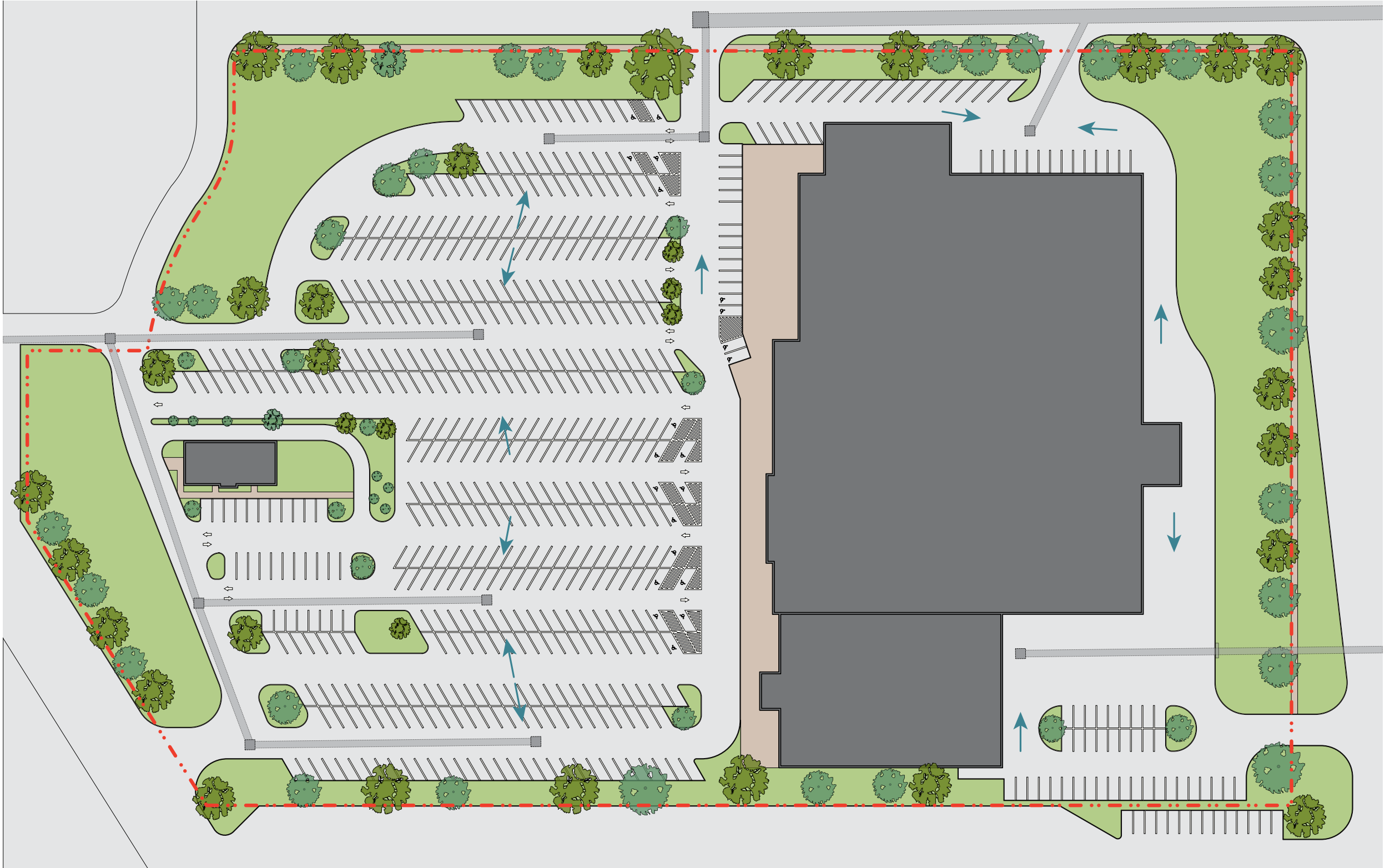# REDEVELOPMENT GUIDANCE

iSWM REDEVELOPMENT GUIDANCE
COMMERCIAL TO HIGH DENSITY RESIDENTIAL

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

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 with underdrains. ❷
- Seating area with permeable pavers ❸
- Enhanced detention ponds and bioretention areas installed within existing pervious areas ❶
- Pavement runoff redirected from street/drains to detention ponds and bioretention areas through curb cuts and enhanced swale ❺
- Portion of parking lot converted to permeable paving, requires underdrain ❹
- 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

