REDEVELOPMENT GUIDANCE
Existing Conditions
70% Impervious cover
0% of site drains to pervious area or BMP

Site Information
- Building Area: 127,316 SF
- Parking/Paving Area: 255,481 SF
- Landscape Area: 153,203 SF
- Total Site: 12.3 acres
Low Impact Development Components of Site Redevelopment
• Building reconfigured to reduce impervious area
• Roof drains rerouted from pavement to bioretention planters with underdrains
• Seating area with permeable pavers
• Enhanced detention ponds and bioretention areas installed within existing pervious areas
• Pavement runoff redirected from street/drains to detention ponds and bioretention areas through curb cuts and enhanced swales
• Portion of parking lot converted to permeable paving, requires underdrain
• Parking garage addition to reduce surface parking size
• Enhanced site aesthetics, water quality treatment, heat island reduction
• Reference iSWM Technical Guidance Manual for ideal sizing of BMPs

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

Site Information
• Building Area 135,978 SF
• Parking/Paving Area 179,470 SF
• Landscape Area 220,552 SF
• Approximately 500 units @ 3 stories
• Total Site 12.3 acres

Site redevelopment includes reconfiguring the Commercial site and adding BMPs to attain a site comparable to a High Density Residential site.
Existing Conditions
85% Impervious cover
0% of site drains to pervious area or BMP

Site Information
- Building Area: 31,530 SF
- Parking/Paving Area: 68,518 SF
- Landscape Area: 16,834 SF
- Total Site: 2.7 acres
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, requires underdrain
- Downspout disconnection for sheet flow to seating areas with permeable pavers
- Enhanced site aesthetics, water quality treatment, heat island reduction
- Reference iSWM Technical Guidance Manual for ideal sizing of BMPs

Site Information

- Building Area: 31,530 SF
- Parking/Paving Area: 46,398 SF
- Landscape Area: 38,954 SF
- Total Site: 2.7 acres

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

Site Information
- Building Area: 6,842 SF
- Parking/Paving Area: 30,799 SF
- Landscape Area: 16,550 SF
- Total Site: 1.24 acres
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 via 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, requires underdrain
- Enhanced site aesthetics, water quality treatment, heat island reduction
- Reference iSWM Technical Guidance Manual for ideal sizing of BMPs

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.

Site Information
- Building Area: 9,912 SF
- Green Roof Area: 4,956 SF
- Parking/Paving Area: 25,000 SF
- Landscape Area: 24,195 SF
- Total Site: 1.24 acres