



# Proposed Stormwater Management Fee: Staff Recommended Framework

September 15, 2016

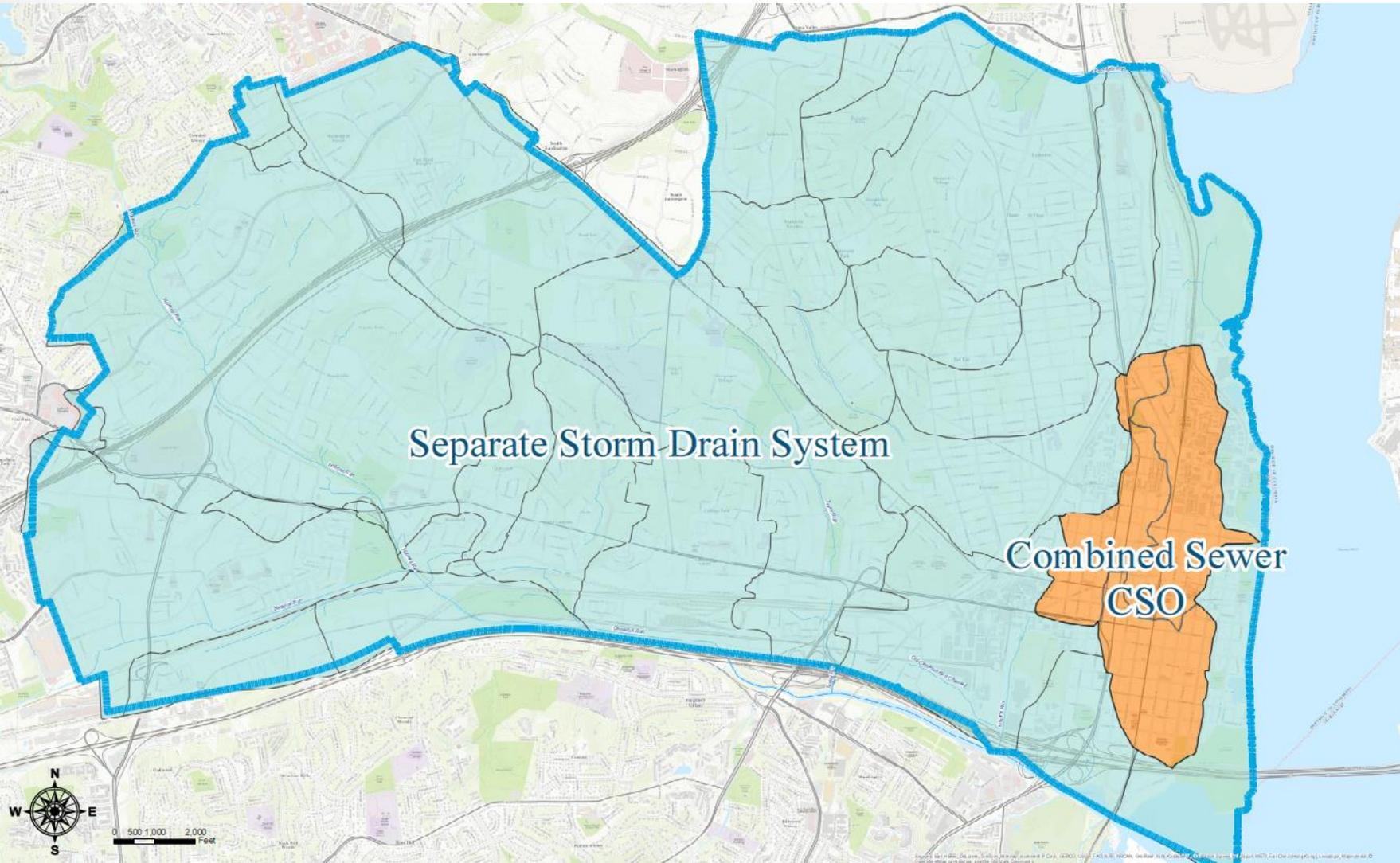
ECO-CITY  ALEXANDRIA



# Why Are We Here?

- Protect and improve the City's waterways and reduce flooding
  - Consistent with Eco-City Alexandria goals for stormwater management
- Address costly new unfunded state and federal stormwater mandates
- Explore stormwater funding alternative
- Staff received City Council direction to create recommendations for draft framework

# Separate Sewer vs. Combined Sewer



# What is Stormwater Runoff?



ECO-CITY ALEXANDRIA

Only **Rain** Down the Storm Drain!





