

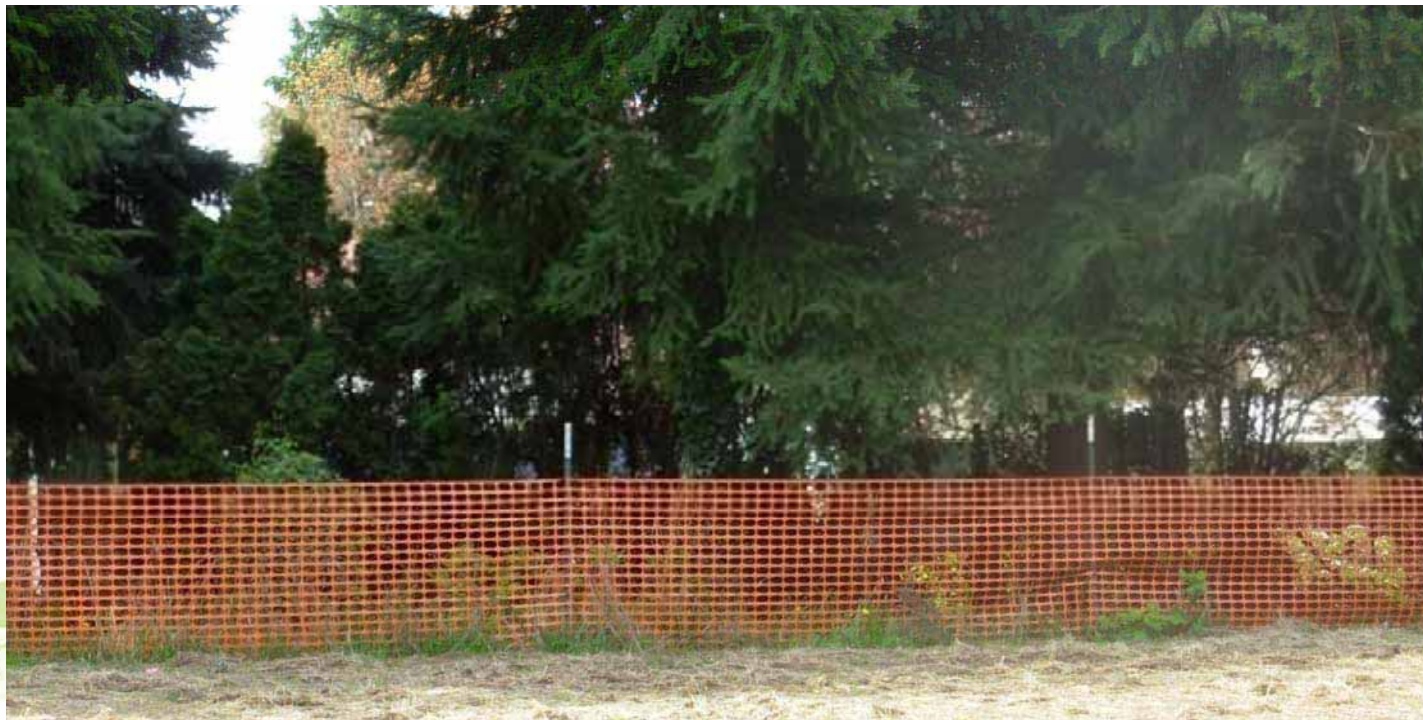
# Working with developers on low impact development



Gail Shaloum      June 2, 2011

# Agenda

1. What is low impact development?
2. Challenges to developers presented by LID
3. Some things Metro has done
4. Case studies





# Low impact development- definition

Methods that preserve natural resources and collect and clean stormwater runoff on site to protect and improve water quality

