

Ricksecker, Gus

From: Christy, Diana
Sent: Friday, March 11, 2022 10:27 AM
To: Ricksecker, Gus
Cc: Harris, Reggie; Long, Sheryl; Weber, William
Subject: RE: Density & MSD - Community Concerns

Gus,

It was nice talking with you last week. MSD has reviewed the proposed density ordinance and does not find it to be in conflict with our existing rules and regulations or the goals of our wet weather program. MSD's existing rules require early and frequent engagement with developers and property owners for any proposed new or redevelopment project. MSD finds that, in general, redevelopment projects provide opportunities to make improvements to stormwater drainage in the combined sewer area. MSD will work with applicants during the site planning process to avoid any negative impacts our system.

New construction, modification of existing property for an increased or new use, and lot splits require completion of a sewer availability form to make sure sewers are accessible and have capacity to serve the property. Determination of sewer availability must be provided before applying for a building permit. MSD's Development Services group is responsible for reviewing sewer availability requests and working with property owner and developments to avoid furthering or creating sewer overflows or backups downstream. The earlier MSD is engaged in a project, the better the opportunity to plan a development that will achieve these goals with the least disruption to schedule. This step will look at the capacity of the public sewer to take the flow from the property, depending on the number of units and property use.

MSD also reviews site plans for appropriate level of stormwater detention within the combined sewer area, which is correlated to the imperviousness and overall size of the property. The detention requirements are an important review to avoid overloading the combined sewers and causing overflows downstream. MSD is working on an update to its detention requirement (Rule 303) that would allow us to achieve greater benefits from the detention on private property, without impeding development and growth.

MSD works with the Stormwater Management Utility and other City Departments during the zoning and building permit process and through a Coordinated Site Review process. The goal of Coordinated Site Review is to give developers written feedback from all departments involved in the site plan approval process. By giving this feedback early on, the applicant will be able to change minor or major details before applying for the necessary permits. It is highly recommended that complex development projects are reviewed through the Coordinated Site Review process prior to applying for permits.

Relevant sections in the MSD R&R are 303, 614, 1204. See MSD's website at www.msdbg.org for more information.

Thank you for reaching out on this initiative. We would be happy to discuss any particular questions or concerns you may have, including MSD's proposed updates to its detention rule.

Diana Christy
Director, MSD of Greater Cincinnati
Office: (513) 244-5123

3/11/22

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

EQUITABLE GROWTH & HOUSING for 3/15