City of San José

Planning, Building and Code Enforcement

Resource-Efficient Land Use: Smart Growth Gets Water-Wise

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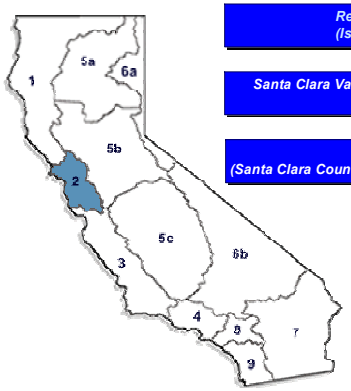
July 26, 2007

Where is San Jose?

Regulatory Framework: Federal, State, and Local Agencies



- *State Water Resources Control Board*
- *Regional Water Quality Control Board (Issues NPDES Permit to SCVURPPP)*
- *Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP)*
- *Co-Permittees (Santa Clara County, SCVWD, and 13 Local Cities including San Jose)*
- *City of San Jose*

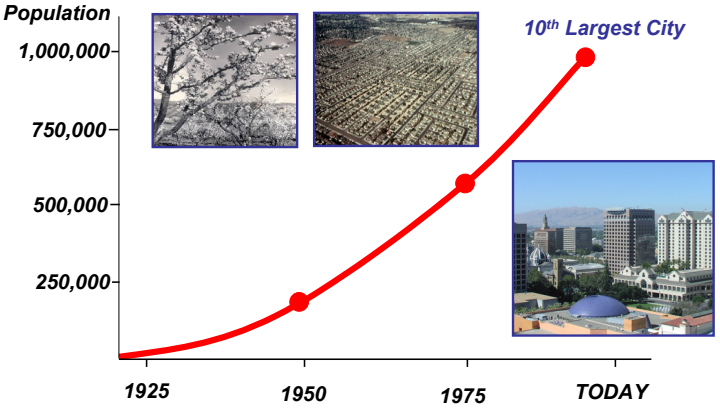
San Jose's Water Resources Protection Strategy

- **General Plan (Comprehensive Plan):** Creation of livable communities by developing efficiently within a reasonable growth boundary
- **Specific City Council Policies:** Post-Construction Urban Runoff and Hydromodification Management
- **Supporting Ordinances, Policies, Standards and Guidelines:** Best Management Practices

Localities create mechanisms to implement federal and state statutes.

San José, California

San Jose Development History



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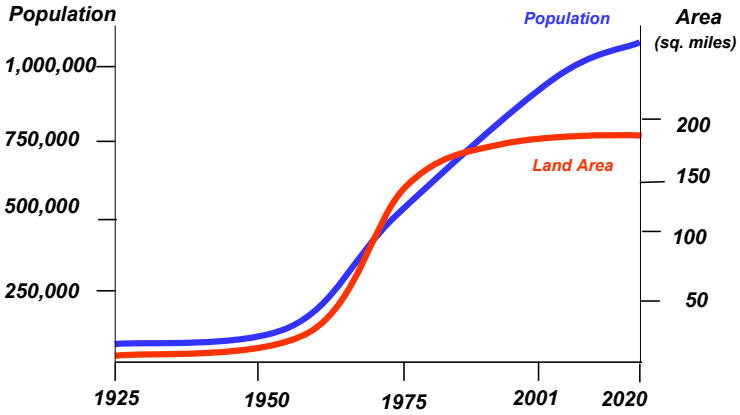
Population vs. Land Area (2020)



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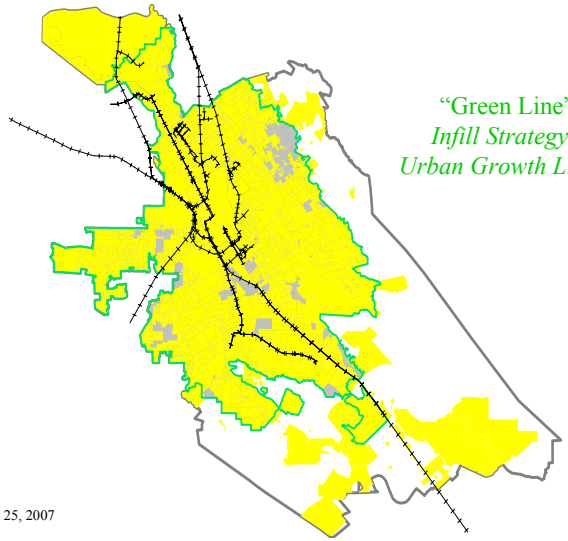

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Key Statistics

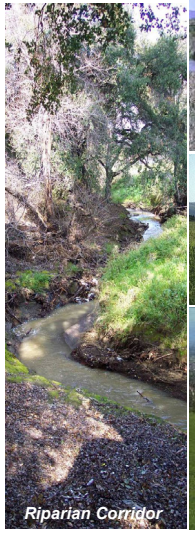
Recent Growth Trends

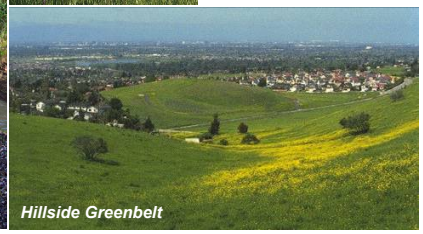
- 21,200 new dwelling units (3,500 annual avg.)
- 16 million square feet of new commercial/industrial development
- All development located on infill sites with minor adjustments (<5 acres) to the Urban Growth Boundary

