

LID INCENTIVES: The following list includes incentives that have been considered by communities looking to encourage low impact development. The bulleted items below each incentive identify issues that should be considered before pursuing the incentive.

Increased Densities

- Allow greater residential densities with the implementation of LID techniques.
- With more sensitive design the land is able to manage more units.
- Potentially greater impacts needing mitigation.

Reduced Review Time / Expedited Review

- Commit to a priority status on LID projects with a maximum time between receipt and review.
- LID projects may need special studies and reviews that must be identified early.
- Impacts to staffing resources and other project review schedules. Outside consultants could also be used to expedite.

Property Tax Reduction

- Reduce or waive property taxes on an LID project for a given number of years.
- Lower service requirements result from lower impacts.
- Reduced revenues.

Reduced Application Fees

- Waive all or a portion of the submittal fees on LID projects.
- Due to lesser impacts to the community, lower fees are charged.
- Impacts to jurisdiction resources. May be offset by reduced habitat restoration and environmental costs

Public Recognition

- Emphasize LID projects on website, at Council meetings and in utility mailers.
- Highlight the great development projects going on throughout the area & create public awareness.
- Staff resource impacts.

Dedicated Review Team

- Create an LID review team that is familiar with and dedicated to LID projects.
- Specialized team with technical expertise is necessary and more efficient assistance and review.
- Initial training of team members in LID techniques will be required in any event. Outside consultants could also be used - charged to applicant or paid for by jurisdiction.

Flexibility in Bulk, Dimensional & Height Restrictions

- Allow greater building heights and floor area ratios as well as reduced setbacks.
- Provides flexibility in overall site design. Allows reduction in building footprint. Addresses clustering needs.
- Consistency/compatibility with existing development and urban design goals.

Adjustments to the Required Parking

- Reduce parking requirements.
- Reducing parking is both an LID technique for reducing impervious surfaces as well as a way to encourage more projects.
- May conflict with other community objectives.

Lower Stormwater System Development Fees

- Reduce charges when development meets thresholds.
- Lower impacts to system capacity, so lower fees are appropriate.
- Reduced capital funds. Compensate by raising charges for conventional developments.

Fee Structure

- Develop a new fee structure that is based on impervious surface. Fee reduction will be awarded based on LID implementation thresholds

Reduced Requirements for Conventional Stormwater Management

- Allow developers to reduce the amount of conventional stormwater management when they implement LID or LID techniques. Example, if roof runoff is re-used onsite, or infiltrated on-site, the development can remove the roof square footage in the calculations for determining detention pond size.

Jurisdiction-Furnished LID Materials

- Jurisdiction will supply materials (pervious concrete, plants, soil, mulch, compost, etc) to offset development costs on LID projects.