# City's Stormwater Program Timeline

- 1970s – Stormwater detention required
- 1992 – Chesapeake Bay Act: required stormwater treatment
- 2003 – City's first Municipal Separate Storm Sewer System (MS4) permit
  - Regulates public infrastructure
- December 2010: Chesapeake Bay TMDL (Total Maximum Daily Load)
  - Set nutrient and sediment 'pollution budget' or 'clean up mandates'
- July 2013: Chesapeake Bay TMDL clean up mandates enforced in MS4 permit



# City's Stormwater Management Program

- Stormwater Quality
- Flooding Protection and Drainage
- Chesapeake Bay TMDL Cleanup Mandates

# Stormwater Management Program



*Catch basin cleaning, Prince Street*



*BMP Inspection, Fire Station 206*



*Plan Review*



*Channel maintenance, Cameron Run*

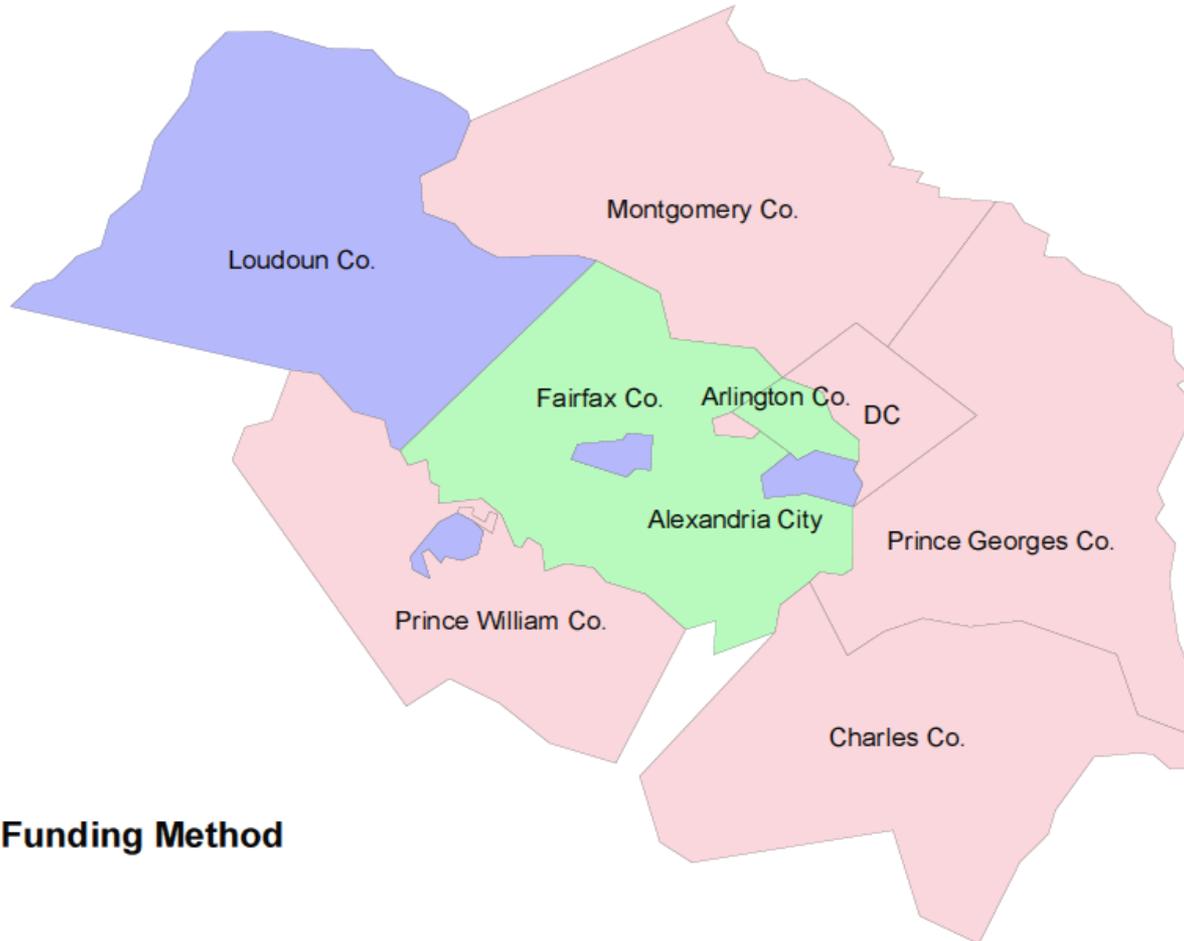


# Chesapeake Bay TMDL Cleanup Mandates

- Will require nearly  $\frac{1}{4}$  of the City to be retrofitted for stormwater treatment