-LID language bank partners



# Objectives

Mimic pre-development functions



Musee du Quai Branly, Paris


➤ Hydrological

➤ Ecological



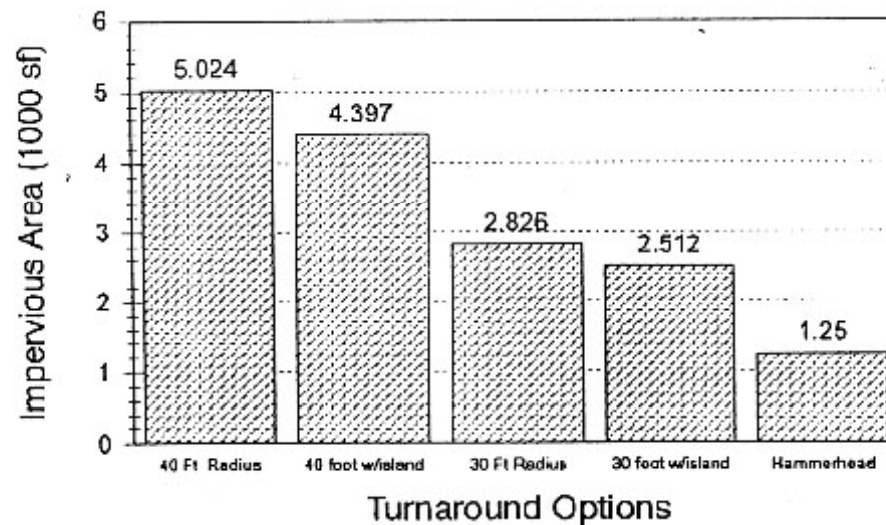
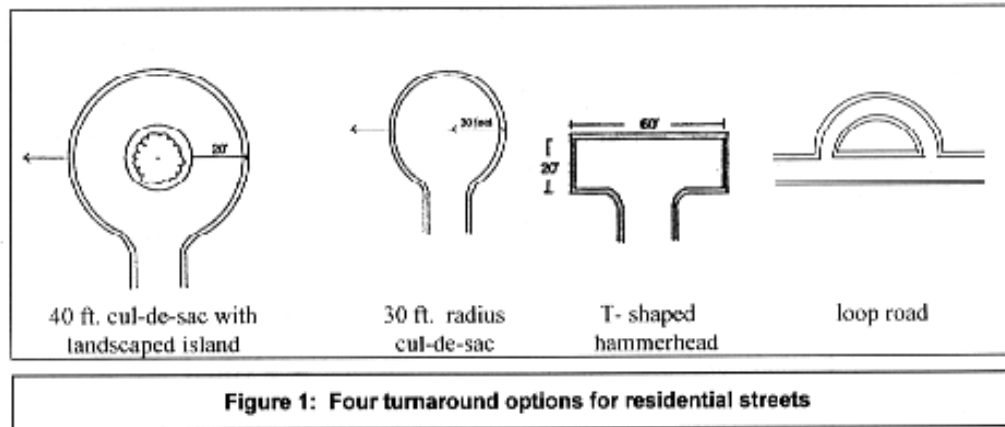
# The practices:

A broad range of development techniques and activities including:

1. Savvy **site planning**
  2. Decentralized **stormwater management** integrated into site
  3. Thoughtful designs around **wildlife and fish habitat areas**
- 

# Site planning example:

Alternative turnarounds minimize impervious area



(Source: Low Impact Development Center)

