



TO: City of Tacoma Staff and City of Tacoma Website
FROM: Michael P. Slevin III, P.E., Environmental Services Director
SUBJECT: City of Tacoma 2021 Stormwater Management Manual – Redevelopment Project
Minimum Requirements Threshold Determination
DATE: October 21, 2022

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MPS DS
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BACKGROUND:

In response to the August 1, 2019 Phase I Municipal Stormwater General Permit, the City of Tacoma updated its Stormwater Management Manual (SWMM). The new manual went into effect on July 1, 2021.

Volume 1, Section 1.3.5 addresses the applicability of the Minimum Requirements for Redevelopment Projects. Volume 1, Section 1.3.7 contains associated flowcharts related to redevelopment projects.

This directive is intended to clarify the intent and requirements for redevelopment projects. Volume 1, Section 1.3.5 and Volume 1, Section 1.3.7 – Figure 1-2: Redevelopment Flowchart and Figure 1-3: Road-Related Redevelopment Flowchart shall apply as follows.

1.3.5 Redevelopment

Redevelopment is development on a site that is already substantially developed (i.e. has 35% or more existing hard surface coverage).

To encourage redevelopment projects, replaced surfaces aren't required to be brought up to new stormwater standards unless the monetary or space thresholds noted in this section are exceeded. All redevelopment shall be required to comply with Minimum Requirement #2.

1.3.5.1 Redevelopment – Minimum Requirements #1-5 – New and Replaced Hard Surfaces and Land Disturbed

Minimum Requirements #1-5 apply to the new and replaced hard surfaces and the land disturbed if the redevelopment:

- Results in 2,000 square feet or greater of new plus replaced hard surface area, or
- Has land disturbing activity of 7,000 square feet or greater.

1.3.5.2 Redevelopment – Minimum Requirements #1-9 – New Hard Surfaces and Converted Vegetation Areas

In addition to applying Minimum Requirements #1-5 to the new and replaced hard surfaces and land disturbed per Section 1.3.5.1, Minimum Requirements #1-9 apply to the new hard surfaces and converted vegetation areas if the redevelopment:

- Adds 5,000 square feet or more of new hard surfaces or,
- Converts ¼ acres, or more, of vegetation to lawn or landscaped areas, or

- Converts 2.5 acres, or more, of native vegetation to pasture.

1.3.5.3 Redevelopment – Minimum Requirements #1-9 – New Hard Surfaces, Replaced Hard Surfaces and Converted Vegetation Areas

In addition to applying Minimum Requirements #1-5 to the new and replaced hard surfaces and land disturbed per Section 1.3.5.1 and in addition to applying Minimum Requirements #1-9 to the new hard surfaces and converted vegetation areas per Section 1.3.5.2, Minimum Requirements #1-9 apply to the new hard surfaces and replaced hard surfaces and converted vegetation areas depending upon if the redevelopment is commercial/industrial, another project type, or if the project is a road-related project as described below:

For commercial or industrial projects:

- The total of new plus replaced hard surfaces is 5,000 square feet or more, and
- The valuation of the proposed improvements*, including interior improvements, exceeds 50% of the assessed value** of the existing Project Site improvements.

For all other project types (not commercial or industrial):

