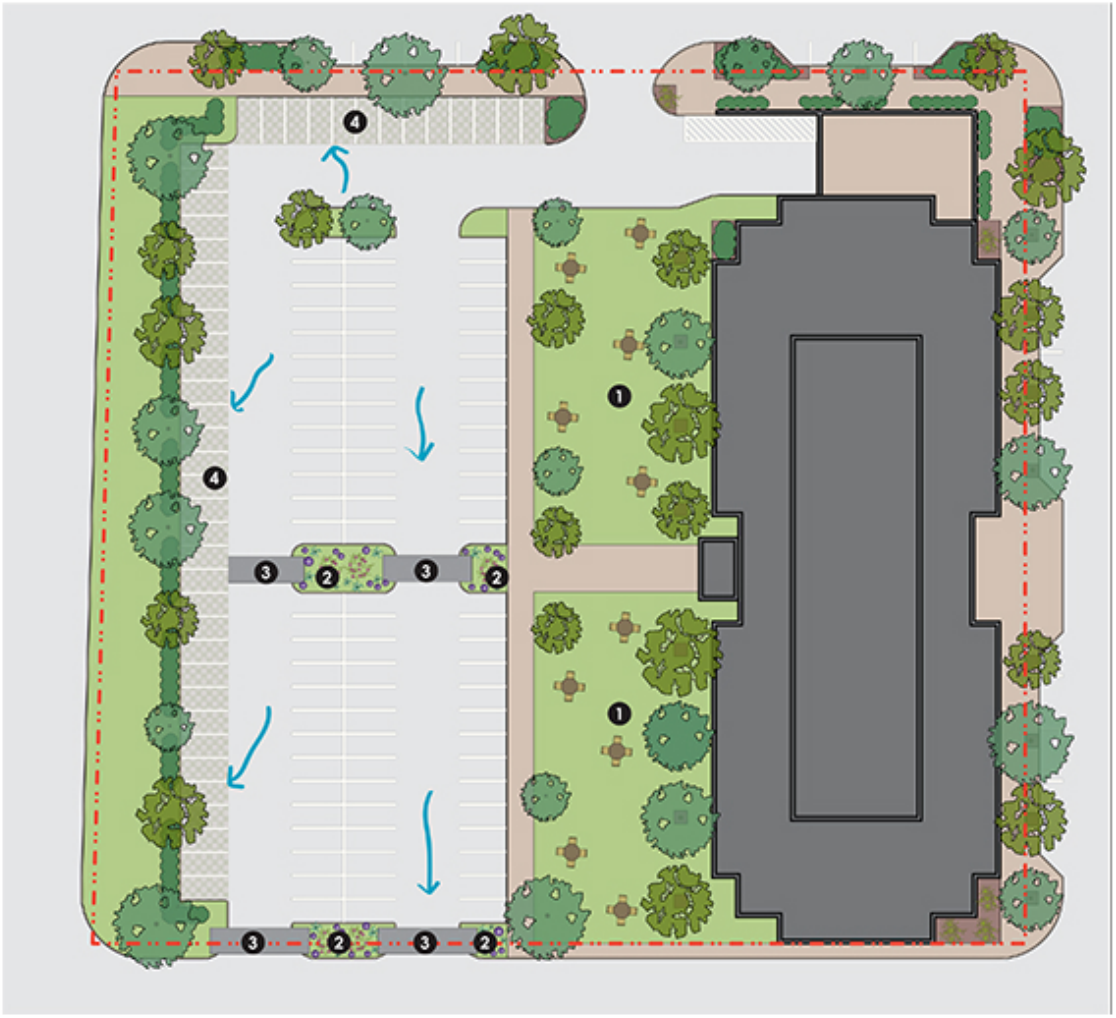
Low Impact Development Components of Site Redevelopment

