



MRP 2.0 Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP 2.0). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance (excerpt attached, download at www.cleanwaterprogram.com) for more information.

Project Name: _____

Project Address: _____

Applicant/Developer Name: _____

1. "Special Project" Determination (Check the boxes to determine if the project meets any of the following categories.)

Special Project Category "A"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹;
- Creates and/or replaces 0.5 acres or less of impervious surface;
- Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory uses².
 - No (continue) Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹;
- Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory² uses;
- Minimum Gross Density³ (GD) of either 50 dwelling units (DU) per acre (for residential projects) or a Floor Area Ratio⁴ (FAR) of 2:1 (for commercial). Either criterion can be used for mixed use projects.
 - No (continue) Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

Does the project have ALL of the following characteristics?

- At least 50% of the project area is within 1/2 mile of an existing or planned transit hub⁵ or 100% within a planned Priority Development Area⁶;
- The project is characterized as a non-auto-related use⁷; and
- Minimum GD of 25 DU per acre (residential) or a FAR of 2:1 (commercial). Either criterion for mixed use.
 - No Yes – complete Section 2 of the Special Project Worksheet

¹ And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

² Accessory Uses: safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

³ Gross Density (GD) – The total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses.

⁴ Floor Area Ratio (FAR) – The Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.

⁵ "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

⁶ A "planned Priority Development Area" (PDA) is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

⁷ Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

Special Projects Worksheet (continued)

2. LID Treatment Reduction Credit Calculation (If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				Location credit (select one)⁸:		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking ⁹	10%	
				No surface parking	20%	
TOTAL TOD CREDIT =						

3. Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance (excerpt attached), discussing both technical and economic feasibility/infeasibility. The infeasibility of 100% LID treatment must be established prior to approval of any non-LID treatment.

4. Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified by a government agency, such as the “Basic” General Use Level Designation (GULD) by the Washington State Department of Ecology’s Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at www.cleanwaterprogram.com – excerpt attached).¹⁰ If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

Special Projects Worksheet Completed by:

Signature

Date

Print or Type Name

⁸ To qualify for the location credit, at least 50% of the project’s site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC’s Regional Transit Expansion Program list, per MTC’s Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

⁹ The at-grade surface parking must be treated with LID treatment measures.

¹⁰ TAPE certification is used in order to satisfy Special Project’s reporting requirements in the MRP.



MRP 2.0 Special Projects Worksheet (continued)

Attachment 1

Excerpts from Appendix J of the C.3 Technical Guidance

J.6 LID Infeasibility Requirement for Special Projects

In order to be considered a Special Project, in addition to documenting that all applicable criteria for one of the above-described Special Project categories have been met, the applicant must provide a narrative discussion of the feasibility or infeasibility of using 100 percent LID treatment onsite, offsite, or at a Regional Project. The narrative discussion is required to address the following:

1. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures onsite;
2. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures offsite or paying in-lieu fees to treat 100% of the Provision C.3.d runoff with LID treatment measures at an offsite or Regional Project; and
3. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with some combination of LID treatment measures onsite, offsite, and/or paying in-lieu fees towards at an offsite or Regional Project.

The discussion is required to contain enough technical and/or economic detail to document the basis of any infeasibility that is determined.

J.6.1 On-site LID Treatment

The narrative discussion should describe how the routing of stormwater runoff has been optimized to route as much runoff as possible to LID treatment measures. A discussion should also be provided for each area of the site for which runoff must be treated with non-LID treatment measures, and should include the following:

1. Uses of impervious surfaces that preclude the use of LID treatment; and
2. Technical constraints that preclude the use of any landscaped areas for LID treatment, such as:
 - a. Inadequate size to accommodate biotreatment facilities that meet the sizing requirements for the drainage area;
 - b. Slopes too steep to terrace;
 - c. Proximity to an unstable bank or slope;
 - d. Environmental constraints (e.g., landscaped area is within riparian corridor);
 - e. High groundwater or shallow bedrock;
 - f. Conflict with subsurface utilities;
 - g. Cap over polluted soil or groundwater;
 - h. Lack of head or routing path to move collected runoff to the landscaped area or from the landscaped area to the disposal point;
 - i. Other conflicts or required uses that preclude use for stormwater treatment (explain).

Special Projects Worksheet – Attachment 1 (continued)

J.6.2 Off-site LID Treatment.

The applicant must demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of an equivalent amount of runoff offsite either by paying in-lieu fees to a regional project or on other property owned by the project proponent in the same watershed (in other words, that alternative compliance, as described in Chapter 9, is infeasible).

Check with the local municipality to determine if there are any regional projects available for alternative compliance purposes (at the time of completion of this Appendix, there were none in Alameda County). These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.6.3 Combination of On-site and Off-site LID Treatment

The applicant must also demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of 100% of the amount of runoff specified in Provision C.3.d with some combination of LID measures on-site, offsite, and or paying in-lieu fees to a regional project.

After determining the extent to which stormwater runoff can be optimized to route as much runoff as possible to LID treatment measures, if that amount is less than 100%, and if there are no options to provide LID treatment off-site on a property owned by the project proponent in the same watershed, check with the municipality to determine if there are any regional projects available for alternative compliance purposes for the remainder of the C.3.d amount of runoff. These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.7 Select Non-LID Treatment Measures Certified by a Government Agency

MRP Provision C.3.e.vi.(3)(i) requires municipalities to report to the Regional Water Board, for each non-LID treatment measure that the municipality approves, “whether the treatment system either meets minimum design criteria published by a government agency or received certification issued by a government agency, and reference the applicable criteria or certification.”

For Special Projects that are allowed to use non-LID treatment measures, applicants are advised to use treatment measures that have been certified by the Washington State Department of Ecology’s Technical Assessment Protocol – Ecology (TAPE), under General Use Level Designation (GULD) for Basic Treatment.¹¹ You can identify proprietary media filters and high flow rate tree well filters currently holding this certification at the following link: <http://www.ecy.wa.gov/programs/wq/stormwater/newtech/technologies.html>.

The municipality may require that any non-LID treatment measures used in a Special Project be TAPE-certified, or the municipality may allow the use of non-LID treatment measures certified by another governmental program.

If the TAPE system is used, treatment measures must be sized based on the hydraulic sizing criteria specified in MRP Provision C.3.d and the design operating rate for which the product received TAPE GULD certification for Basic Treatment. If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

¹¹ “General Use” is distinguished from a pilot or conditional use designation. “Basic Treatment” is distinguished from treatment effectiveness for phosphorus removal. Basic treatment is intended to achieve 80 percent removal of total suspended solids (TSS) for influent concentrations from 100 mg/L to 200 mg/L TSS and achieve 20 mg/L TSS for less heavily loaded influents.