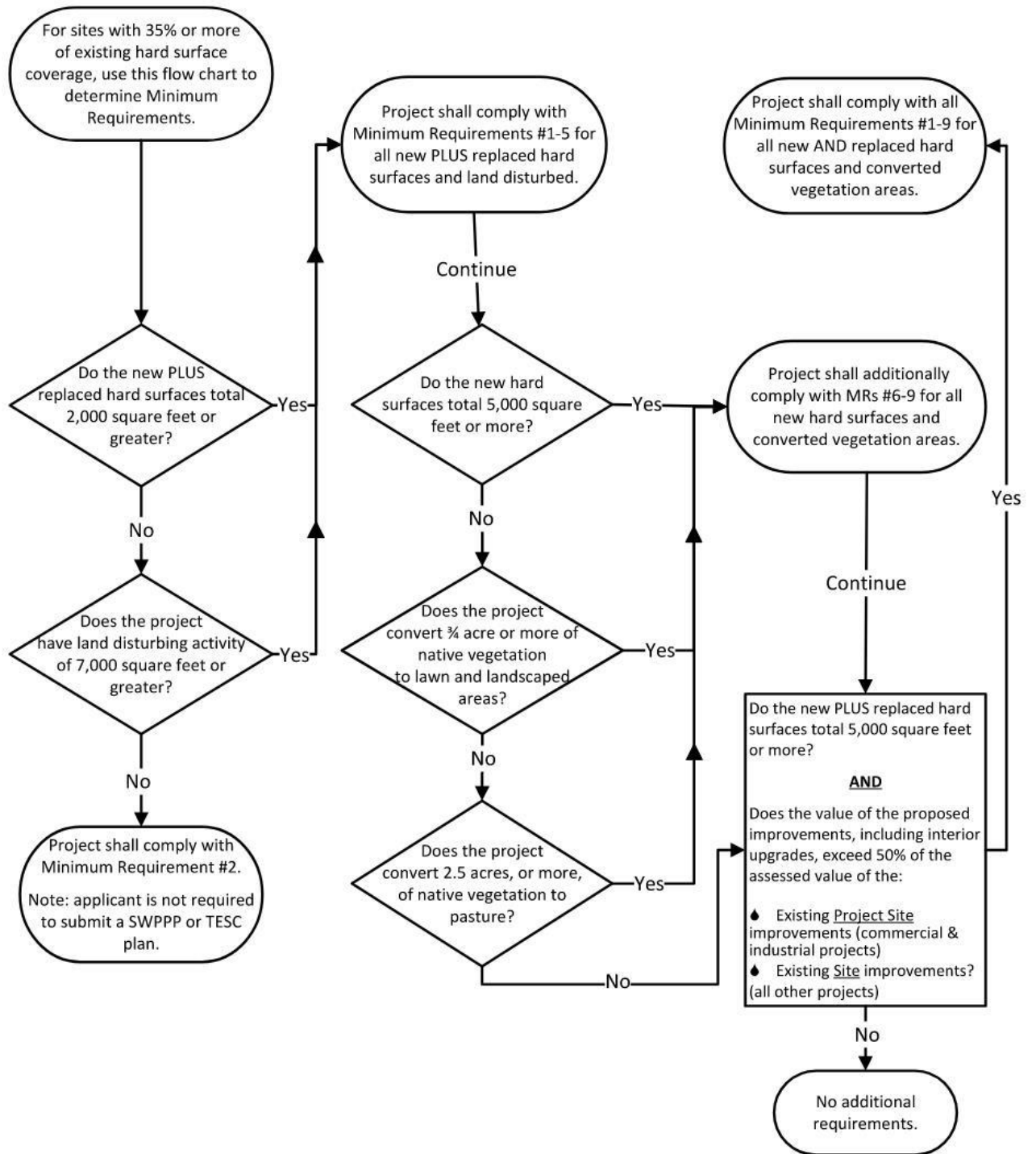
- The total of new plus replaced hard surfaces is 5,000 square feet or more, and
- The valuation of the proposed improvements*, including interior improvements, exceeds 50% of the assessed value** of the existing Site improvements.

For road-related projects:

- The total of new hard surfaces is 5,000 square feet or more, and
- The total of new hard surfaces is 50% or more of the existing hard surfaces within the Site.

