



Integration of Low Impact Development in Fairfax County's PFM

Potomac Watershed Roundtable

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Scope of Initial Efforts

- Incorporate standards for specific LID practices into the PFM
- Utilize these practices within existing policies for location and maintenance responsibility
- Utilize existing methodologies for analysis

Goals of Initial Efforts

- Develop standards in the PFM for a limited number of LID practices
- Gain experience with these practices while LID methods are developed
- Begin to evaluate/address policy issues associated with LID
- Support use of practices as a tool in the watershed management plans

Process for Initial Efforts

- Selection of Initial Practices
 - Fact sheets for 25
 - Stakeholder meetings
 - Short-listing of practices
 - BOS Development Process Committee
 - Six practices – vegetated roof, pervious pavement, tree box filters, bioretention basins, vegetated swales, reforestation

Process for Initial Efforts (continued)

- Coordination with industry representatives
- Engineering Standards Review Committee
- Public hearings before Planning Commission and BOS

Current Status of PFM and Next Steps

- Amendment to add six practices adopted by BOS March 2007
- Next steps include:
 - More practices
 - LID methodology
 - Policy review

Allowable Locations* for the Six LID Practices

- Pervious pavement – nonresidential; HOA property in SFD and SFA developments with BOS approval
- Bioretention – nonresidential; on HOA property in residential developments; infill SFD lots; on lots in subdivisions of up to 3 lots
- Vegetated swale – on HOA property in SFD and SFA; infill SFD lots; on lots in subdivisions of up to 3 lots

*No limitations on location if not being used for BMP credit

Allowable Locations for LID Practices Used for BMP Credit (continued)

- Reforestation – nonresidential; HOA property in SFD and SFA developments
- Tree box filter – nonresidential; on HOA property in residential developments
- Vegetated roof – nonresidential; multi-family residential; mixed use buildings with residential component

Considerations for Limitations on Locations

- Evolving technology
- Need for public education
- Maintenance
- Enforcement

Considerations for Future Efforts

- Assessment of proprietary facilities
- Evolving technology so effectiveness of facilities is a moving target
- Consistent methodology for assessing compliance
- Application to redevelopment

Considerations for Future Efforts (continued)

- State stormwater regulations:
 - Challenges:
 - Proposed pollutant load limitations require many more facilities and use of LID practices
 - Resources required for inspection, maintenance and enforcement
 - Practical difficulties in implementation
 - Accountability under MS-4 permit
 - Opportunities
 - Water quantity and quality addressed in one methodology
 - consolidated efforts and consistency