Article 45

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An Introduction to Better Site Design

Few watershed management practices simultaneously reduce pollutant loads, conserve natural areas, save money, and increase property values. Indeed, if such "wonder practices" were ever developed, they would certainly spread quickly across the nation. As it turns out, these practices have existed for years. Collectively called "better site design," the techniques employ a variety of methods to reduce total paved area, distribute and diffuse stormwater, and conserve natural habitats. Despite their proven benefits and successful local application, better site design techniques often fail to earn the endorsement of local communities. In fact, many communities simply prohibit their use.

"Better site design" is a fundamentally different approach to residential and commercial development. It seeks to accomplish three goals at every development site: to reduce the amount of impervious cover, to increase natural lands set aside for conservation, and to use pervious areas for more effective stormwater treatment. To meet these goals, designers must scrutinize every aspect of a site plan—its streets, parking spaces, setbacks, lot sizes, driveways, and sidewalks— to see if any of these elements can be reduced in scale. At the same time, creative grading and drainage techniques reduce stormwater runoff and encourage more infiltration.

Why is it so difficult to implement better site design in so many communities? The primary reason is the outdated development rules that collectively govern the development process: a bewildering mix of subdivision codes, zoning regulations, parking and street standards, and drainage regulations that often work at cross-purposes with better site design. Few developers are willing to take risks to bend these rules with site plans that may take years to approve or that may never be approved at all.

In 1997, a national site planning roundtable was convened to address ways to encourage better site design techniques in more communities. The participants represented the diverse mix of organizations that affect the development process (listed in Table 1) and provided the technical and real world experience to make better site design happen. After two years of discussion, the roundtable endorsed 22 better site design techniques that offer specific guidance that can help achieve one of the basic better site design goals. These techniques are organized into three areas:

1. Residential Streets and Parking Lots
2. Lot Development
3. Conservation of Natural Areas

These techniques are not intended to be strict guidelines, and their actual application should be based on local conditions. The remainder of this article introduces each of the better site design techniques, describes some of the barriers to their wider use, and suggests ways to overcome these impediments.

Residential Streets and Parking Lots

As much as 65% of the total impervious cover in the landscape can be classified as "habitat for cars," which includes streets, parking lots, driveways, and other surfaces designed for the car. Consequently, 10 better site design techniques address ways to reduce car habitat in new developments.

Figure 1: A Neotraditional Community in Gaithersburg, MD
Better site design techniques have been successfully applied in a growing number of communities like the Kentlands.