

ORDINANCE NO. 4808

AN ORDINANCE to amend and reordain Division 1 (GENERAL PROVISIONS), Article B (SEWAGE AND DISPOSAL SYSTEMS), Chapter 6 (WATER & SEWER), of Title 5 (TRANSPORTATION & ENVIRONMENTAL SERVICES) of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Division 1, Article B, Chapter 6, all of Title 5 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained by the amendment of Sections 5-6-25.1 to read as follows:

(New language is underscored; deleted material is ~~stricken~~)

Sec. 5-6-25.1 - Sewer connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections.

- (a) Any person who is required, or who desires, to provide a connection for sewer service from his property, through any sewer constructed by or belonging to the city or any sewer serving the area annexed to the city in 1952, but belonging to a county, by direct connection at a city sewer main, trunk or lateral, shall, before starting to make such connection, apply to the director for a permit to make the connection, and the director shall issue a permit for the sewer connection when and after the person shall have paid to the department of finance the sum hereinafter provided.
- (1) For each single family dwelling, townhouse dwelling, or townhouse type dwelling irrespective of classification for other purposes, or for each dwelling unit in a two-family dwelling, the amount of ~~\$7,432~~ 8,404.
- (2) For each multifamily dwelling, an amount equal to the product of the number of dwelling units in the multifamily dwelling, multiplied by ~~\$3,716~~ 4,201. For all final site plans submitted on or after September 1, 2013, the amount shall be increased to 90 percent of the single family dwelling amount.
- (3) For each hotel room, an amount equal to the product of the number of dwelling units in the hotel multiplied by \$4,201. For all final site plans submitted on or after September 1, 2013, the amount shall be increased to 70 percent of the single family dwelling amount, and for all final site plans submitted on or after July 1, 2014, the amount shall be increased to 90 percent of the single family dwelling amount.
- (4) ~~(3)~~ For each nonresidential property, an amount determined in accordance with the following fee schedule based on the size of each water meter which serves such nonresidential property:

Meter Size (inches)	Max. Capacity (GPM)	¾" Meter Equiv.	Fee
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¾ or smaller	30	1.00	<del>\$7,432</del> 8,404
1	50	1.67	<del>\$12,411</del> 14,034
1½	100	3.33	<del>\$24,749</del> 27,985
2	160	5.33	<del>\$39,613</del> 44,793
3	320	10.76	<del>\$79,968</del> 90,425
4	500	16.67	<del>\$123,891</del> 140,092
6	1000	33.33	<del>\$247,709</del> 280,101
8	1600	53.33	<del>\$396,349</del> 448,178
10	2300	76.67	<del>\$569,811</del> 644,323

- (5) (4) For each mixed use property, where such property includes both residential and nonresidential uses, an amount equal to the sum of the fee determined for the residential portion of such property, in accordance with this section, plus the fee determined for the nonresidential portion of such property, in accordance with this section; provided, however, if the residential portion and nonresidential portion of such property are served by a single water meter, the fee shall be an amount determined by the director in his reasonable discretion.
- (6) For connections that involve the removal of an existing structure with an existing tap, a credit for the existing tap shall be applied towards the total connection fee otherwise due in accordance with this section for final site plans submitted on or after September 1, 2013. The amount of the credit shall be estimated by the director and shall be based on the previous use. The credit shall only apply to properties removed or demolished not longer than three years prior to the submission of the final site plan for the new structure. The credit shall be equal to 50 percent of the current fee that would be applied to the structure or structures being removed. For mixed use properties, the credit will be based on the sum of the residential credit and nonresidential credit, in accordance with this section. If the previous use was served by a single water meter, the credit shall be an amount determined by the director in his reasonable discretion.
- (7) For an existing property that changes its use, such as from non-residential to residential (or vice versa), increases the number of residential units or hotel rooms, or adds or increases the water meter size to account for the change in use, the amount of shall be calculated as follows:
- (i) If the same sewer connection (tap) is utilized, then the fee shall be based on the net increase in units (or usage) between the existing and proposed uses.
  - (ii) If a new sewer tap is required, then the fee shall be set in accordance with the fees for new construction set forth in this section, net of any credits due pursuant to section (6) above.

- (8) In cases where a DSP/DSUP extension is filed after the connection fees have been established for a development project (following final plan submission), the connection fee rate shall be revised to reflect the current fee structure in effect at the time the extension is approved. For all final site plans submitted prior to April 1, 2013, one DSP/DSUP extension may be granted without revising the connection fee rate previously established at the time of the final site plan submission.
- (9) ~~(5) The chart set forth in section (3) above Sections (1) through (4) reflects the fees for fiscal year 2009 final site plans submitted before July 1, 2013. Those Beginning in fiscal year 2014 and fees were adjusted upward at the rate of inflation as determined by the annual CPI-U for the Washington-Baltimore-Northern Virginia, DC-MD-VA-WVA Combined Statistical Area on July 1 of each of fiscal years 2010 and 2011. For fiscal year 2012 and going forward, the foregoing fees shall increase each year at the rate of inflation as determined by the annual CPI-U for the Washington-Baltimore-Northern Virginia, DC-MD-VA-WVA Combined Statistical Area and shall apply to all final plans filed submitted between July 1 of that year and June 30 of the subsequent year. The fees applicable to each fiscal year after FY 2011 are subject to annual review by city council.~~

(b) Extension of service; credits for such extension.