- 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

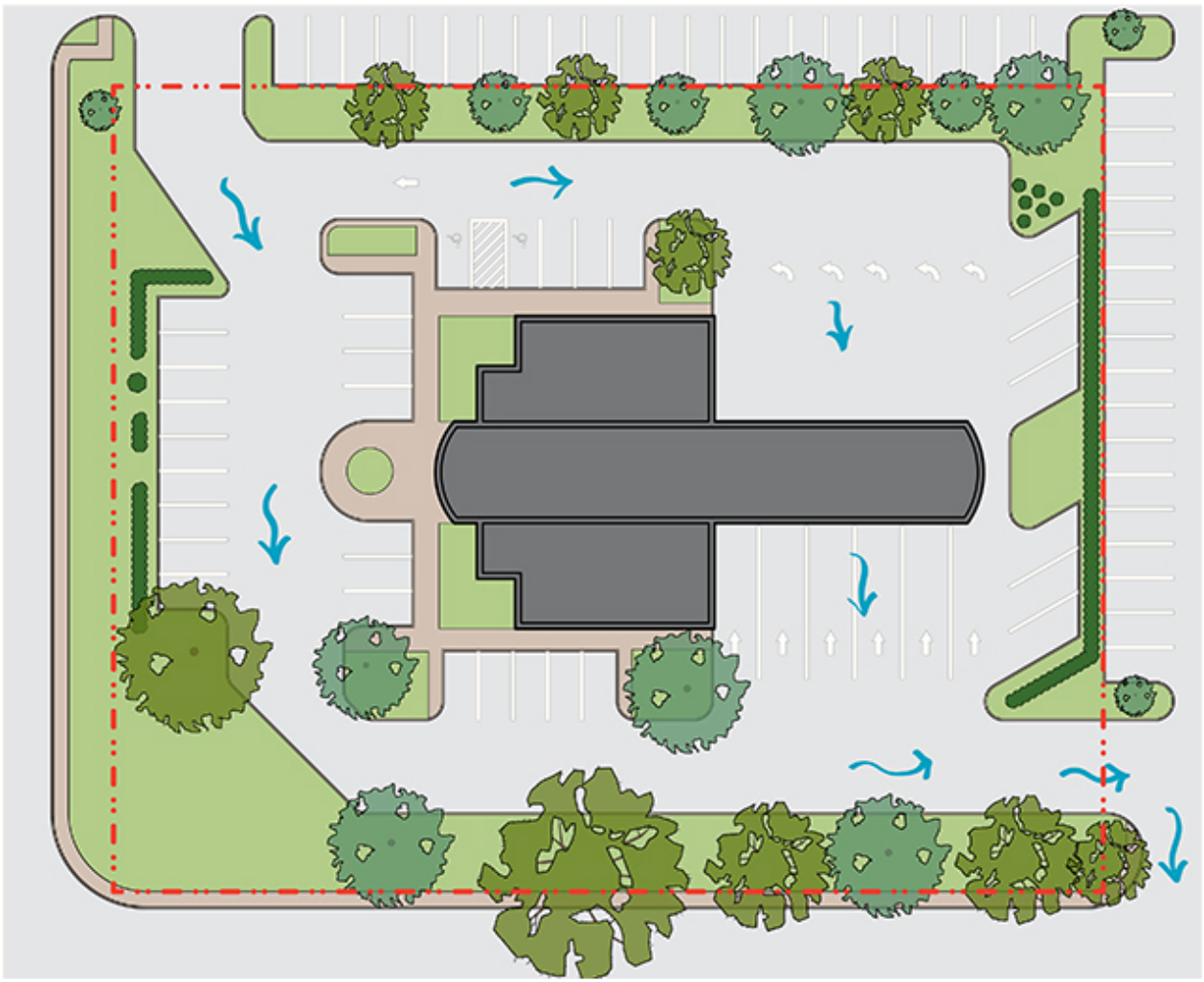
4 Permeable Parking

iSWM REDEVELOPMENT GUIDANCE

SMALL COMMERCIAL TO SMALL COMMERCIAL

Existing Conditions

70% Impervious cover
0% of site drains to pervious area or BMP



