



Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance (download at <https://www.cleanwaterprogram.org/>) for more information.

Project Name: _____

Project Address: _____

Applicant/Developer Name: _____

1. "Special Project" Determination (Check the boxes to determine if the project meets any of the following categories.)

Special Project Category "A"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹;
- Creates and/or replaces 0.5 acre or less of impervious surface;
- Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

No (continue) **Yes – complete Section 2A of the Special Project Worksheet**

Special Project Category "B"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹;
- Creates and/or replaces an area of impervious surface that is greater than 0.5 acre, and no more than 2.0 acres of impervious surface;
- Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping, and stormwater treatment;
- Minimum density of either 50 dwelling units per acre (DU/ac) (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial or mixed use projects)

No (continue) **Yes – complete Section 2B of the Special Project Worksheet**

Special Project Category "C"

Does the project have ALL of the following characteristics?

- Must have affordable housing deed restrictions running a minimum of 55 years that limit the rent/mortgage rates (including utilities) to be no greater than 30 percent of the total household income and meet the income levels specified by the Federal Department of Housing and Urban Development's affordable housing in metropolitan areas: Extremely Low: 0-30 percent of area median household income (AMI); Very Low: 31-50 percent of AMI; Low: 51-80 percent of AMI; and Moderate 81-120 percent of AMI.
- Is primarily a residential development.
- Minimum gross density of 40 DU/ac.

No **Yes – complete Section 2C of the Special Project Worksheet**

¹ And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

Special Projects Worksheet (continued)

2. **LID Treatment Reduction Credit Calculation** (If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			NA	NA	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C ²				Affordable Housing credit (select one):		
				The minimum percentage of the DUs meet the 70% credit requirements listed in Table 1 .	70%	
				The minimum percentage of the DUs meet the 50% credit requirements listed in Table 1 .	50%	
				The minimum percentage of the DUs meet the 25% credit requirements listed in Table 1 .	25%	
				Location credit (select one)³:		
				Within ¼ mile of transit hub	5%	
				Within a planned Priority Development Area (PDA) ⁴	10%	
				Density credit (select one):		
				Gross density ≥ 40 DU/Ac	5%	
				Gross density ≥ 60 DU/Ac	10%	
				Gross density ≥ 100 DU/Ac	15%	
				Parking credit (select one):		
				Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones	5%	
TOTAL CATEGORY C CREDIT =						

² For any Category C Special Project, the total maximum LID Treatment Reduction Credit allowed is the sum of four different types of credits that the Category C Special Project may qualify for, namely: Affordable Housing + Location, Density + Minimized Surface Parking Credits. A Category C Special Project must at least qualify for an Affordable Housing credit before it can earn any credits in the other categories.

³ To qualify for a Location Credit, 100% of the Category C Special Project's site must be located within the ¼-mile radius of an existing or planned transit hub.

⁴ A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's Metropolitan Transportation Commission's FOCUS regional planning program.

Special Projects Worksheet (continued)

3. Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance.

4. Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified for “Basic” General Use Level Designation (GULD) by the Washington State Department of Ecology’s Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Appendix J of the C.3 Technical Guidance.⁵

Special Projects Worksheet Completed by:

Signature

Date

Print or Type Name

Table 1 Affordable Housing Credit Table

AMI	Minimum Percentage of DUs		
	70% credit	50% credit	25% credit
Moderate (≤120% of AMI)	100	75	50
Low (≤80% of AMI)	75	50	25
Very Low (≤50% of AMI)	50	25	15
Extremely Low (≤30% of AMI)	25	15	5

⁵ TAPE certification is used in order to satisfy Special Project’s reporting requirements in the MRP.