Proposed Changes

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.
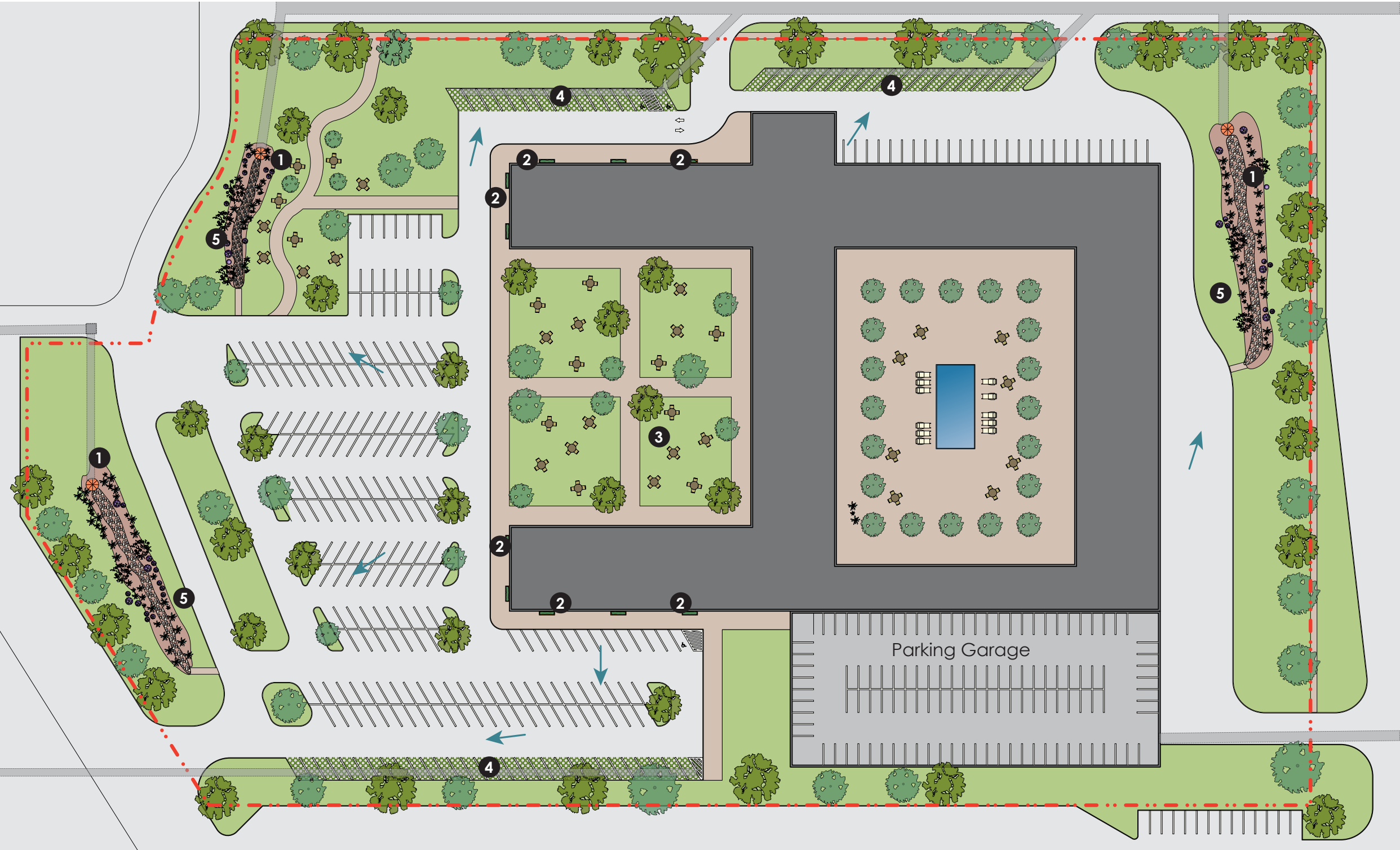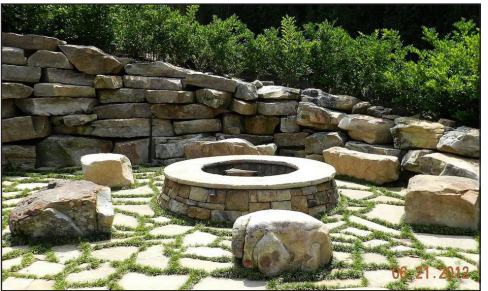
❶ Enhanced Detention/Bioretention