iSWM REDEVELOPMENT GUIDANCE

SMALL COMMERCIAL TO SMALL COMMERCIAL

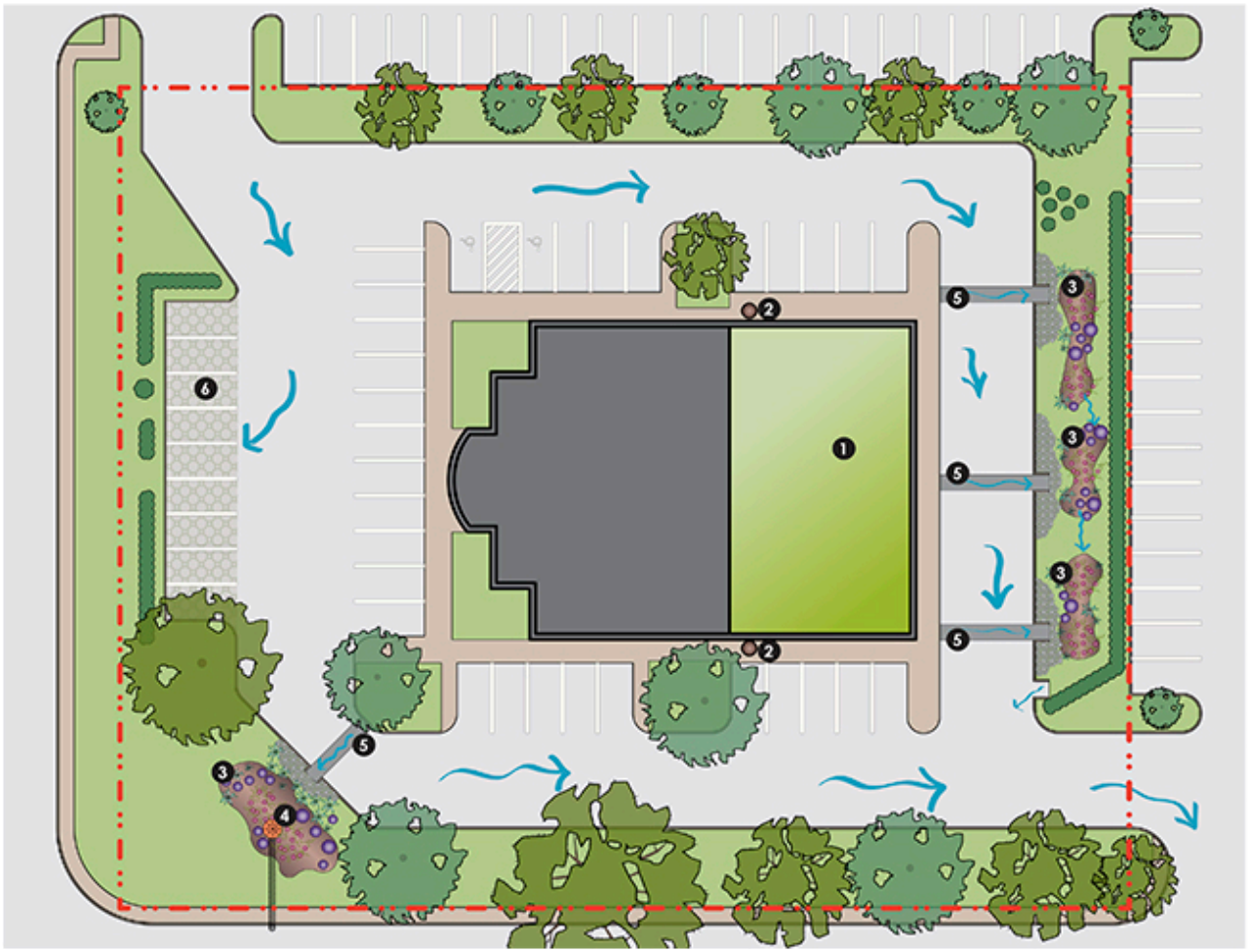
Low Impact Development Components of Site Redevelopment

- 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 addings 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