<b><i>MS4 Permit Cycle</i></b>	<b>Portion of Total Reductions</b>	<b>Approx. Acres</b>
Phase I (2013 - 2018)	5%	120 - 130
Phase II (2018 - 2023)	35%	660
Phase III (2023 - 2028)	60%	1,450
<b>Total All Phases</b>	<b>100%</b>	<b>2,140</b>

# Regional Stormwater Funding



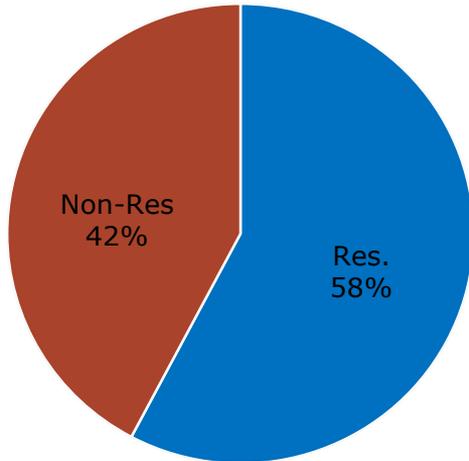
## Legend

### Stormwater Funding Method

-  GF Tax
-  SW Utility
-  Tax Distr.

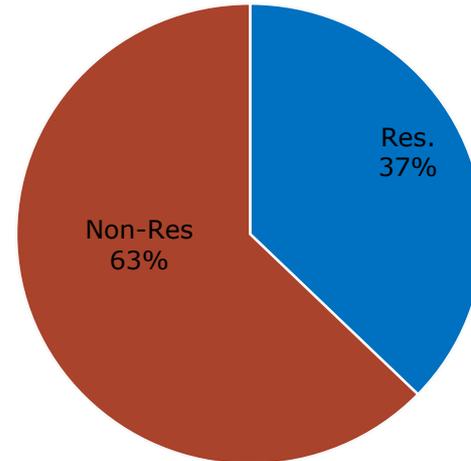
# Tax vs. Fee Funding

### Existing SWM Tax Burden



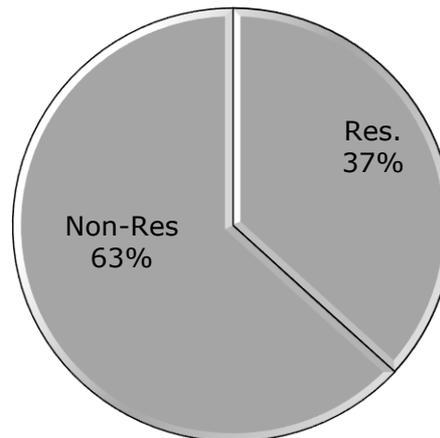
■ Residential ■ Non-Residential

### Proposed SWU Burden



■ Residential ■ Non-Residential

### City-Wide Impervious Area Distribution



□ Residential □ Non-Residential

# What is a Stormwater Utility?

- Virginia enabling legislation – 1992
  - Fee for service, not a tax
  - Dedicated funding source
  - Based on a property's impervious area
  - Revenue can only be used for stormwater
  - Consistent with Eco-City goals
- 
- **S**table
  - **A**dequate
  - **F**lexible
  - **E**quitable



# Focus of Staff Recommendations

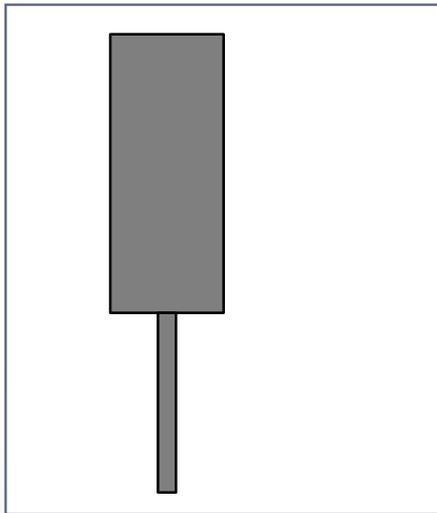
- Council directed staff to create draft framework
- Capture stormwater program costs
- Create equitable stormwater funding
- Minimize administrative cost
- Maximize understandability