❷ Bioretention Planters

❸ Seating Area with Permeable Pavers
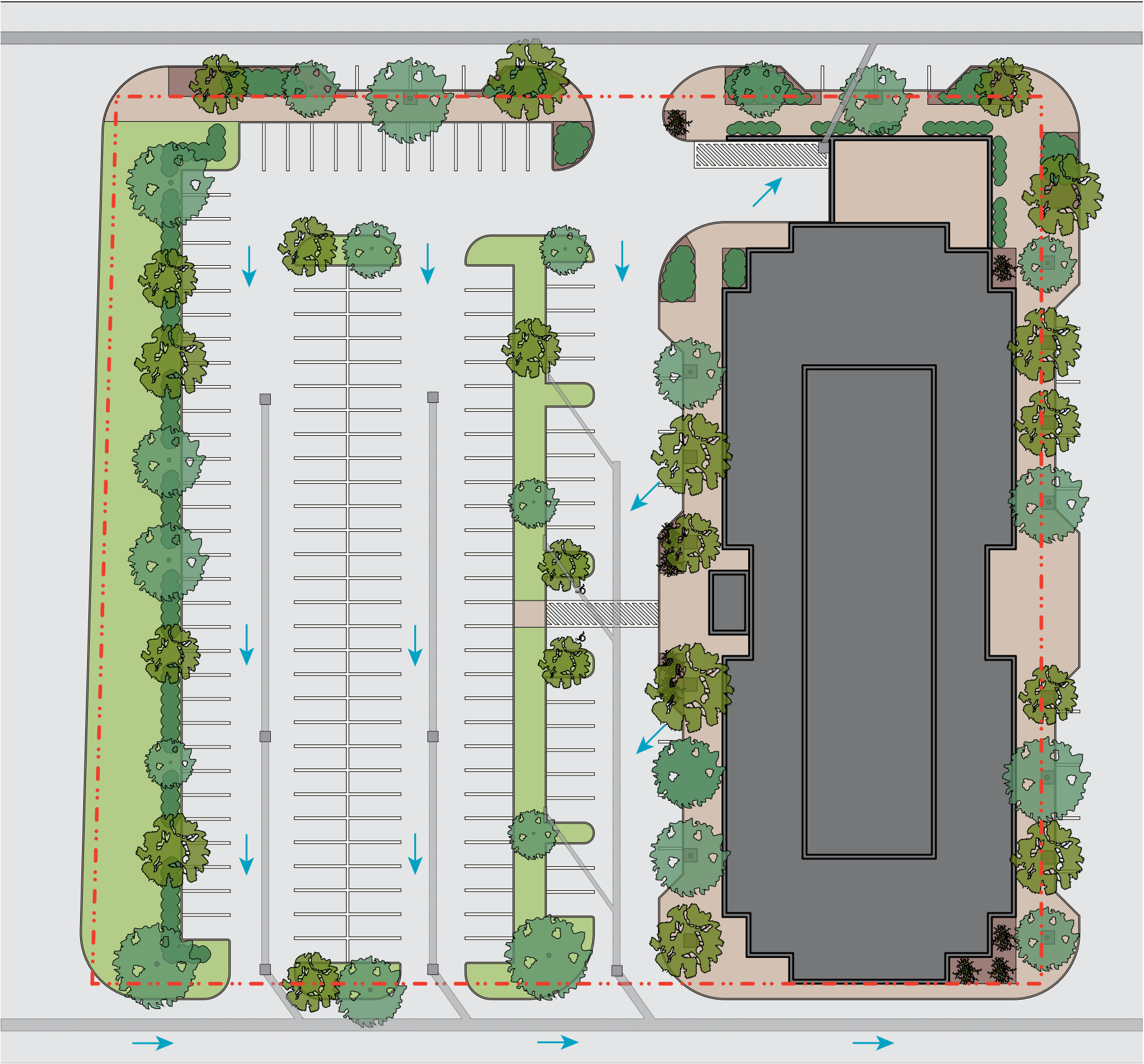

❹ Permeable Paving

❺ Enhanced Swale

Parking Garage

iSWM REDEVELOPMENT GUIDANCE
OFFICE SPACE TO MIXED USE

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

iSWM REDEVELOPMENT GUIDANCE
OFFICE SPACE TO MIXED USE

Low Impact Development Components of Site Redevelopment
- Bioretention areas placed within parking lot islands **3**
- Pavement runoff redirected from street/drains to bioretention areas via concrete valley swales and curb cuts **2**
- Portion of parking lot converted to permeable paving, requires underdrain **4**
- Downspout disconnection for sheet flow to seating areas with permeable pavers **1** **5**
- Enhanced site aesthetics, water quality treatment, heat island reduction
- Reference iSWM Technical Guidance Manual for ideal sizing of BMPs

