

FAQs

frequently asked questions

On what size parcel is LID appropriate?

Low Impact construction techniques are appropriate for all parcels in Jefferson County, regardless of lot size or density. Low Impact construction techniques have proven very effective in improving both storm drainage management and water quality in drainage basins. The application of LID techniques can preserve density that would have been lost through the application of conventional storm drainage management systems. LID is also appropriate on lower density rural and resource lands as a way to develop in an environmentally responsible manner.

How will LID affect residential construction costs?

Although it varies by project, documented case studies have shown that LID is less costly to build than conventional development, with project savings ranging from 10 to 20 percent depending on the LID techniques used. With the potential for additional lots allowed by a reduction in detention requirements, financial advantages can be significant.

Can LID be applied to commercial as well as residential development?

Yes. Commercial projects typically include extensive impervious surface in structures and parking facilities. Commercial application of green roof technology has been widely used in other parts of the world for storm water management as well as providing insulation benefits. Pervious materials, bioswales and rain-gardens can be used in parking lots to improve water quality and limit the size of required storm detention facilities.



For questions on use of LID techniques in City of Lake Stevens contact:

Public Works Department
1812 Main Street
Lake Stevens, WA 98258
(425) 377-3222



For more information on how LID could benefit your project, contact:

Puget Sound Action Team
www.psat.wa.gov

Low Impact Development Center
www.lowimpactdevelopment.org

NAHB Research Center Toolbase Services
www.toolbase.org

U.S. Environmental Protection Agency
www.epa.gov/lowow/npslid



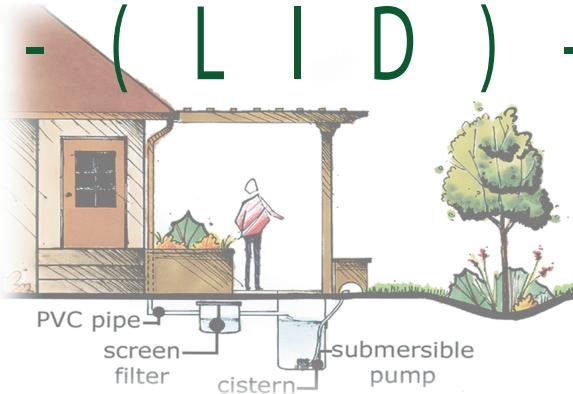
LOW IMPACT DESIGN TECHNIQUES FOR CITY OF LAKE STEVENS



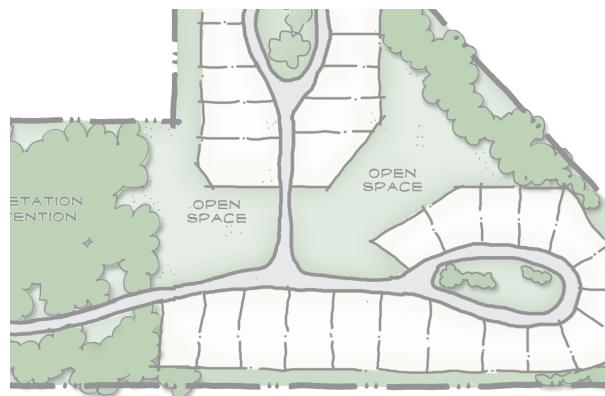
Techniques that could:

- Lower construction costs
- Retain more buildable lots
- Reduce environmental impacts
- Create more sustainable communities

Low Impact d e s i g n - (L I D) -



- Improves quality and reduces quantity of storm water run-off
- Mimics natural condition to address run-off close to its sources
- Reduces impervious surfaces, disconnects storm drainage features, utilizes open conveyance
- Reduces construction and maintenance costs for storm drainage management facilities
- Preserves open space



LID BMP techniques

- Maintain natural forested areas. 65% of a site should be retained in native vegetation
- Limit grading and soil compaction to maintain infiltration potential and groundwater flows
- Amend disturbed soils for infiltration and plant health
- Build narrow streets and smaller building footprints to limit impervious surface area
- Incorporate roadside bioswales to disperse, treat, slow, infiltrate, evaporate, and transpire runoff
- Use of a range of pervious pavement techniques such as pervious concrete, concrete pavers, or turf stone products for streets, walkways, driveways, and patios to reduce impervious surface area
- Incorporate pin or pile foundations in building construction to maintain subsurface flows
- Incorporate bioretention areas (rain gardens) for on-site treatment, infiltration, and storm water flow control
- Incorporate dry wells or trench drains for storage and infiltration
- Use rain barrels and cisterns for runoff detention and reuse
- Build green (vegetated) roofs to reduce runoff
- Use native or drought tolerant ornamental landscape planting material and limiting the use of turf to reduce or eliminate the need for irrigation systems
- Implement routine efficiency audits of irrigation systems

