



# Stormwater Utility Implementation: Phase 1 Non-Residential Credit Policy and Update

BFAAC

September 9, 2017

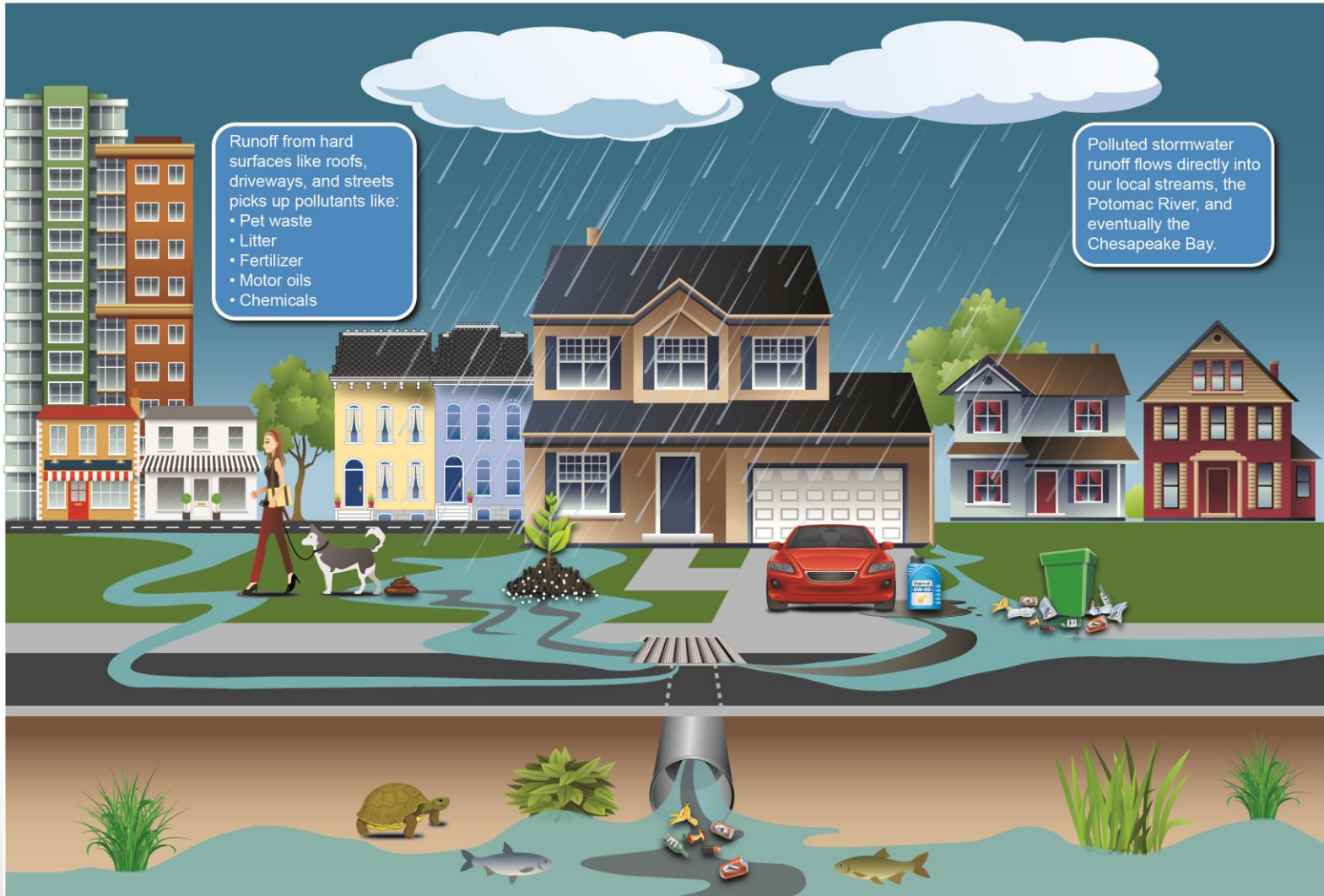


# What is Stormwater Runoff?



ECO-CITY  ALEXANDRIA

Only **Rain** Down the Storm Drain!



