

Metropolitan Water Reclamation District of Greater Chicago
Green Infrastructure ("GI") Land-Use Policy Form for Public Leases
 (Complete All Applicable Sections Fully)

- 1) **Lessee's Name:** _____
- 2) **Leased Premises:** Address: _____ District Channel Atlas Parcel No.: _____
 _____ Street _____ City/Township
 Approx. # of acres: _____ Approx. surface area of impervious surfaces (e.g., paved surfaces, rooftops): _____ sq. ft.
- 3) **Location of GI:** (check one box) on Leased Premises off-site both
 If off-site, address where GI will be installed: _____
 _____ Street _____ City/Township _____ Permanent Index Number

4) **Volume Control Storage to be Provided:** The District's Comprehensive Land Use Policy requires new or renewed leases to governmental entities to incorporate green infrastructure. Please complete the blanks below to demonstrate the Design Retention Capacity ("DRC") to be provided and maintained over the lease term.

STEP 1. DETERMINE GROSS REQUIRED DRC: Lessees must provide gross volume control storage equal to the capture of 1-inch of runoff (or .083 feet) from impervious surfaces located or to be located on the Leased Premises or 5,000 gallons per leased acre, whichever results in greater retention.

	Leased Premises	Area	Multiplier	Required DRC (gal)
Method 1	Total Site (ac)		5000 gal/ac	
Method 2	Impervious Surfaces (sq ft)		0.623 gal/sq ft*	

Gross Required DRC (gal):	BOX A
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Select larger volume

*This multiplier is equal to the capture of 1-inch of runoff (0.623 gal/sq ft = 1/12 ft x 7.48 gal/ft³)

STEP 2. DETERMINE TOTAL CREDITED DRC: If Method 2 resulted in a greater volume, enter 0 gal in Box B and proceed to Step 3. If Method 1 resulted in a greater volume, Lessees may seek DRC credit for existing green infrastructure on the leasehold, provided that plans are submitted to preserve and maintain that infrastructure over the lease term. The plans must be stamped by a licensed Professional Engineer. In reviewing these plans, the maximum DRC credited by the District for existing infrastructure on the leasehold will be based on the following guidelines:

Pervious Surfaces	DRC (gal/acre)	Acres	Credited DRC (gal)
Naturalized Preserve Areas	5000		
Existing Green Infrastructure	5000 or PE calculated		
Open Space Areas	4700		
Preserve Enhancement Areas	5130		

Total Credited DRC (gal):	BOX B
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Naturalized Preserve Areas include but are not limited to the following: unmowed grasslands; meadows; prairies; woodlands; forests; riparian environments; and surface waters including streams, rivers, lakes, reservoirs, detention basins, lagoons, and wetlands.

Existing Green Infrastructure includes but is not limited to the Green Infrastructure technologies listed on the GI Table on page 2 and as further defined in the Watershed Management Ordinance and the Consent Decree. These areas must be maintained and appropriately managed by the lessee during the entire duration of the lease term.

Open Space Areas include pervious land cover that is undeveloped (no significant built structures) and intended for recreation. Open space may also include sidewalk, bike path, and nature or walking trail development less than or equal to fourteen feet in width. These areas must be maintained and appropriately managed by the lessee during the entire duration of the lease term.

Preserve Enhancement Areas include hydrologic and hydraulic improvements to Naturalized Preserve Areas or Open Space Areas. These enhancements are not limited to the following: removing underdrain/field tile; planting deep-rooted native vegetation; and grading to create depressional storage areas. A site grading drawing showing hydrologic/hydraulic improvements and/or detailed description of specific improvements and how the enhancement will benefit the naturalized preserve area must be submitted by the landscape architect, qualified wetland specialist, or a professional engineer for review and approval by the MWRD. The Preserve Enhancement Area shall have a minimum plant density of 75% plant coverage and a minimum plant height of 1.5 feet. These areas must be maintained and appropriately managed by the lessee during the entire duration of the lease term.

STEP 3. DETERMINE DRC REQUIRED FROM NEW GI PROJECTS: Lessee must meet its Gross Required DRC through Total Credited DRC and new green infrastructure projects. The lessee must pay for and install new green infrastructure to meet its Required DRC.

Gross Required DRC (gal) from Box A	
subtract	
Total Credited DRC (gal) from Box B	
equals	
Required DRC from new GI Projects (gal):	

For new GI projects, the DRC may be calculated through either of the following methods:

• **Project Plans:** You may submit project plans stamped by a Professional Engineer along with this form. The Plans must specify the maximum available retention capacity of the green infrastructure technology in any individual storm event, and the calculations used to determine the green infrastructure technology’s retention capacity in gallons. Plans must show topography and area tributary to any new GI. Tributary area can be onsite or offsite impervious areas (roadways, parking lots, etc).

• **GI Table:** In the absence of project plans stamped by a Professional Engineer, refer to the chart below to determine your new GI project’s DRC. A site drawing that adequately depicts the location of all buildings, impervious surfaces, and proposed GI, as well as a cross-section detail of the proposed GI, must be enclosed with this form.

Green Infrastructure Technology	Quantity	Unit	DRC (gallons)	Quantity Proposed	DRC of GI (gal)
Rain Gardens	100	sq. ft.	200		
Native Plants/Landscaping	100	sq. ft.	150		
Stormwater Trees	100	Trees	1000		
Porous Pavement	100	sq. ft.	1000		
Bio-Swales	100	sq. ft.	500		
Green Roofs	100	sq. ft.	300		
Greenways	100	sq. ft.	63		

Total DRC of new GI Projects:
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5) **Watershed Management Ordinance (“WMO”):** GI provided herein must be above and beyond what is required under the District’s WMO. Article 503 of the WMO, in particular, requires non-residential development or redevelopment greater than ½ acre to provide volume control storage for the first inch of runoff from newly created impervious surfaces. If the WMO requirements apply to the leased premises, provide:

WMO Permit No(s): _____

Volume Control in Gallons Required under WMO: _____

CERTIFICATION: I certify that I am an authorized representative of Lessee, that the information contained in this form and its attachments is true and correct to the best of my knowledge, and that the GI referenced herein is not otherwise required by federal, state, or local law, including the District’s ordinances and policies other than the GI provisions contained in the District’s Comprehensive Land Use Policy.

Date: _____

Signature: _____

Printed Name: _____

Title: _____

For MWRD Use Only:	
The tenant’s proposed plan, including this form and all indicated attachments, meets the MWRD technical requirements for DRC compliance.	
Checked By: _____	Date: _____
Approved By: _____	Date: _____
Completion date when all GI is to be installed for DRC Requirements: ____/____/20____	