

**Growth Offset Requirements**  
**Possible Infill Exemption Definition for Consideration by Sustainable Growth Commission**

**July 17, 2013**

To qualify as infill and be exempt from stormwater offset requirements, a development must meet these criteria:

1. The development
  - a. Must occur on vacant, bypassed, or otherwise underutilized land within built up areas of existing communities, where water, sewer & transportation infrastructure is already in place;
  - b. Must occur in a non-Comment PFA in an area served by a WWTP with room under its permitted nutrient caps;
  - c. May result in residential, non-residential and public open space and/or recreational land uses; and
  - d. Must satisfy local stormwater management requirements for the location and type of development.
2. At least 70% of the land within ¼ mile of the development site boundaries must be developed land (exclusive of land dedicated as public open space and land outside PFA boundaries)
3. The development may not occur on land that is
  - a. On the edge of developed existing communities where development is intended to expand on undeveloped land, or on land otherwise isolated from existing communities;
  - b. In public open space use; or
  - c. Forested, if more than 1/2 acre of the forested land would be disturbed for construction.
4. To minimize post-development stormwater nutrient loading rates per new resident accommodated, residential portions of the development must be built at net densities of 6 du or more per acre.
5. To minimize post-development nutrient loading rates per new job accommodated, non-residential portions of the development must be designed to accommodate jobs at net densities consistent with or greater than the average net job density within ¼ mile of the development boundaries.

**Summary of Draft Redevelopment Exemption**

1. If the predevelopment site is 40% or more impervious cover and post-development stormwater management satisfies requirements, no offset of stormwater post development loads is required
2. If the predevelopment site is between 20% and 40% impervious cover and post-development stormwater management satisfies requirements, offsets for some portion of stormwater post development load will be excused according to a sliding scale, the details of which are yet to be determined
3. If the predevelopment site is less than 20% impervious cover, the development will not qualify for any offset exemption, and will be responsible to offset according to the rules established for undeveloped land or infill (assuming that infill provisions such as above are ultimately established)