### 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 BPMs.

Site Information
- Building Area   31,530 SF
- Parking/Paving Area 46,398 SF
- Landscape Area   38,954 SF
- Total Site   2.7 acres
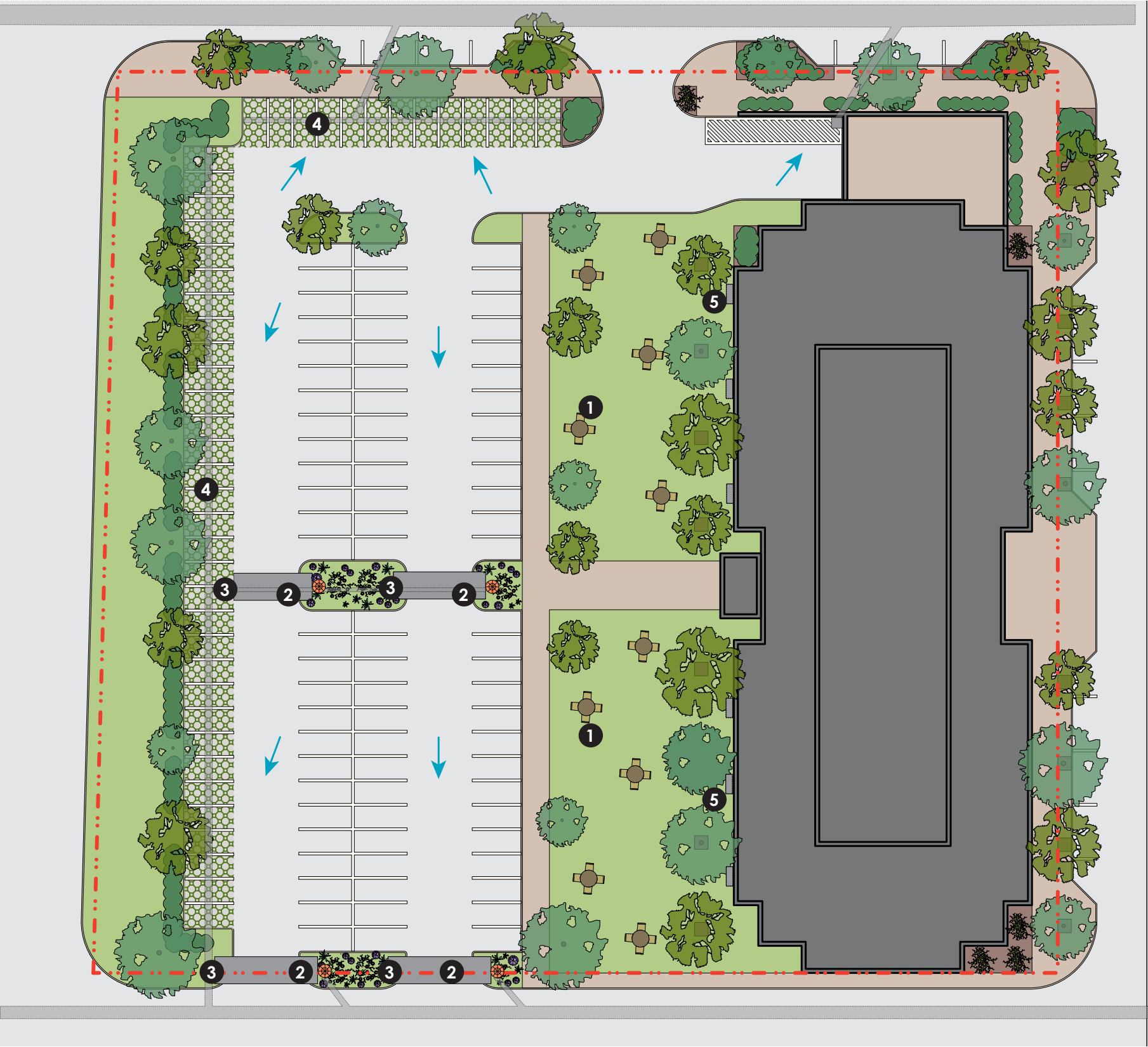
1 Seating Area with Permeable Pavers
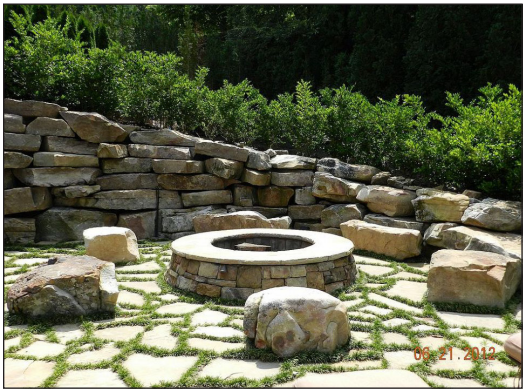
2 Bioretention Cell / Rain Garden