## Proposed Fee Framework

- Fee Structure
- Billing Method
- Fee Reduction / Credit Policy

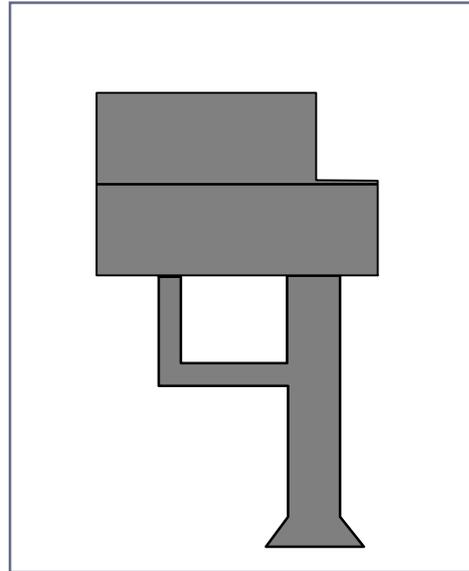
# Recommended Fee Structure

Townhouse



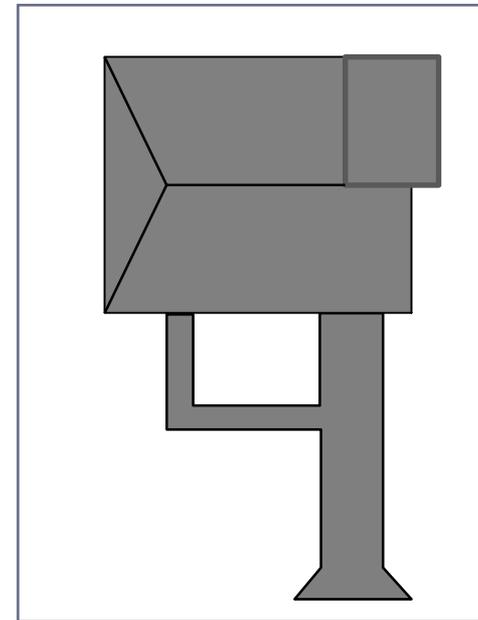
0.42 ERU = Single Family Attached and Semi-Detached

Typical Single Family Home



1 ERU = Single Family Detached

Large Single Family Home



1.67 ERU  
Single Family Detached > 2,800 s.f.

Proposed 1 Equivalent Residential Unit (ERU) = 2,062 s.f.

# Preliminary Fee Estimates

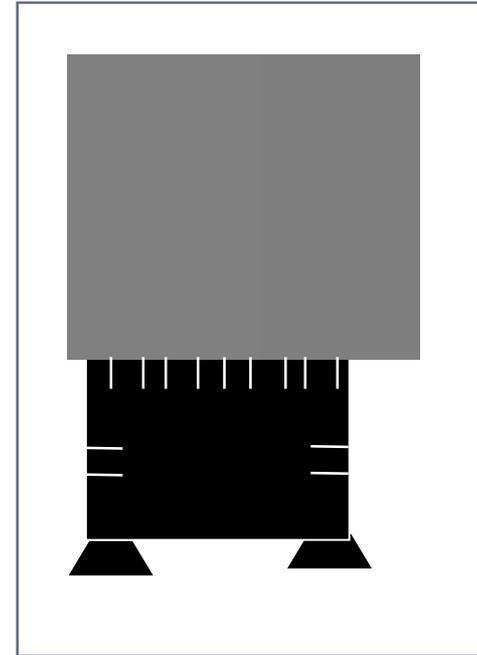
Tier	Property Type	ERU Portion (1 ERU= 2,062 sf)	Est. Rate Range (yr.)	Est. Rate Range (mo.)
1	Condos	0.28	\$35-\$40	\$3
2	Townhome	0.42	\$50-\$60	\$4-\$5
3	Typical Single Family Home	1	\$120-\$145	\$10-\$12
4	Large Single Family Home	1.67	\$200-\$242	\$18-\$20

- Preliminary estimate will be further refined
- Billing Method recommendation: incorporate into the real estate bill

# Proposed Non-Residential Sample Fee Calculation

*Calculate variable fee:*

- Building and parking lot impervious area = 6,168 s.f.
- 1 ERU = 2,062 s.f.
- Total ERUs =  $6,168 / 2,062 = 3$
- 3 x \$120 to \$145 per yr. = \$360 to \$435 per year or \$30 to \$37 per month



