



MEMORANDUM

January 16, 2024

TO: City of Franklin Design Professionals

FROM: Ellen Moore, Staff Engineer II, City of Franklin

SUBJECT: Redevelopment Runoff Reduction Rv Value Reduction Process and Approval

All:

This memorandum will outline the process for applying and receiving staff approval for a reduction in the target Rv value for redevelopment projects. To qualify for this reduction sites shall meet the following criteria outlined in Section 3.1.5 in Section 1 of the 2021 BMP Manual.

Reduction of a site's overall water quality treatment value (Rv value) may be granted by the City Engineer, or designee, for qualifying non-residential redevelopment sites. Existing outparcels or mixed-use developments that contain both residential and commercial uses may qualify but shall be considered on a case by case basis. Redevelopment Rv reductions are aimed at encouraging older (pre-green infrastructure and TSS requirements) predominately impervious developments in which no existing water quality practices are in place to promote healthier watersheds through infiltration-based water quality practices.

Consideration of parcel eligibility for Redevelopment Rv reduction shall be based on total existing impervious area included in the currently approved development plan. If the parcel in question was developed before the implementation of development plan recordings, then the bases for impervious area will be based on the limits of the current plat of record for that development. This applies to the land located within the site's property lines. Detailed criteria of eligibility for incentives shall be in accordance with that outlined in the City's current BMP manual and may be revised at any time by the City Engineer, or designee. The target Rv value for sites that qualify are stated below. Incremental percentage reductions between target Rv values will not be given.

- Tier 1: 90%-100% Existing Impervious = Target Rv value shall equal .60 or more
- Tier 2: 80%-89.99% Existing Impervious = Target Rv value shall equal .65 or more
- Tier 3: 70%-79.99% Existing Impervious = Target Rv value shall equal .70 or more
- Tier 4: 60%-69.99% Existing Impervious = Target Rv value shall equal .75 or more

Sites that qualify with the above stipulations shall submit a letter to the City Engineer, or designee, stating which tier they qualify for. An exhibit showing existing impervious area verified with a field-run survey shall be attached to the submitted letter to verify the tier the site qualifies for. Once approved at staff level, an updated water quality tool spreadsheet specific to the qualifying site water quality tool spreadsheet will be sent to the engineers on record to use for water quality calculation onsite. The letter shall be sent before or at Initial Submittal of the Site Plan.

The redevelopment reduction does not apply to stormwater quantity requirements.

In Partnership,

Jimmy Wiseman, Assistant Director of Engineering, on behalf of Paul Holzen, Engineering Director