[The remaining sections are unchanged.]

Section 2. That this ordinance shall become effective upon passage.

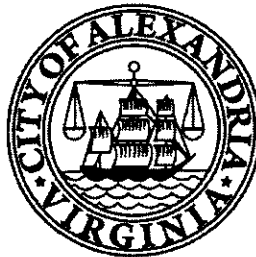
WILLIAM D. EUILLE  
Mayor

Final Passage: May 18, 2013

**City of Alexandria, Virginia**

# **Sanitary Sewer Connection Fee Changes**

City Council Legislative Hearing  
May 14, 2013



# **Sanitary Sewer Master Plan**

## **– Sewer Connection Fees**

- Sanitary Sewer Master Plan approved February 23, 2013
- Proposed connection fee ordinance changes for FY2014 (Sec. 5-6-25.1)
  - Increase multi-family fee from 50% to 90% of the single-family fee
  - Hotels as its own use and determination of appropriate connection fee
  - Phase-in for new fees
  - Provide a 50% teardown credit
  - Provisions for conversions or major renovations
  - Provisions for time extensions

# Hotel Consideration

- Current Fee Structure
  - Hotels treated as multi-family (1 room = 1 household)
  - Total connection fee based on the number of rooms
  - No additional fee for other uses (restaurants, meeting facilities)
- Hotel Evaluation
  - Comparison with residential wastewater flows
    - Design sanitary flows from VDEQ's Sewage Collection and Treatment Regulations
    - Water consumption data

# VDEQ Hotel Flow Estimation

Hotel	Estimated Daily Flow (gpd)	Flow per Room (gpd)	Room to Household Ratio
Hilton Mark Center	64,480	170	0.90
Hilton Old Town	31,980	146	0.77
Embassy Suites	37,440	140	0.74
Residence Inn Old Town	24,750	143	0.75
Holiday Inn - Eisenhower Avenue	29,836	151	0.80
The Monaco	38,830	161	0.85
The Lorien	21,610	202	1.06
<b>Average</b>			<b>0.84</b>

## VDEQ Flow Factors:

1. Residential household = 190 gpd (1.9 persons x 100 gallons per person)
2. Hotel Room = 130 gpd (room only, assumes 2 persons per room)
3. Restaurant = 50 gpd per seat
4. Meeting Facilities = 200 gpd/1000 sqft (estimated – no specific flow factor)

# Hotel Water Usage

Hotel	Flow per Room (gpd) – Annual Average	Room to Single-Family Ratio	Flow per Room (gpd) – Highest Quarter	Room to Single-Family Ratio
Hilton Mark Center	144	0.82	205	1.17
Hilton Old Town	109	0.62	135	0.77
Embassy Suites	169	0.97	257	1.47
Residence Inn Old Town	159	0.91	244	1.40
Holiday Inn - Eisenhower Avenue	136	0.78	190	1.09
The Monaco	140	0.80	179	1.02
The Lorien	108	0.61	142	0.81
<b>Average</b>		<b>0.79</b>		<b>1.10</b>

Notes:

1. Single-family water usage = 175 gallons per day (from water consumption records)
2. Water usage for hotels based on one full year of data (Feb 2012 – Feb 2013)

# Hotel Connection Fees - Recommendations

- Recommendations
  - Provide separate use for hotels in ordinance
  - Set connection fee per room to 90% of the single-family connection fee (same as the multi-family rate)
  - Phase in to 70% on September 1, 2013 and to 90% on July 1, 2014
  - No additional fees for other uses

# Fee Increase Phase-In Recommendations

- Recommendations
  - (1) Fee increase (multi-family) from 50% to 90% to be implemented for all final site plans submitted on or after September 1, 2013
  - (2) Fee increase (hotel) from 50% to 70% to be implemented for all final site plans submitted on or after September 1, 2013, and from 70% to 90% for all final site plans submitted on or after July 1, 2014

# Teardown Credits

- Teardown credit of 50% to be implemented for all final site plans received after September 1, 2013
- Teardown credits based on previous use prior to being torn down
- Teardown credit to expire for land that is vacant over 3 years

# Change in Use/Substantial Renovation

- Current major renovations are not subject to changes in connection fees
- Recommendation: For renovations and/or change in use:
  - If same tap used, pay connection fee for net increase in usage
  - If new tap constructed, full connection fee with applicable credits

# Extensions Following Final Site Plan Submission

- Connection fee rate set at final site plan submission
- If DSP or DSUP extension filed after the final site plan submission, then the connection fees will be updated based on fees at the time the extension is approved
  - For final site plans submitted prior to April 1, 2013, one extension with no change in fees to be granted

# Connection Fee Increases Based on CPI-U

- Existing practice – connection fee increases based on local CPI-U effective for all final site plans submitted on or after April 1<sup>st</sup> of each year
- Recommended change – connection fee increases based on local CPI-U effective for all final site plans submitted on or after July 1<sup>st</sup> of each year

**City of Alexandria, Virginia**

**Thank You  
Questions and  
Answers**