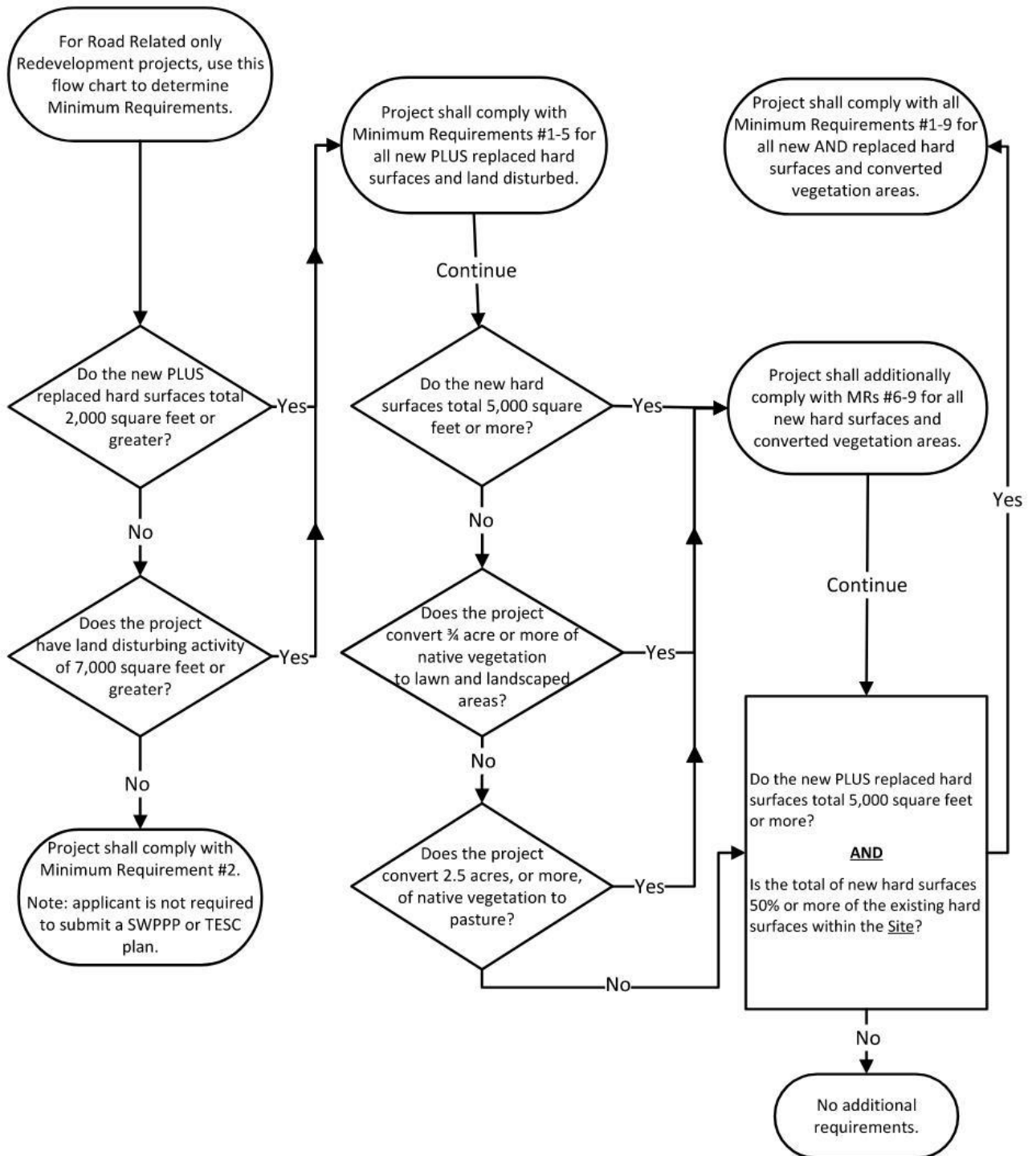
*The valuation of the proposed improvements shall be based upon construction cost estimates for the project and must include all site improvements in addition to building improvements. Site improvements may include driveways, parking lots, sport courts, swimming pools or any other item proposed. The International Code Council building valuation data can be used to help estimate the proposed costs. The City of Tacoma shall make the final determination of valuation based upon available information.

**Assessed values can be found on the Pierce County Assessor's website. The City of Tacoma shall make the final determination of assessed value based upon available information.



NOTES				
<u>Critical Area</u> requirements, as outlined in TMC 13.11, are in addition to MR #8.	<u>Additional Protective Measures</u> Infrastructure Protection, is in addition to MRs and shall be evaluated for ALL PROJECTS	Cumulative impacts apply. Consider all site work since January 1, 2003	See Glossary for term definitions	Minimum Requirements may be applied to any project where the project scope include a change of use.

Figure 1 - 2: Redevelopment Flowchart



NOTES				
<p>Critical Area requirements, as outlined in TMC 13.11, are in addition to MR #8.</p>	<p>Additional Protective Measures Infrastructure Protection, is in addition to MRs and shall be evaluated for ALL PROJECTS</p>	<p>Cumulative impacts apply. Consider all site work since January 1, 2003</p>	<p>See Glossary for term definitions</p>	<p>Minimum Requirements may be applied to any project where the project scope include a change of use.</p>

Figure 1-3: Road-Related Redevelopment Flowchart