2 Bioretention Overflow

3 Concrete Valley Swale

4 Permeable Paving

5 Downspout Disconnect
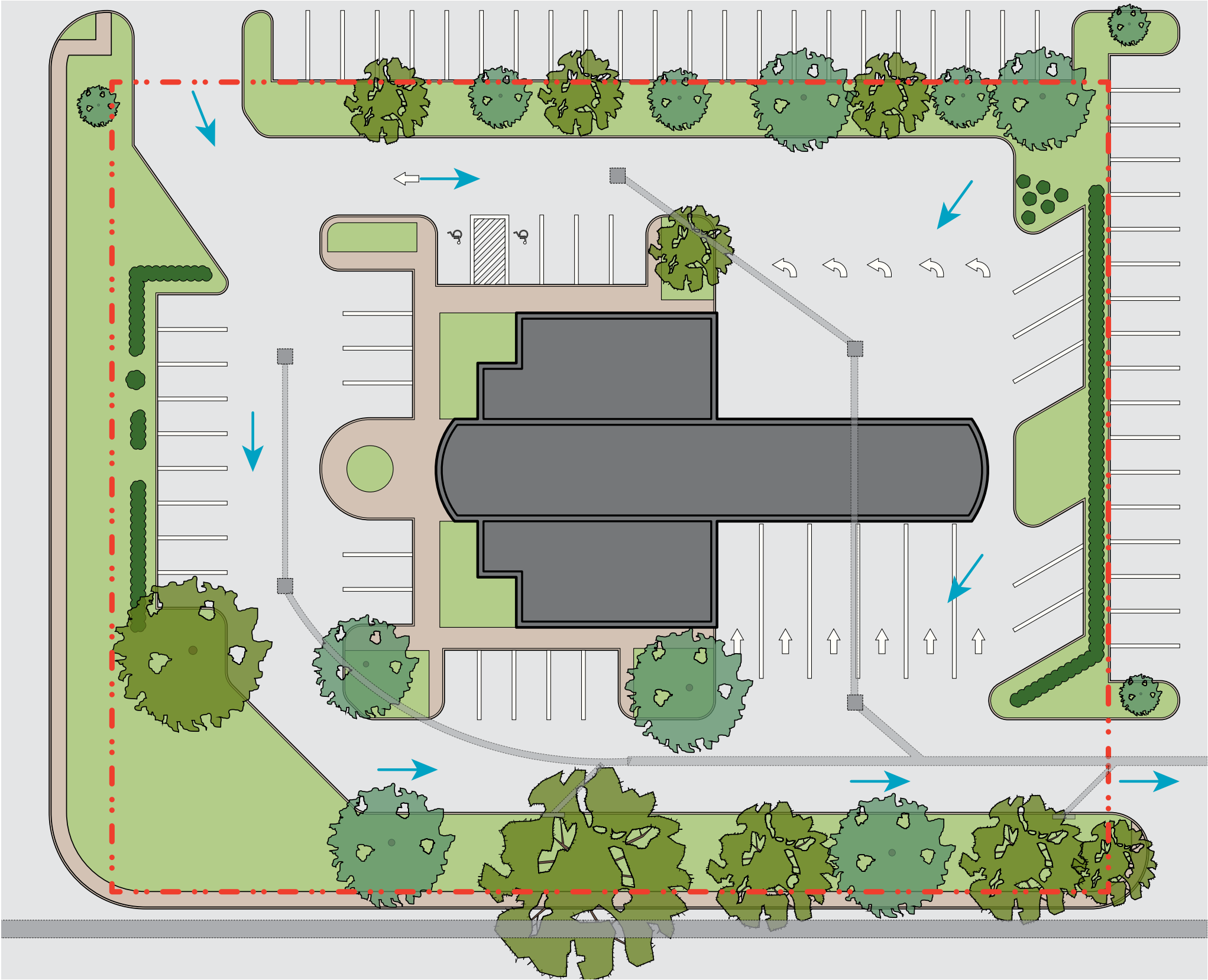
iSWM REDEVELOPMENT GUIDANCE
SMALL COMMERCIAL TO SMALL COMMERCIAL
Existing Conditions

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

Site Information
- Building Area   6,842 SF
- Parking/Paving Area   30,759 SF
- Landscape Area   16,550 SF
- Total Site   1.24 acres

