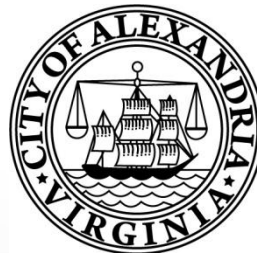


**City of Alexandria, Virginia**

# **Sanitary Sewer Master Plan**

February 23, 2013  
City Council Public Hearing



# Sewer Master Plan Objectives

- Understand How Systems Work
- Analyze Impacts of Growth
- Analyze Wet Weather Impacts
- Incorporate Regulatory Requirements
- Evaluate Infrastructure Improvements and Costs
- Identify Funding Strategies for System Needs

# Sanitary Sewer Master Plan

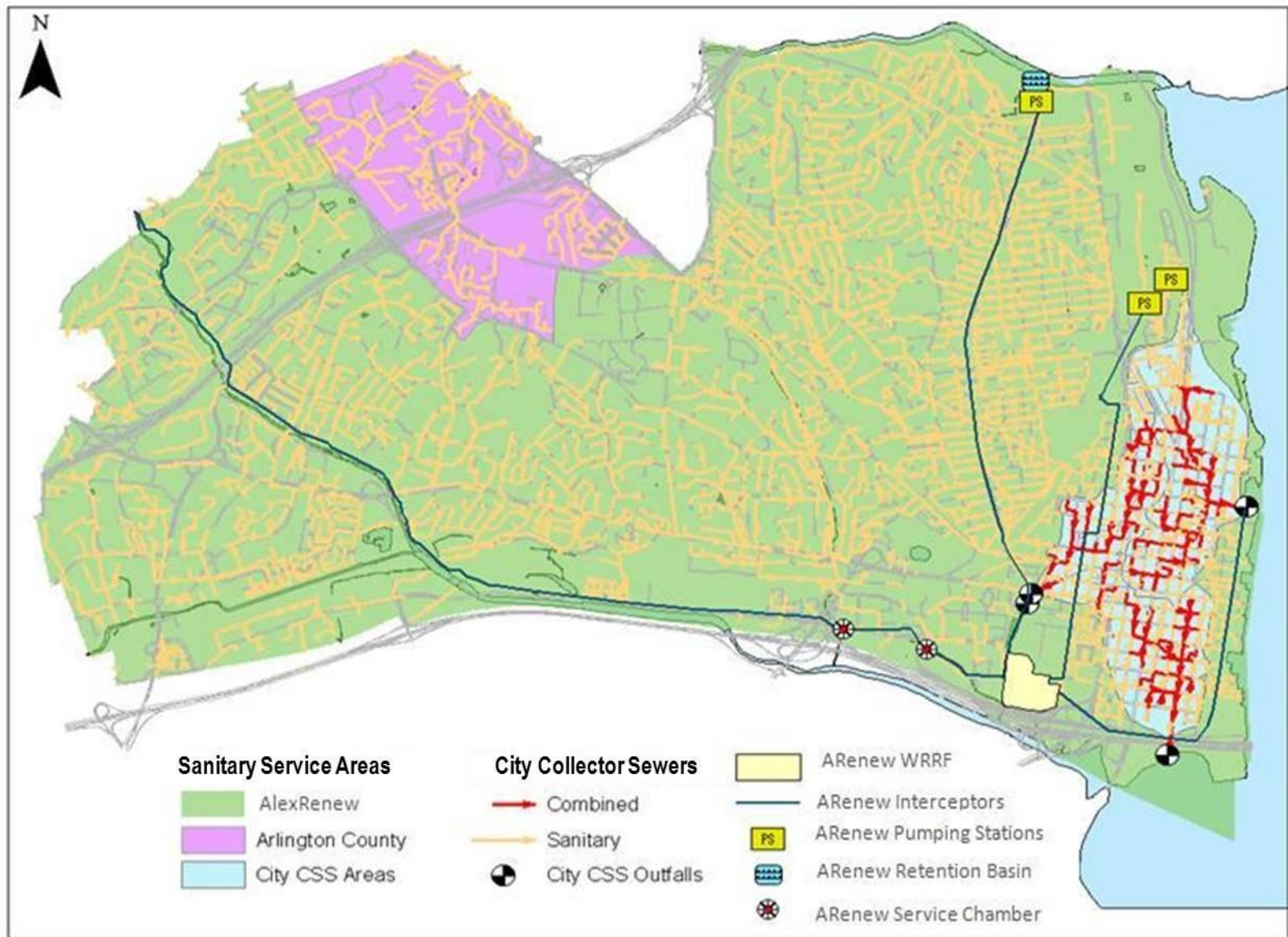
## Key Conclusions

- Planning document to address existing and future sanitary sewer needs
- Growth-related needs to be paid for by growth
- Existing needs to be paid for by existing customers
- Plan to be updated periodically

