



WATER RESOURCE CENTER

FACT SHEET

Southwestern Pennsylvania Commission WATER RESOURCE CENTER

Mission
To promote regional collaboration on water topics; be a leader in facilitating coordination and education; and provide technical assistance to its member governments.

Two Chatham Center
Suite 500
112 Washington Place
Pittsburgh, PA 15219-3451
Voice (412) 391-5590
Fax (412) 391-9160
www.spcwater.org



CLUSTER USES AT EACH SITE NON-STRUCTURAL STORMWATER BMPS

Cluster Uses at Each Site; Build on Smallest Area Possible (CUES/BSAP) is a design and development strategy which reduces site disturbance through clustering proposed uses together, building vertically, and moving uses closer together. CUES/BSAP is highly effective at preventing the generation of and managing stormwater. Stormwater management benefits of CUES/BSAP include water quality protection and improvement, runoff volume reduction, groundwater recharge, and peak rate control. Benefits beyond stormwater management include the preservation of open space, wildlife habitat, improved aesthetics, increased recreation opportunities, air quality, temperature moderation, and more.

BMP Profile	
Name	Cluster Uses at Each Site; Build on Smallest Area Possible
Type	Non-Structural
Grouping	Cluster and Concentrate
Stormwater Management Benefits	<ul style="list-style-type: none"> ◆ Water Quality ◆ Volume Reduction ◆ Groundwater Recharge ◆ Peak Rate Control
Potential Applications	<ul style="list-style-type: none"> ◆ Residential ◆ Commercial ◆ Retrofit ◆ Industrial ◆ Ultra Urban



Clustering uses and building on the smallest area possible (above right) generates significantly less stormwater quantity and quality challenges than conventional development (above left).

Key Considerations of Cluster Uses at Each Site; Build on Smallest Area Possible

- ◆ Links with other non-structural BMPs such as reducing imperviousness associated with parking and streets, utilizing natural flow pathways, and preserving sensitive and special value features
- ◆ Maximizes sense of place design qualities for residents
- ◆ Zoning and municipal ordinances may affect the ability to cluster
- ◆ Can reduce development costs
- ◆ Maintenance costs of undisturbed open space are typically lower
- ◆ Can reduce infrastructure maintenance costs associated with street sweeping, sewer, water, etc.

This information was adapted from the Pennsylvania Stormwater Best Practices Manual. Check out SPC's other fact sheets to learn more about specific BMPs, flooding, and more.

Photos: lakecountyil.gov