# Stormwater management examples

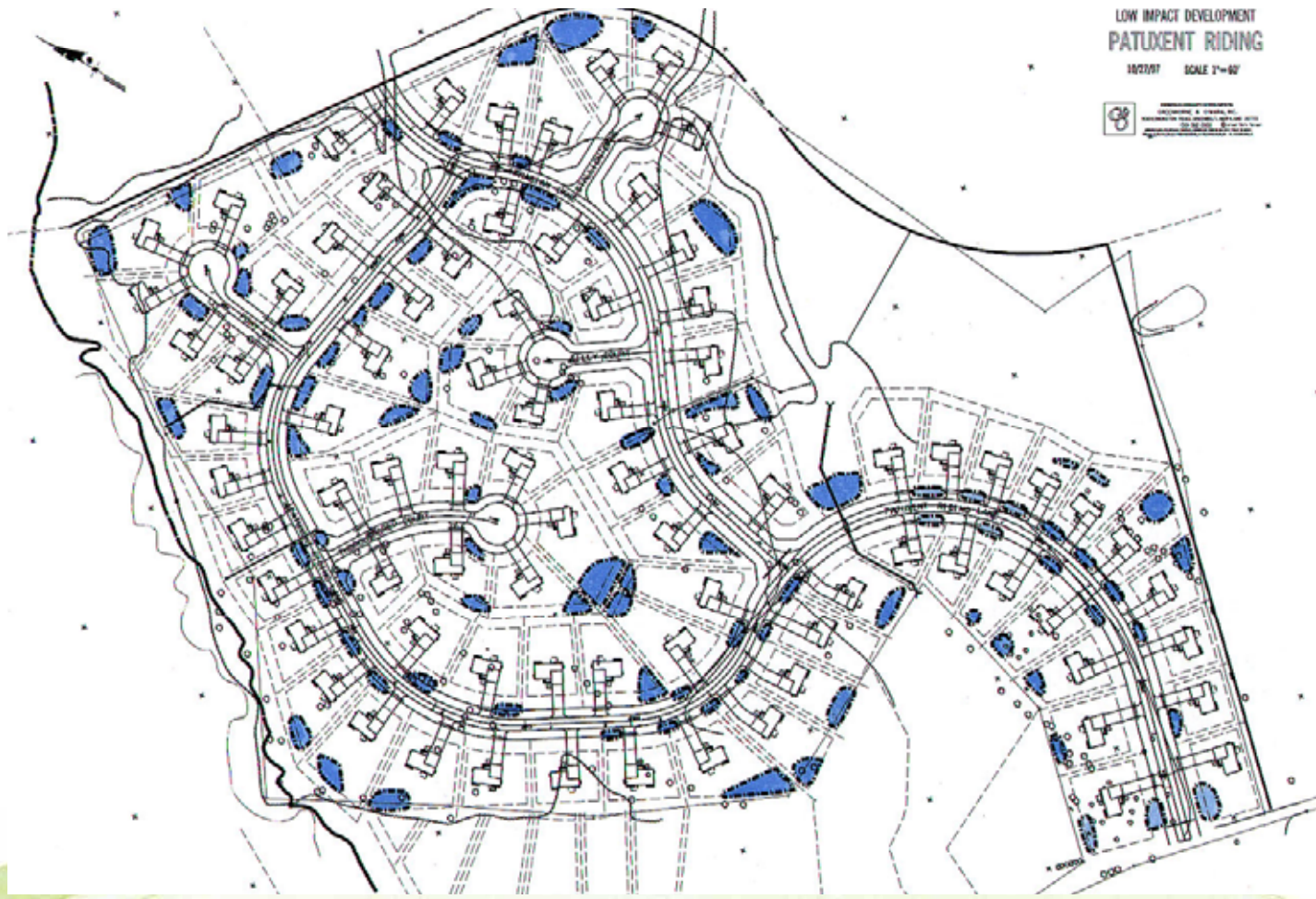


- Swales
- Rain gardens
- Stormwater planters
- Porous pavements
- Avoid compaction
- Amend soils
- Plant trees

# Conventional runoff solution



# Decentralized runoff approach (LID)



# Examples: sites with wildlife and fish habitats



- Retain existing vegetation
- Protect clusters of trees
- Vegetated buffers on aquatic systems
- Bridges rather than culverts
- Naturescaping



# Challenges to developers

- Homeowners make the choice
- LID hard to sell to buyers
- Cost too much
- Some cities require duplicate system
- Don't get clear direction from jurisdiction staff/not all on same page/may not be educated in LID themselves
- Maintenance is a concern

# Challenges to developers

- Small lots
- Smaller roads an issue with fire depts.
- Risk
- Appraisers don't recognize value of LID practices
- Solar aspect for solar power conflicts with tree preservation
- Trusted regular subs don't know how to use it

