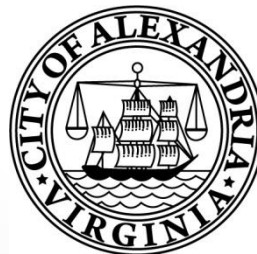


City of Alexandria, Virginia

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
Average			0.84

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
Average		0.79		1.10

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 1st of each year
- Recommended change – connection fee increases based on local CPI-U effective for all final site plans submitted on or after July 1st of each year

City of Alexandria, Virginia

Thank You
Questions and
Answers