ABAG Projections-San Jose 2030

- 240,000 new jobs
- 355,000 new residents

Maintain the Greenline

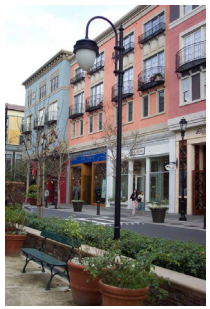




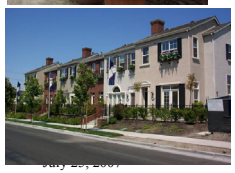
- Protect open space
- Preserve sensitive watershed habitat areas
- Increased interest in preserving/restoring riparian corridors within Greenline

San Jose 2020 General Plan

Encourage Infill Development/Redevelopment



- Promote high density residential and mixed use development along Transit-Oriented Development Corridors and within the Downtown Core Area.
- Encourage both brownfield and greyfield infill development.
- Support transportation choices.



San Jose 2020 General Plan

Watershed Planning Principles

- Integrate land use, transportation, and natural resource planning
- Protect habitats
- Enhance and protect water resources
- Protect water quality
- Foster sustainable development

San Jose 2020 General Plan

Detailed Policy Tools Provide Guidance for Public and Private Development

- *City Council Post-Construction and Hydromodification Policies*
- *Riparian Corridor Policy*
- *Green Building Policy*
- *Development Design Guidelines*
- *Zoning Ordinance*

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City Council Policies: Best Management Practices (BMPs) for Development

Site Design
Minimize Volume and Peak Flow of Runoff By Designing Less Impervious Surface Area in New Projects

Source Control
Limit the Direct Exposure of Runoff to Pollutant Sources

Treatment Measures
Detain Runoff & Remove Pollutants on Site

- *Requires hydraulic sizing of post-construction BMPs to address pollutant loading from new development/reuse.*
- *Requires control of flow volumes and durations from development to address potential impacts from erosion of creeks.*
- *Requires ongoing verification that BMPs are maintained.*
- *Trilogy of BMPs: Site Design, Source Control, Treatment Measures*

City Council Policy : Post-Construction Urban Runoff Management

1. Minimize impervious surface.

2. Vegetative swales or other biofilters recommended as preferred choice verses mechanical devices

3. Stormwater Control Plans must clearly show treatment controls and all sizing calculations

4. The final Stormwater Control Plan must show the stamp of an engineer which certifies that the Plan can be implemented as shown.

City Council Policy : Post-Construction Hydromodification Management

- *Hydromodification Management Plan addresses erosion in creeks by managing volume and duration of additional runoff*
- *Projects required to match pre-project flow-duration pattern*
- *Best Management Practices: Detention basins, underground vaults, in-stream erosion control measures, regional solutions*

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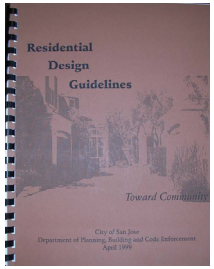
Riparian Corridor Policy Study

- ***Inventory*: 136 miles of riparian corridors**
- ***Riparian Setback Areas*: 100 ft. in many cases**
- ***Site Development Design*: Building Orientation, Compatible Land Uses**
- ***Riparian Design Guidance*: Trails, Landscaping, Fire Management, Vegetation Continuity and Removal, Erosion Control, Flood Control, Water Quality Protection**



Residential Design Guidelines



- ***Street design* – narrow residential streets**
- ***Parking* – reduction in required off-street parking for projects within 2000' of an existing or proposed rail station or within a Neighborhood Business District (Zoning Ordinance)**
- ***Stormwater Pollution Control* – minimize hardscape, direct rooftop drainage to landscaped areas, etc.**

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Green Building Policy


- ***City Facilities:*** All new municipal buildings over 10,000 square feet to be constructed to achieve LEED™ Silver level certification at a minimum, with a goal of reaching LEED™ Gold or Platinum certification.
- ***Private Development:*** City staff encourages all private development to achieve LEED Certified ratings on structures through incentives and educational programs.

Parkland Dedication Ordinance

- *Encourages parkland to be used for both stormwater detention basins and recreation*
- *Facilitates traditional parks as well as community gardens and rooftop gardens*
- *Requires private developer responsibility for operations and maintenance*

Update policies/ordinances to reinforce good stormwater management

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Conclusion

Integrating stormwater pollution prevention and hydromodification design into local government processes requires:

- A strong policy foundation and implementation tools
- Education of developers, decision-makers, public, etc.
- Modifications of local government design review and approval process
- A variety of design solutions for different projects
- Patience to gain buy-in

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Questions/Discussion

Water-wise Smart Growth Policies and Practices in San Jose, California

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www.sanjoseca.gov/planning/stormwater