**...Using LID requires change!**

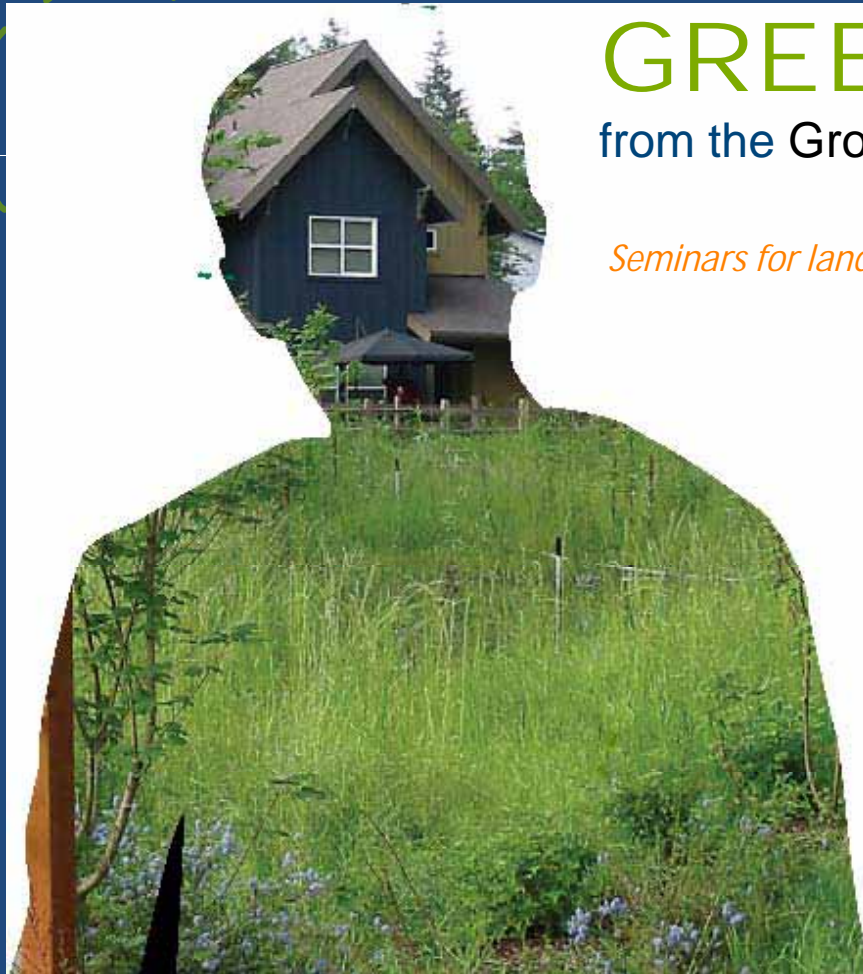
# Resources from Metro

## Education and outreach



- Technical assistance for habitat friendly practices
  - One-on-one assistance
  - Seminars
  - Studies on effectiveness, cost, maintenance
- Partnerships
- Signage

Let us put a bug in your ear



GREEN

from the Ground Up

*Seminars for land-savvy developers*

# Resources from Metro

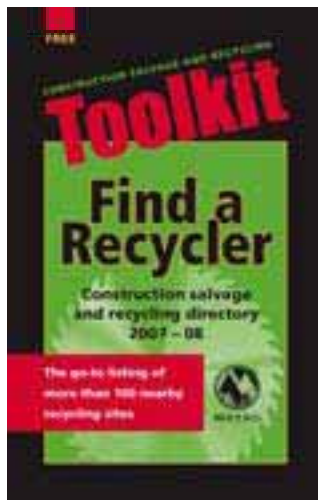
## Nature in Neighborhoods Capital Grants

- Funding for projects that “re-nature” or “re-green” neighborhoods on public property