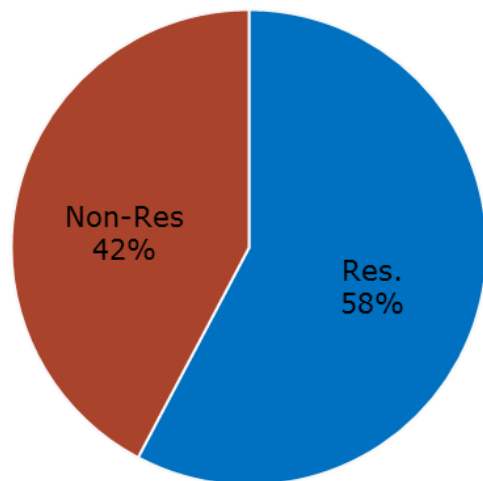


# Background

- 2009 – Ad hoc committee supports utility
- FY 2010 – Council adopted ½ cent
- July 2013 – New state/federal mandates
- December 2014 - Council direction for preference of stormwater utility
- February 2016 - Council direction to create stormwater utility framework; conduct public outreach
- April 4, 2017 – Council Legislative Mtg.
- April 22, 2017 – Council Public Hearing
- May 4, 2017 – Council adopted

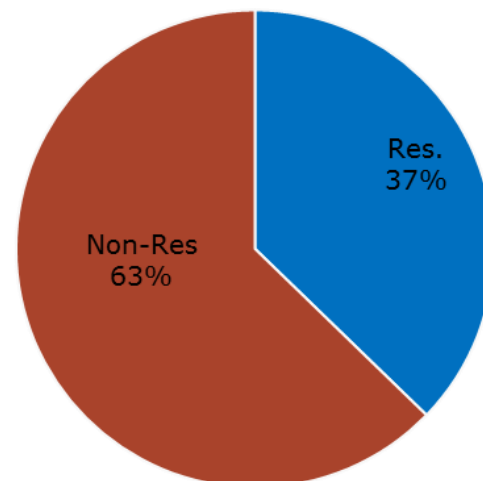
# Tax Rate vs. Fee Funding: Creating Equity

### Existing SWM Tax Burden



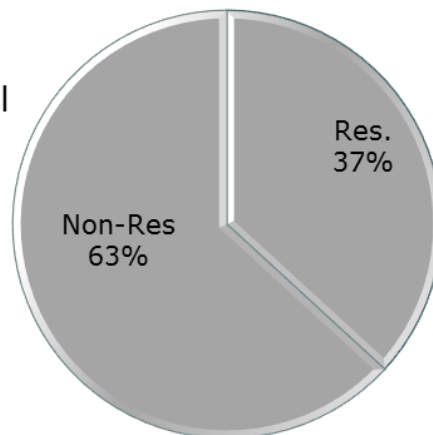
■ Residential ■ Non-Residential

### Proposed SWU Burden



■ Residential ■ Non-Residential

### City-Wide Impervious Area Distribution



■ Residential ■ Non-Residential

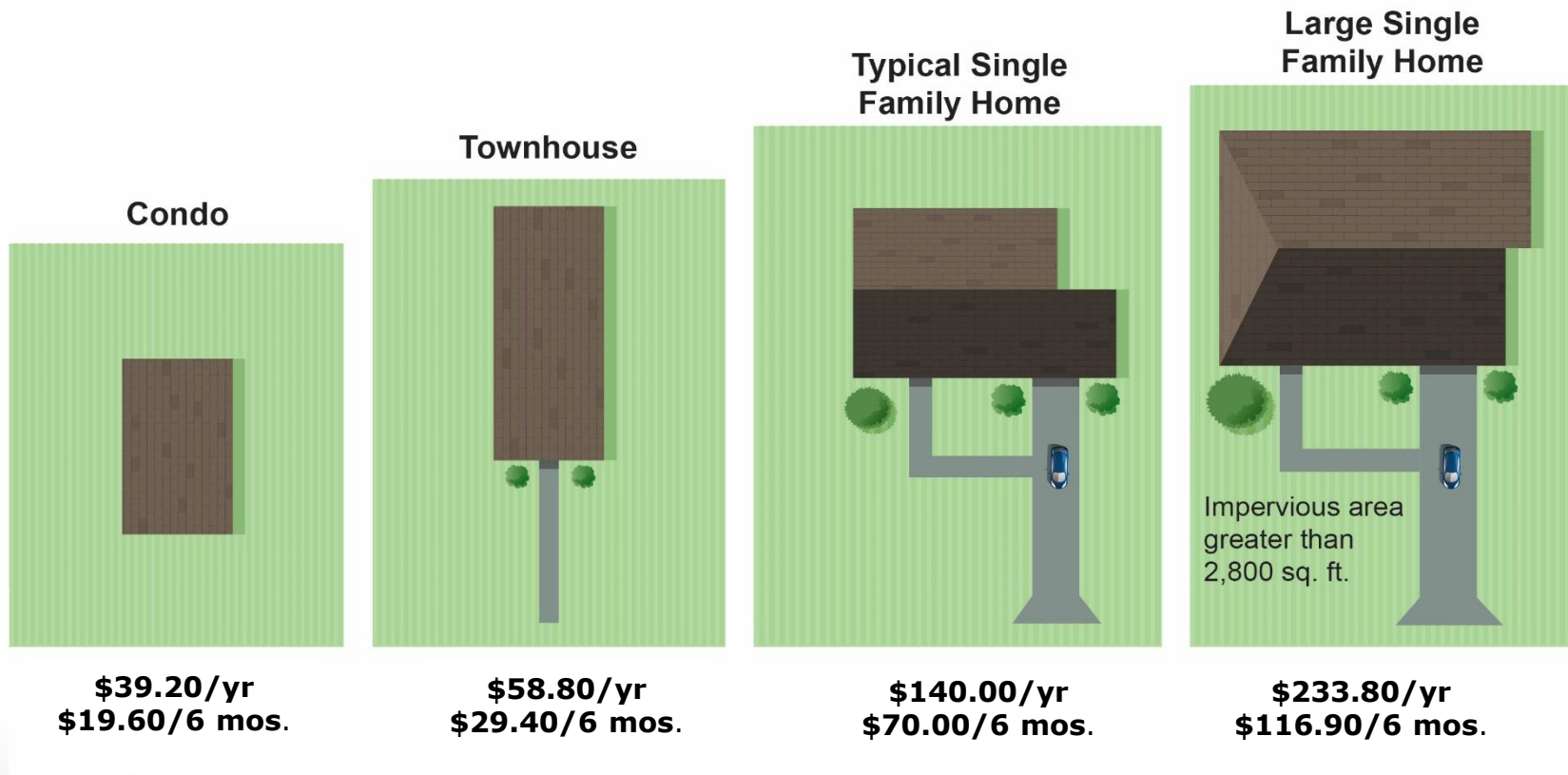
*NOTE: Fee applies to non-profits and faith-based properties that currently do not pay real estate taxes.*

