Payment In Lieu of Construction Program

Flow Control Option for the Flett Creek Watershed Gravel Pit Regional Stormwater Facility

MITIGATION: Flow Control
APPROVED AREA: Flett Creek Watershed
REGIONAL FACILITY: Gravel Pit

This program allows property owners within the Flett Creek Watershed with qualified projects to pay a system development charge to connect to the Gravel Pit Regional Stormwater Facility instead of constructing required stormwater flow control best management practices (BMPs) on their project site. *Tacoma Municipal Code (TMC)* 12.08.870 outlines the program requirements.

A property owner qualified under this program will be assessed a one-time system development charge of $0.97 per square foot of surface area requiring flow control mitigation.

FOR MINIMUM REQUIREMENT #7 ONLY

Applicants must comply with all applicable Minimum Requirements (MR) as required by the Stormwater Management Manual (SWMM). This system development charge can only be used to satisfy MR#7. Best Management Practices (BMPs) may be required to be installed onsite to satisfy other Minimum Requirements such as MR#5 Onsite Stormwater Management, MR#6 Water Quality Treatment, and MR#8 Wetlands Protection.

VOLUNTARY PROGRAM

The program is voluntary. Once mitigation requirements for a proposed project have been determined, a property owner has the option to construct a flow control facility on his/her site or pay a one-time system development charge in lieu of constructing the facility.

SERVES ONLY FLETT CREEK WATERSHED

Payment into the the Gravel Pit Regional Stormwater Facility is currently available to qualified projects within the Flett Creek Watershed for MR#7 - Flow Control only. The City intends to expand the program to additional watersheds and Minimum Requirements as capacity available within facilities is determined.

PROJECTS NOT ACCEPTED

Examples of projects that are not eligible for the program include:

- Requests for any exemption to a Minimum Requirement.
- Requests to reserve capacity for future mitigation needs.
- Existing projects or projects that are already permitted.
- Projects submitted when 85% of the mitigation credits have been reserved for preceding projects.

PROJECT PARTICIPATION DOES NOT ALTER MITIGATION REQUIREMENTS

Applicants are still required to comply with all applicable Minimum Requirements including completing a Stormwater Site Plan and Stormwater Pollution Prevention Plan per the SWMM. Please contact Site Review at (253) 591-5030 or sitedevelopment@cityoftacoma.org to determine if your project qualifies for this program.

FLOW CONTROL PROGRAM BENEFITS

- One-time system development charge
- Typically lower cost to partipate in program than to construct flow control facility on site
- No or fewer stormwater BMPs on project site
- No annual operation and maintenance costs or maintanence responsibility for participation in the Gravel Pit Regional Stormwater Facility

RESOURCES

- City of Tacoma Regional Stormwater Facility Plan www.cityoftacoma.org/stormwatermanual
- Tacoma Municipal Code (TMC) Section 12.08.870

For additional program information, see the City of Tacoma Stormwater Management Manual page.

Note: This Tip Sheet does not substitute for codes and regulations.
The property owner is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Site Development Group | www.tacomapermits.org (253) 591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.