# Resources from Metro

## Deconstruction/Demolition/ Metro Paint



# Case study: Legend Homes-Edgewater

- All Phase 2 homes are EarthSmart
  - All native or drought tolerant plantings
  - 3<sup>rd</sup> party certifications
  - Minimal to no lawn area
  - Special attention to siting trees to make homes solar or solar-ready
  - Train real estate agents to convey green features to buyers





Phase 1




Phase 2



## Case study:

# Newland Communities-Taralon

- Curbless roads drain into swales & rain gardens
  - Groves of native, mature trees preserved-designed around them
  - Native, drought tolerant landscaping and eco-lawn
  - Created, restored & enhanced wetlands
- 


# Newland Communities-Taralon

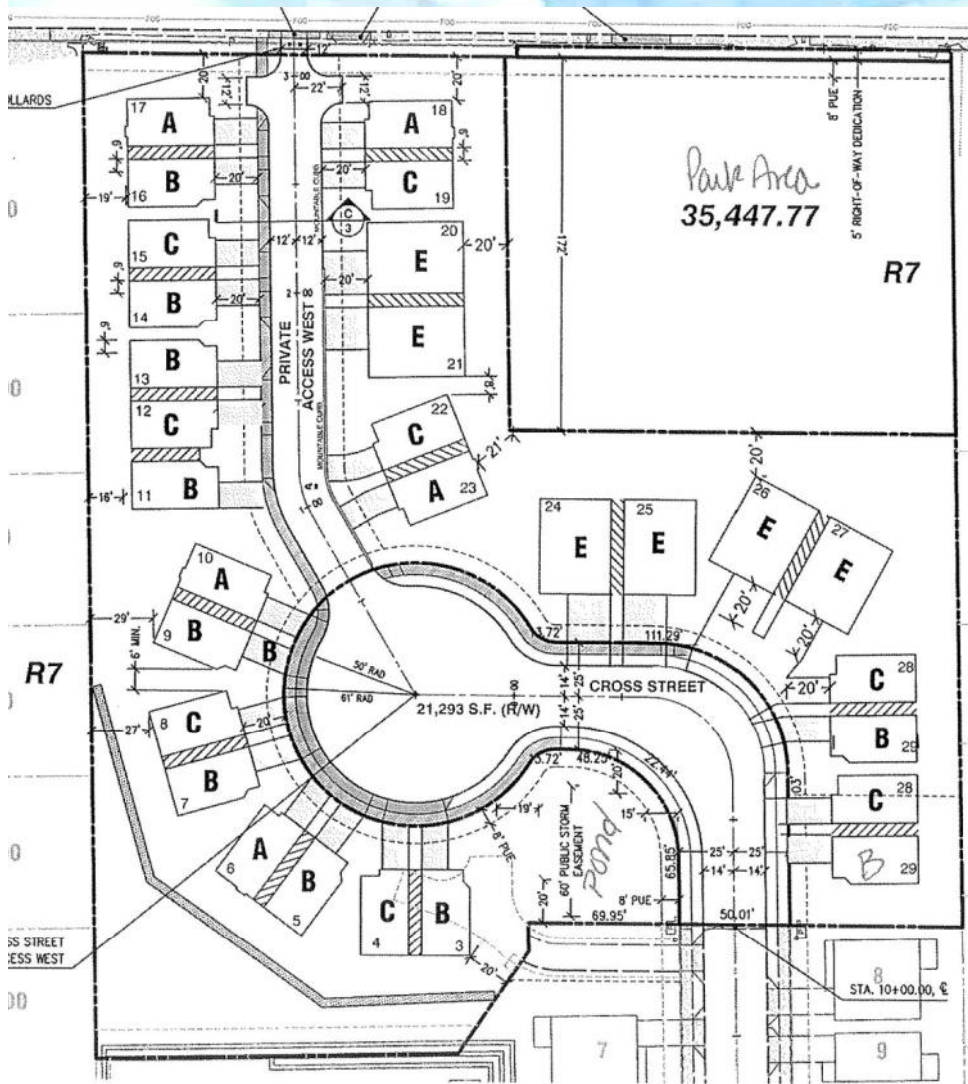




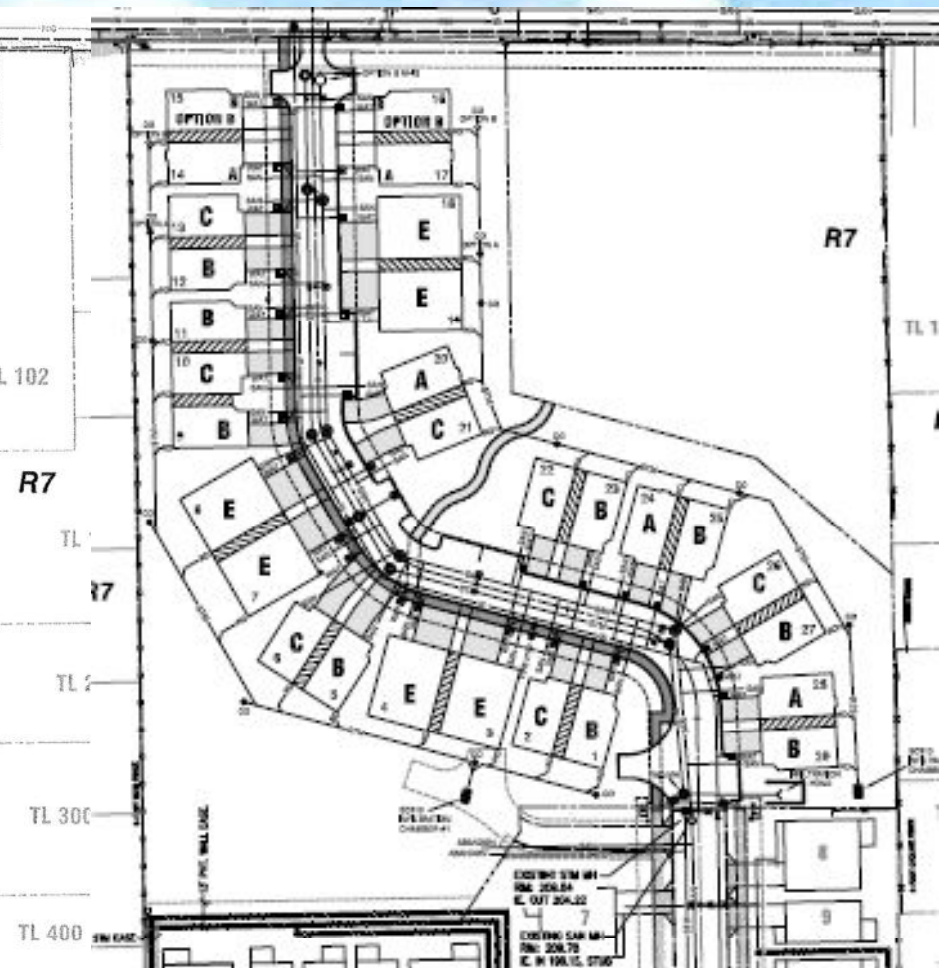
## Case study:

### Nick Stearns, Clackamas Co. Development Agency and Metro-Hawthorne Grove

- Developer sold one acre to Clackamas Co. Dvlpt. Agency for neighborhood park
  - In exchange, permission to build 4 additional units
  - 10 out of 29 permanently affordable units
  - Metro NiN capital grant to help develop park that creates natural experience in a park-deficient area
- 



Before



After

# For more information

Thanks for keeping nature in neighborhoods.



With a little planning and inspiration these homebuilders are helping protect water quality and fish and wildlife and making homes that are beautiful and easy to care for.

Visit these homes to see how you can balance beauty and sustainability. Add more nature to your neighborhood by landscaping with native plants, preserving and planting trees, adding rain gardens, using porous surfaces for patios and driveways and gardening without the use of chemicals.

