

Stormwater Management Banking and Trading

If site constraints or existing conditions will prevent a development project from complying fully with the Stormwater Regulations, or if placement of an SMP could result in a potential environmental or safety hazard, the designer may consider Stormwater Management Banking and Trading. Stormwater Management Banking and Trading allow a project to be flexible in the placement of required SMPs. Proposals to use banking and trading methods are considered by PWD on a case-by-case basis, and a pre-application meeting is highly recommended.

Stormwater Management Banking refers to the oversizing of SMPs to be used toward Regulatory compliance for future development improvements. To qualify for Stormwater Management Banking, the SMPs must be constructed prior to the associated development project. When Stormwater Management Banking is proposed, each phase of work will be held to the Stormwater Regulations in place at the time of the ERSA Application.

Stormwater Management Trading refers to the siting of SMPs to manage impervious area not associated with the proposed development improvement, whereas the DCIA associated with the development project is traded for an equivalent managed area. The SMPs can be located on the same parcel as the development project but must manage area outside of the development project's limit of disturbance. Area proposed for trade must be unmanaged in the pre-development condition unless the area has been previously identified as part of a Stormwater Management Banking agreement.



Installing a bioretention basin abutting existing impervious area can be an excellent Stormwater Management Banking and Trading strategy.

Banking and Trading SMP Standards

- The SMP(s) must achieve the same Regulatory standard (Water Quality and Channel Protection) as if it were directly managing stormwater from the proposed development project.
- Banking and trading methods are not permitted to be used to comply with Flood Control.
- SMP(s) located within the same sewershed are preferred.
- Applicants who wish to engage in large scale Stormwater Management Banking and Trading that involves multiple parcels and/or property owners over a large area must provide a formal agreement that involves all parties and is approved by PWD. The parcel(s) containing the regulated improvement and the SMP(s) will be subject to Post-Construction Stormwater Management Requirements, including an Operations and Maintenance Agreement to be recorded to the property deed(s).
- Applicants must provide sufficient written justification in their PCSMP Report for proposing a banking or trading management solution, including reasons why management of the regulated area(s) is not feasible and why PWD may benefit from the proposal. A short explanation should also be included in the ERSA Application.
- SMP(s) must manage an area equal to or greater than the unmanaged area and produce an equivalent pollutant load. For example, PWD will not approve a trade of unmanaged impervious parking lot with existing roof area because the total pollutant load from the trade surfaces is not equivalent.
- The banking or trading strategy must be clearly identified on all plans and reports in the Submission Package. This information can be easily conveyed as a table.