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From: Robert Walke  
Sent: Monday, October 28, 2013 11:33 AM  
To: Darab, Faheem; Lambert, Richard

Subject: RE: [RMPSS] Instructions for Tuesday Task Force Meeting  
Attachments: 10 28 2013 storm water recommendations.docx

Good morning Faheem and Richard  
I have enclosed recommended text edits for the storm water management portion of Version 10 located on pages 69,70 and 71. You may recall in numerous meetings the committee has expressed concern regarding the technical language of the earlier drafts. I recently became aware that the Rt 28 work group had similar concerns and they have made recommendations to revise the text on their document. The text they have proposed appears to be much more appropriate for a Comprehensive Plan text. I propose that we use their recommended language with the exception of one sentence that I have highlighted. See attached.  
Please let me know if you have any questions.

Rob Walker  
Reston Task Force Member

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**Reston Master Plan Task Force  
Comments by Rob Walker Reston Task Force Member**

**The following is the current language in the Version 10 Draft ( pages 69,70 and 71) with proposed changes shown in red via track changes. The proposed wording is similar to the changes proposed by the Rt. 28 Work Group. The highlighted text is the sentence that I recommend be modified differently than the Rt. 28 work group recommendation.**

**Stormwater Management**

Future development offers considerable opportunities to improve upon past stormwater management practices in furtherance of efforts to protect and restore local streams and to reduce pollutant loads entering the Potomac River and Chesapeake Bay. Low impact development (LID) techniques of stormwater management can serve to reduce runoff volumes entering local streams and can more easily be incorporated within densely developed areas than more traditional detention and retention ponds. These LID practices can include, but are not limited to, bioretention or biofiltration facilities (commonly known as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters and the collection and reuse of stormwater runoff.

Environmentally-friendly stormwater design should be an integral design principle that will be part of the conceptual stage of site development for all future development, recognizing that stormwater management measures may be phased with development. The stormwater design should first seek to minimize the effect of impervious cover, followed by the application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters. The incorporation of stormwater management strategies in parks and other open space areas may support this approach while providing recreational amenities, and there may be opportunities to incorporate LID practices within other open space areas.

Coordination of stormwater management controls among multiple development sites may also be effective in achieving stormwater management goals in an efficient manner. Stormwater management and water quality controls should be optimized for all future development projects consistent with the scale of such projects.

In addition, the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is proposed. Any development proposals in the area should be reviewed on a case-by-case basis for the appropriate optimization of stormwater

management and water quality controls allowing for flexibility in specific approaches taken to achieve these guidelines.

- Additional stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. The emphasis should be on LID techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.
- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

Stormwater management measures and/or downstream improvements should be pursued to optimize site-specific stormwater management and stream protection/restoration needs, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals.

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~~Stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, the emphasis should be on LID techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.~~

~~LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.~~

~~In addition, at a minimum the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is proposed. Any development proposals in the TSAs should be reviewed on a case by case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches taken to achieve these guidelines.~~

- ~~1. For sites that have greater than 50 percent impervious cover in the existing condition, the total volume of runoff released from the site in the post developed condition for the 2 year, 24 hour storm should be at least 25 percent less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2 year, 24 hour storm in the post developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.~~
- ~~2. For sites that have 50 percent or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1 and 2 year, 24 hour storm in the post developed condition should be equal to or less than the total runoff volume and peak release rate in the existing condition for the same storm.~~
- ~~3. In addition to item 1 or 2 above, stormwater runoff associated with the development should be controlled such that either: (a) the total phosphorus load for the property is no greater than what would be required for new development pursuant to Virginia's Stormwater Regulations/ the County's Stormwater Management Ordinance; or (b) an equivalent level of water quality control is provided.~~

~~As an alternative to items 1, 2 and 3 above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of Leadership in Energy and Environmental Design New Construction (LEED NC) or LEED CS (Core & Shell) rating system (or equivalent of this/these credit(s)).~~

~~As an alternative to the minimum guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals.~~