# Sanitary Sewer System Components

- City Owned Collection System
- AlexRenew Interceptor Sewers and Sewer Assets
- Treatment Facilities
  - AlexRenew Water Resource Recovery Facility (WRRF)
  - Arlington County Water Pollution Control Plant (WPCP)

# System Map



# Summary of Needs

- Growth Related
  - AlexRenew hydraulic expansion = \$35.2m
  - Holmes Run Trunk Sewer under evaluation
  - Collection system improvements paid for by developers
- Existing System
  - \$19.9m to complete Holmes Run Sewershed
  - Wet Weather Management Facility = \$31.5m (City estimated share)
- Combined Sewer System
  - Ongoing discussions with VDEQ
  - Permit re-issuance expected in 2013
  - Schedule for complying with the Hunting Creek TMDL anticipated

# Sanitary Sewer Master Plan

## Identified Needs

- FY2013 – FY2022 CIP: \$102m in sanitary sewer expenditures (\$74.4m new in FY13)
- Two sources of sanitary sewer revenue
  - Maintenance (user) fees – customers
  - Connection fees – developers
- Basis for Sanitary Sewer Financial Model
  - Growth related needs funded by the connection fee
  - Existing system needs funded by the maintenance fee

# Funding Strategies

## Recommendations

- Existing system needs paid for by the sewer line maintenance fee
- Connection fee increases to pay for growth related needs
- Require developers in CSS to separate sewers or contribute to future separation projects
- Raise multi-family rate from 50% to 90% of the single-family rate over 2 years
- Teardown credit of 50%
- Funding/revenue recommendations to be implemented by ordinance change in coordination with FY2014 budget

# Sewer Connection Fee Discussion for Multi-Family

Jurisdiction	Single-Family Connection Fee	Multi-Family Connection Fee	Ratio of MF to SF
City of Alexandria	\$8,404	\$4,201	50%
Prince William County	\$10,800	\$8,640	80%
Fairfax County	\$7,750	\$6,200	80%
WSSC	\$3,500 (unimproved area), \$10,750 (improved area)	\$3,500 (unimproved area), \$10,750 (improved area)	100%
Arlington County	\$110/DFU	\$110/DFU	varies

- Ratio of multi-family to single-family water usage = 0.87  
(Source: 2010 Washington Metro Area Water Supply Reliability Study)
- Master Plan Recommendation: Increase the multi-family fee from 50% to 90% over 2 years starting in FY2014

# Credit for Teardowns

Jurisdiction	Teardown Credit?	Full or Partial?
City of Alexandria	No	N/A
Arlington County	Yes	Partial
Fairfax County	Yes	Full
Prince William County	Yes	Full
WSSC	No	N/A

- Master Plan Recommendation: Provide a 50% teardown credit
- FY2012: \$2.9m collected in connection fees
  - Assuming 50% teardown credit – revenues collected would have decreased by 6.4%
  - Most teardowns included commercial or warehouse structures replaced with mixed-use structures

# Teardown Credit Discussion

- Sanitary Sewer Master Plan recommends a 50% teardown credit
- Teardown credit acknowledges investment already made in sanitary sewer system from existing use
- Concern raised that 50% teardown credit too high
- Revised recommendation:
  - 20% credit in FY2014
  - 40% credit in FY2015
  - Credit to coincide with increase in multi-family connection fee
  - Ensures credit never exceeds previous level of multi-family fee

# Hotel Consideration

Jurisdiction	Hotel Designation	Hotel Charge
City of Alexandria	Multi-family	100% of multi-family rate
Arlington County	Separate Use	All uses based on number of plumbing fixtures, teardown credits for hotels = 78% of teardown credits for multi-family
Fairfax County	Separate Use	31% of multi-family rate
Prince William County	Commercial	Based on water meter size
WSSC	Commercial	Varies based on number of plumbing fixtures
Henrico County	Separate Use	60% of multi-family rate
Hampton Roads SD	Separate Use	All uses on water meter size

# Hotel Consideration

- Recommendations for ordinance update
  - Staff to evaluate hotels as a separate use for connection fees
  - Examine the following to develop appropriate connection fee for hotels:
    - Water usage data
    - Sewage Collection and Treatment Regulations
    - Impact of other uses in hotels (restaurants, meeting facilities)

# Outreach

- Briefings to NAIOP/NVBIA, EPC, AlexRenew Board
- Community meeting December 17, 2012
- Work sessions with City Council
- Planning Commission work session January 3, 2013
- Attended various Civic Associations
- Plan available on website

# February 5 Planning Commission Public Hearing

- Recommended for approval
- Plan amended to incorporate the following:
  - Residents in the combined sewer area would not be subject to a separate fee for future combined sewer requirements
  - Specify that only new development required to separate sanitary flows from the combined area
- Consider minimum connection fee so that developers would not pay less than current fee structure due to teardown credits
- Evaluate appropriate connection fee for hotels as part of ordinance change

**City of Alexandria, Virginia**

**Thank You**  
**Questions and**  
**Answers**