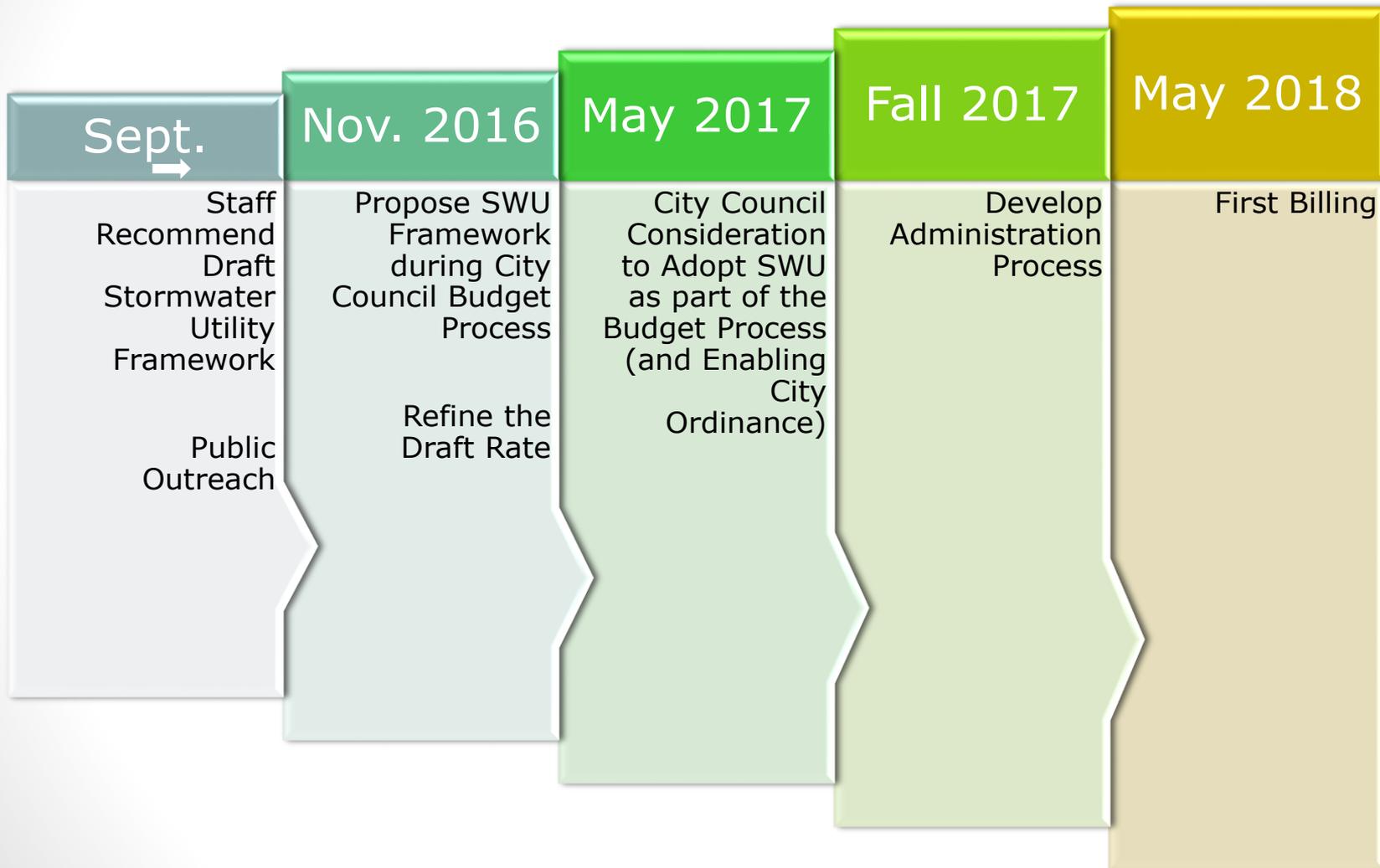
Impervious Area  
= 6,168 s.f.



# Proposed Fee Reduction / Credit Policy

- Staff recommends two phases
- Phase 1 (Non-Residential)
  - Stormwater quality facility best management practices (BMPs)
  - Stormwater quantity flood control facilities
  - Non-structural BMPs
- Phase 2
  - Menu of Single-Family (Residential) BMPs
  - Voluntary BMPs per design standards

# Next Steps



# Questions?