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|--|---|--|
| <p><b>937 Group LLC</b><br/>837 Condominiums<br/>837 NW Gleason St., Portland</p> <p><b>Arbor Custom Homes</b><br/>Chandleney-43<br/>15028 NW Central Drive, Portland</p> <p>Manchester English<br/>29048 SW Charlotte Lane<br/>Wilsonville</p> <p><b>Arbor Home</b><br/>The Garden<br/>17723 SW Robert Lane<br/>Beaverton</p> <p><b>BlueStone Homes, Inc.</b><br/>The Munneville<br/>3623 NE 10th Ave., Portland</p> <p><b>C&amp;L Properties LLC</b><br/>Shellfish<br/>9255 SW 75th Ave., Portland</p> <p><b>Costa Pacific Homes</b><br/>Sofie Rose-Alberdyne<br/>11410 SW Barbel St<br/>Wilsonville</p> <p>Crescent Condominiums-Legat<br/>29010 Vireolux Drive S.<br/>Wilsonville</p> <p><b>DE Horton</b><br/>The Mulack "P"<br/>18851 Charlene Way, Oregon City</p> <p>The McLaughlin "A"<br/>18857 Charlene Way, Oregon City</p> <p><b>Eastview Development Inc.</b><br/>The Buckingham<br/>3570 SW 66th St. #10, Portland</p> | <p><b>Four O Construction</b><br/>14042 SW 16th Ave., Tigard</p> <p><b>Gartz Fine Homes</b><br/>The Martin<br/>16031 SW Jordan Lane, Portland</p> <p>The Asaathaler<br/>20175 SW 5th Ave., Portland</p> <p><b>Hagden Island Condos, LLC</b><br/>The Waterline<br/>707 N. Hagden Island Drive, #228<br/>Portland</p> <p><b>Hoyle Realty Group/Hoyle Street Properties</b><br/>Fish Side 2 Condominiums<br/>849 SW Overton St. #1012<br/>Portland</p> <p>Fish Side Town Home<br/>849 SW Overton St. #302<br/>Portland</p> <p><b>Hymark Custom Homes, Inc.</b><br/>The Buckle House<br/>18811 Tullaghan Drive, West Linn</p> <p><b>J.E. Roth Construction, Inc.</b><br/>Gage Forest<br/>8182 SW Langtree St., Tigard</p> <p><b>JDK Contracting</b><br/>The Skyline<br/>2018 SE Duncan Drive, Hillsboro</p> <p><b>JDI Construction LLC</b><br/>The Mission<br/>12698 Southport Place<br/>Oregon City</p> <p><b>Louwage Builders, LLC</b><br/>Tiffany<br/>2308 Cedar St., Forest Grove</p> | <p><b>Legend Homes</b><br/>The Juniper<br/>16967 SW Tempart Way, Tigard</p> <p>The Baymore<br/>10645 SW Jordan Lane,<br/>Wilsonville</p> <p>The Brighton<br/>6486 NE Southbrook Court<br/>Hillsboro</p> <p>The Juniper<br/>12059 SW Northview Drive<br/>Tigard</p> <p><b>Marrella Homes</b><br/>Cortina<br/>11274 SW Falco St., Happy Valley</p> <p><b>Merik Construction, Inc.</b><br/>The Alameda<br/>7481 SW Adair Lane, Portland</p> <p><b>Paradise Development LLC</b><br/>The Jefferson Condominiums #302<br/>1234 SW 18th Ave., Portland</p> <p>The Jefferson Condominiums #312<br/>1234 SW 18th Ave., Portland</p> <p><b>SBK Homes LLC</b><br/>Aspen<br/>16936 SW Lamb Court, Beaverton</p> <p><b>Schmacher Custom Homes</b><br/>The Carlton<br/>6480 SE Carlton St., Portland</p> <p><b>Sun Crest Construction, Inc.</b><br/>The Mission<br/>8007 NE Sacramento St<br/>Portland</p> |
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