

## CSRWG 16 June 2008

### Bierly – Email

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**From:** Dick Bierly [mailto:RHB2@ec.rr.com]  
**Sent:** Sunday, June 15, 2008 9:33 AM  
**To:** Tom Reeder  
**Cc:** George Givens (Research); jims@nccoast.org  
**Subject:** Fw: Coastal Rules Stakeholder Group

Hello Tom,  
I had hoped the email and the attachment would be circulated to the stakeholders group. Only the attachment was. Would it be possible to distribute the email at tomorrow's meeting? thanks.  
Keep up the good work.  
Regards  
Dick B

----- Original Message -----

**From:** [Dick Bierly](#)  
**To:** [George Givens](#)  
**Sent:** Friday, June 13, 2008 8:40 AM  
**Subject:** Coastal Rules Stakeholder Group

Hello George,

Another view of costs.

At the most recent coastal rules stakeholder meeting there were repeated observations from some attendees that 'complying with the proposed rules will create problem for lenders, landowners and developers because the business case for a project would/could be halved.' It was suggested that "where a loan had been granted based upon the sale of 100 units, with the new rules only 50 could be built"! Therefore the business case and financing wouldn't work.

Is it not possible that developers using different approaches to site development and storm water control could in fact deal with this challenge? One such approach might be using the techniques of Low Impact Development (LID) which have been proven to protect stormwater and profits.

A. There is an abundance of material on LID but I direct your attention to a quote from "Tool Base Services", The Home Builders Building Industry's Technical Information Resource. (The entire document is too lengthy to print here but is accessible on the internet:  
<http://www.toolbase.org/Home-Building-Topics/Land-Use?low-impact-development>

Some excerpts:

"Low Impact Development" (LID) techniques can offer developers a more cost effective way to address stormwater management through site design modifications and "Best Management Practices" (BMP's). These strategies allow land to be developed in a more environmentally responsible manner to create a more "Hydrologic Functional" landscape.

"LID strategies strive to allow infiltration to occur as close as possible to the original area of rainfall. By engineering terrain, vegetation, and soil features to perform this function, costly conveyance systems can be avoided, and the landscape can retain more of its natural

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hydrological function. Builders can often use green buildings and LID to lower development costs. Although most effective when implemented on a community wide basis, using LID practices on a smaller scale, i. e. a smaller development can also have an impact."

Under Benefits/Costs:

"Cost benefits to builders and developers utilizing LID strategies can be significant. According to the Center for Watershed Protection, traditional curbs, gutters, storm drain inlets, piping and detention basins can cost two to three times more than engineering grass swales and other techniques to handle roadway runoff. Other LID strategies can have similar impact. Choosing permeable pavement for a parking area may remove the need for a catch basin and conveyance piping. Small distributed filtration areas on individual lots can reduce site requirements for larger detention ponds that take up valuable land area."

B. EPA fact sheet. [www.epa.gov/nps/lid](http://www.epa.gov/nps/lid)

The EPA has produced a fact sheet: Reducing Stormwater Costs Through Low Impact Development Strategies and Practices. It is too lengthy to include here but some quotes from the conclusions:

"This report summarizes 17 case studies of developments that include LID practices and concludes that applying LID techniques can reduce project cost and improve environmental performance. In most cases, LID practices were shown to be both fiscally and environmentally beneficial for communities. In a few cases, LID project costs were higher than those for conventional stormwater management projects. However, in the vast majority of cases, significant savings were realized due to reduced costs for site grading and preparation, stormwater infrastructure, site paving and landscaping. Total capital cost savings ranged from 15 to 80 percent when LID methods were used, with a few exceptions in which LID project costs were higher than conventional stormwater management costs."

On another front, Brunswick Co in 2002 on their own initiative designed and implemented more protective stormwater rules. Has that produced the economic chaos suggested at the stakeholder meetings? Not that their growth rate would suggest.

Finally right here in Carteret County a challenge to a stormwater permit by conservation groups resulted in a settlement where all parties including the developer were satisfied. Larry Zucchini, managing partner Core View LLC was quoted in a press release as saying "we believe that the Core View Project will demonstrate that quality development is not incompatible with maintaining the surface water quality of North Carolina's rivers and sounds. Attached in that press release.

It seems to me that the objections to the new rules on a cost basis might just be selling short the professionalism, creativity and imagination of our coastal developers.

Sincerely

Dick Bierly  
Morehead City  
VP NCCF Board