# SWU Adopted Framework

- ✓ Fee Structure
  - Fixed Single Family Residential by Property Type
  - Calculated Non-Residential
- ✓ Billing Unit
  - Equivalent Residential Unit (ERU) = 2,062 SF
- ✓ Billing Method
  - Line item on Real Estate bill – 2x/yr
- ❖ **Two-Phase Credit Policy**

# Single Family Residential Fees

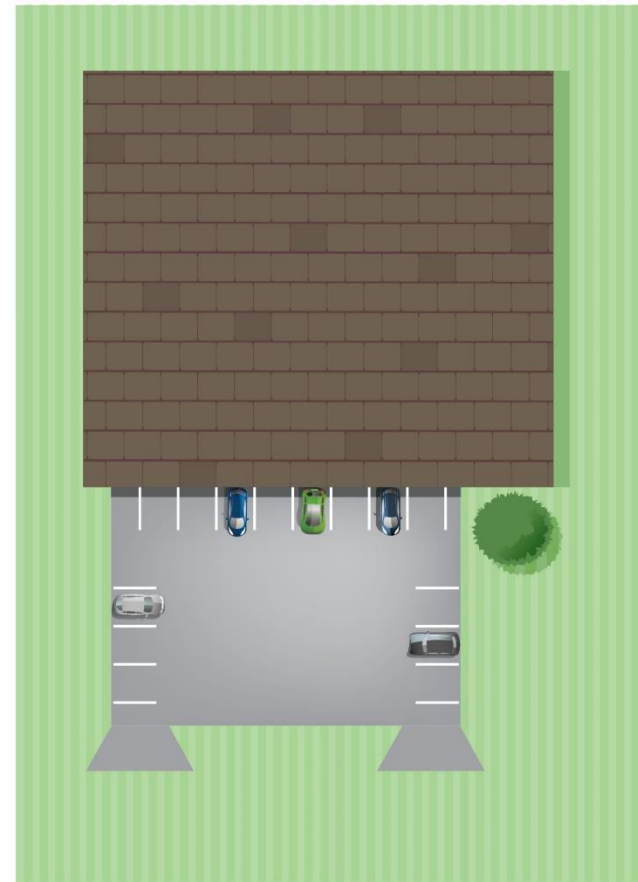
Fixed-Fee, Tiered approach, based on Property Type



# Calculated Non-Residential Fee

## Calculate Variable Fee Example:

Building and parking lot impervious area	6,168 sq. ft.
1 billing unit	2,062 sq. ft.
Total billing units	$6,168 / 2,062 = 3$
Multiply by rate for 1 billing unit	$3 \times \$140$
Total fee	\$420/yr or \$35/mo.



Impervious Area = 6,168 sq. ft.



