



Stormwater Management Manual

Bureau of Environmental Services

Nick Fish, Commissioner • Michael Jordan, Director

1120 S.W. Fifth Avenue, Room 1000, Portland, OR 97204-3713

503-823-7740 • BESStormManual@portlandoregon.gov

www.portlandoregon.gov/bes/SWMM

9/19/19

2020 Stormwater Management Manual Update

The *Stormwater Management Manual* (SWMM) is getting updated. Environmental Services will publish a full draft for public comment in the next few months. The SWMM enables the City of Portland to comply with regulatory requirements and protect both watershed resources and infrastructure investments with every development or improvement to achieve important citywide goals.

The SWMM applies to development activities that construct or alter impervious area. It applies to some paving projects in the right-of-way and any parcel-based development on properties.

Overview of Changes:

The goals of this update are:

- Improve clarity
- Continue to comply with regulations
- Increase technical rigor and facility performance

As a community who regularly uses the SWMM we welcome your review of the draft manual. The following highlights topics BES wants you to be aware of as you review the SWMM.

External Comment Period:

Information for the external comment period will be shared with DRAC, published in the Daily Journal of Commerce, on the City website, and through other communication routes.

Comment Period Schedule:

- External Review: Winter 2019/20. Public comment will be open for a minimum of 30-days.
- Adoption: Early 2020
- Implementation period: 3-month window for applicability to permit projects

Information sessions: We will host information sessions and offer a public hearing during the external comment period.

Highlights of Policy Changes Impacting Development Projects:

Applicability: Changes to Pavement Triggers and Exemptions

The proposed 2020 SWMM will change which pavement work will trigger stormwater management on property and in the right-of-way. Proposed triggers and exemptions are summarized here with substantive changes explained below:

- Summary of Proposed Triggers and Exemptions

Triggers (summary): Creation of new or replacement of existing impervious area 500 ft² or greater.

Exemptions (summary): Pavement maintenance or repair (see new maintenance definition), trenching and associated pavement restoration, or base repair of public streets where less than or equal to 50% of the street width is removed and repaved.

- Changing the definition of pavement maintenance to allow exposing underlying gravel.

What: More pavement maintenance will be exempt from stormwater requirements.

- Removing the exemption for sidewalk and ADA only projects.

Why: To improve clarity and better align with regulatory requirements.

Who this will impact: PBOT and the development community will now trigger stormwater requirements for projects that were previously exempt, this will primarily impact sidewalk infill.

- Public Works Projects will trigger SWMM requirements whether or not there is an existing curb

What: Currently, stormwater management has not been required for locations with an existing curb or when the curb is moved to reduce a travel lane. The new criteria will govern which projects are required to meet stormwater requirements.

Removing use of tree credit on parcels and expanding use in the ROW:

Who this will impact: Projects in the ROW can offset more stormwater with trees.

Vertical Construction

What: The 2016 SWMM applied to additions to buildings additions even if footprint did not increase. The 2020 SWMM reduces applicability of this trigger by increasing the threshold for these projects to a larger area and will exclude residential projects and enclosures.

Highlights of Technical Changes

Changing sizing for facilities that discharge offsite:

What:

- Increasing the water quality design storm to continue to comply with regulatory requirements.
- Changing engineering approaches including design assumptions and using more orifice control.

Impact: Compared to current sizing, some facilities will get larger and some will get smaller. Simplified Approach facilities for small projects (most single family homes) are minimally impacted.

Green street details updates for safety, performance and constructability:

What: Full update of green street details, including adding many to the City of Portland standard details. This will impact Public works projects.