iSWM REDEVELOPMENT GUIDANCE
SMALL COMMERCIAL TO SMALL COMMERCIAL

Low Impact Development Components of Site Redevelopment
- Green roof installed on new roof area **1**
- Roof drains rerouted from pavement to rain barrels **2**
- Bioretention areas designed to either overflow to street or existing storm drain via overflow structure **3** **4**
- Pavement runoff redirected from street/drains to bioretention areas via concrete valley swales and curb cuts **5**
- Portion of parking lot converted to permeable paving, requires underdrain **6**
- Enhanced site aesthetics, water quality treatment, heat island reduction
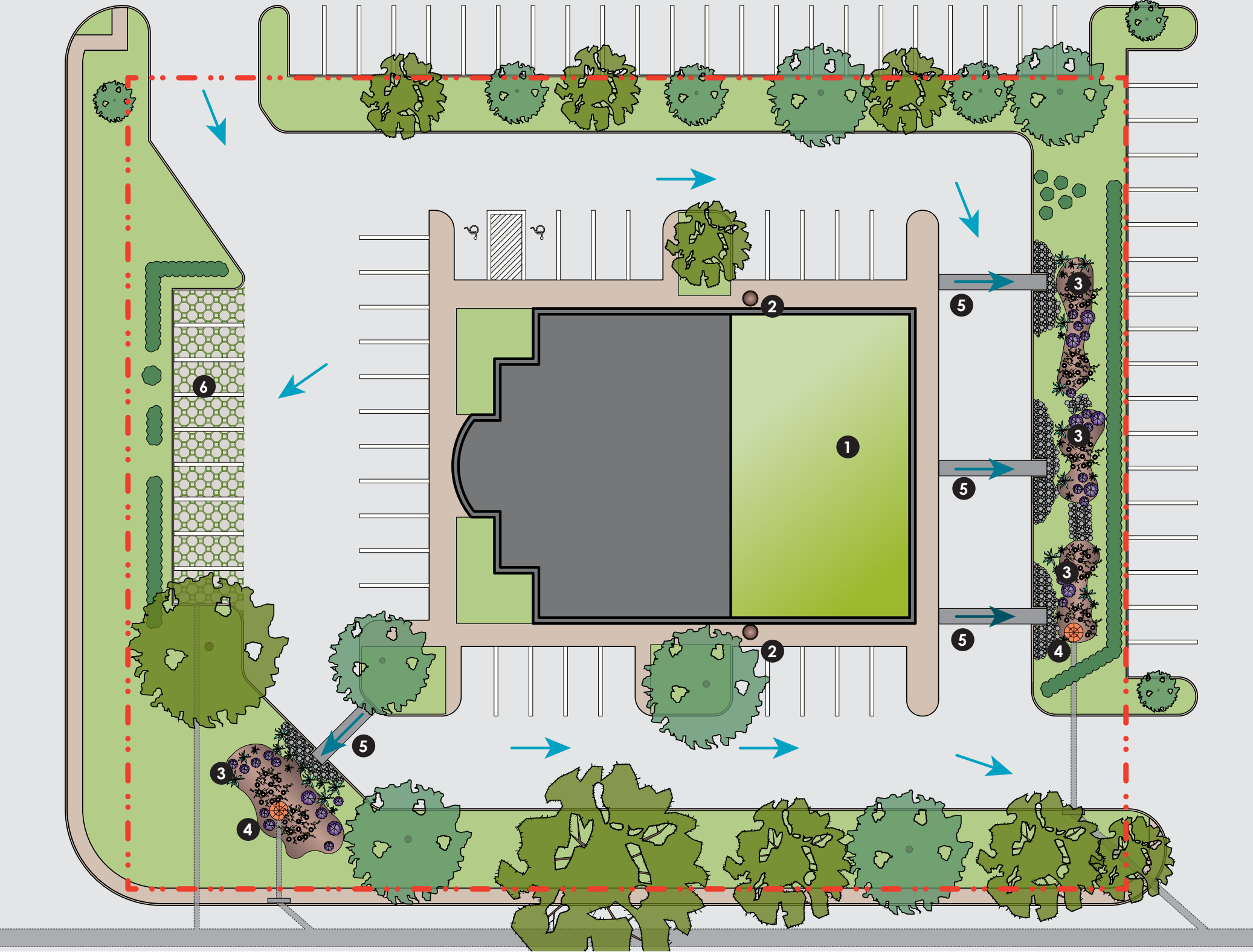- Reference iSWM Technical Guidance Manual for ideal sizing of BMPs

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

1 Green Roof

2 Rain Barrel

3 Bioretention Cell

4 Overflow Drain

5 Concrete Valley Swale

6 Permeable Paving