# Phase 1 Non-Residential Credit Manual

- Simple, understandable, consistent, and similar
- October 24<sup>th</sup>: City Council
- December 1<sup>st</sup>: Effective
  - 12/1 – 2/15: Credit application window
  - Annual application required
- Credit split between May & October bills
- Phase 1 max 50% credits:
  1. BMPs and Detention (up to 20% and 10%)
  2. Volunteer Activities (up to 10% each)



# Controlling Stormwater Runoff



Eco-CITY ALEXANDRIA

## Only Rain Down the Storm Drain!



# Credit Formula: BMPs and Detention

- **Max 20% BMP Credit:**

Credit Earned =

$$[(20\% \text{ Credit}) \times (\% \text{ Ia}^* \text{ Treated})] \times (\text{Fee})$$

*\*Ia = Impervious Area*

- **Max 10% Detention Credit:**

Credit Earned =

$$[(10\% \text{ Credit}) \times (\% \text{ Ia Treated})] \times (\text{Fee})$$

## **Maximum 30% credit**

(20% for BMPs+ 10% Detention)

# Example Calculation



**Example 2: Yates Corner, 515 Mt. Vernon Ave. NW  
(General Commercial)**

## 1. Stormwater Utility Fee Calculation

Impervious Area = 0.87 Acres (37,897 SF)

# of ERUs = 18.3 (1 ERU = 2,062 SF)

Annual SWU Fee = \$140.00/ERU \* 18.3ERU = **\$2,562.00**

## 2. Credit Calculation

Site has 1 BMP (potential 20% credit) and 1 Detention (potential 10% credit)

- Bioretention Filter treats 0.85 AC = **97.7%** of total impervious area
- Detention Chamber captures 0.85 AC = **97.7%** of total impervious area

*Using the Calculation for Credits:*

Credit Earned = [(% Credit) \* (% of Impervious Area Treated)] \* (Stormwater Utility Fee)

%Fee Reduction = [(20%) \* (97.7%)+(10%)\*(97.7%)] = **29.3%**

Credit Earned = 29.3% \* \$2,562.00 = **\$750.67**

Fee Before Credits	Fee Reduction	Credit Earned	Final Fee
\$2,562.00	29.3 %	\$750.67	\$1,811.33

# Example Calculation



**Example 3: Enterprise Rent-A-Car, 4700 Eisenhower Ave. (Commercial)**

## 1. Stormwater Utility Fee Calculation

Impervious Area = 3.26 acres (142,005 SF)

# of ERUs = 68.9 (1 ERU = 2,062sf).

Annual SWU Fee = \$140.00/ERU \* 68.9ERU = **\$9,646.00**

## 2. Credit Calculation

Site has four BMPs (potential 20% credit) and no Detention

- BMPs treat 3.26 acres the following impervious areas:

Bioretention Filter: 2.37 AC (72.7% of total impervious area)

Hydrodynamic Separator: 0.36 AC (11.1% of total impervious area)

StormFilters 1 and 2: 0.53 AC (16.2% of total impervious area)

Combined, the BMP's treat **100%** of the site's impervious area

*Using the Calculation for Credits:*

Credit Earned = [(% Credit) \* (% of Impervious Area Treated)] \* (Stormwater Utility Fee)

%Fee Reduction = [(20%) \* (100%)] = **20%**

Credit Earned = 20% \* \$9,646.00 = **\$1,929.20**

Fee Before Credits	Fee Reduction	Credit Earned	Final Fee
\$9,646.00	20 %	\$1,929.20	\$7,716.80

# Recommended Option: Application Documentation

1. Credit application form
  - a) Goal is online form through CRM/Cityworks
2. Recorded Maintenance Agreement (if not on file)
  - a) Must record and fully execute if not
3. Certification of Proper Functioning – Inspection
  - a) Performed by certified professional or ‘competent’ professional (having passed the DEQ BMP Inspector course)

Pros	Cons
Ensures proper functioning to meet Section 13-109(G) of zoning ordinance	Cost of inspection for smaller property owners
Consistent with recorded ‘BMP Maintenance Agreement and Inspection Guidelines’ or ‘BMP Regulations’ in MS4 Program Plan	
Ensures protecting water quality; improper maintenance can export pollutants	
Last 5 years of staff inspection has shown approx. 50% of all BMPs fail first inspection	



# Recommended Non-Residential Volunteer Activities

- Adopt-A-Waterway
  - 10% max: 2% credit per every 5 hours
- Adopt-A-Block
  - 10% max: 2% credit per every 5 hours
- Adopt-A-Storm Drain
  - 10% max: 2% credit per 5 storm drains

# Public Outreach

## Using Council-recommended Framework

- Dedicated webpages + FAQs
- Social media
- Environmental Policy Commission (EPC)
- Targeted groups
  - Residents
  - Chamber of Commerce
  - Federation of Civic Associations + individual associations
  - Non-profits and religious properties
  - Large property/parcel owners

# Stormwater Utility Implementation Work Plan

