

City of Alexandria, Virginia

# Amendments to the Environmental Management Ordinance

City Council  
February 22, 2014



# Presentation Overview



- Why change the Ordinance?
- Review of the existing ordinance
- Summary of proposed changes
- Next steps

# Why Change the Ordinance?



- Incorporate State Mandated Changes
- Comply with the State VSMP regulations
- Aid in reaching Chesapeake Bay TMDL objectives
- Aid in complying with MS4 Permit

# Existing Requirements To Be Maintained



- Regulations triggered by 2,500 square feet of land disturbance
- Redevelopment within RPAs is permitted only in the existing impervious footprint
- Some exceptions for developments platted and constructed before 1989
- Water quality and quantity improvements are generally required in RMAs
- Intermittent stream protection (buffer of 50 feet)

# Existing More Stringent Requirements To Be Maintained



- Alexandria Water Quality Volume Default (WQVD) requirement
  - Helps assure no backsliding
  - P removal credits will accrue to the City to meet the TMDL load reduction requirements
- Continue protection of Natural Intermittent Streams with a 50 foot buffer area
  - Development within 50 foot buffer is limited similarly to the 100 foot RPA but with more flexibility

# What is the Alexandria WQVD?



- Alexandria Water Quality Volume Default requires treatment of the first  $\frac{1}{2}$  inch of runoff from all impervious surfaces through a BMP
  - In addition to meeting the State Phosphorus removal requirement
- Options for compliance including a Fee In Lieu

# Existing Requirements To Be Amended



- Water Quality
  - 10% (P) phosphorus (keystone pollutant) reduction from existing condition
  
- Water Quantity
  - Peak flows shall be the same or less than the existing conditions

# New State Mandated Performance Criteria



- Redevelopment P (phosphorus) reduction changes from 10 to 20% reduction (stays 10% for land disturbance less than 1 acre)
- New development maintains no net loss (0.41 lb/ac/yr of P) – present requirement is 0.9 lbs/ac/yr.
- Compliance methodologies encourage Runoff Reduction, LID techniques and treatment of 1 inch of rainfall (presently ½ inch)

# Non State Mandated Revisions to the Ordinance



- Site (disturbed area) vs. Parcel
- Single Family Residential

# Site (Disturbed Area) vs. Parcel



- Existing Requirement
  - The entire tax parcel is used to calculate stormwater requirements
  - Large parcels can pursue master plan approach
- Proposed Requirement
  - For projects disturbing less than 50% of the tax parcel the disturbed area can be used to calculate stormwater requirements
  - Large parcels (>5 acres) can pursue master plan approach

# Site (Disturbed Area) vs. Parcel



- Addresses larger parcels with small areas of disturbance
- Addresses SFR parcels
- Slight relaxation of our existing rules (currently Parcel)
- Easier to apply and more objective

# Single Family Residential (SFR)



- Existing Requirement
  - SFR shall meet phosphorus and WQVD requirements
    - Fee in lieu option available to meet WQVD
- Proposed Requirement
  - SFR is exempt from phosphorus requirement but is still subject to the WQVD requirement
    - Fee in lieu option available to meet WQVD

# Single Family Residential (SFR)



- Homeowner Benefits
  - Not quite as stringent for SF Homeowners
  - Challenging for homeowners to maintain BMPs
  - Greater flexibility in compliance options
  
- City Benefits
  - Inspection and enforcement less burdensome for City
  - Additional revenue for BMPs elsewhere

# Stormwater Quantity & Flooding



- State mandated changes bring new focus to
  - Smaller more frequent storms
  - Volume and peak flow (not just peak flow)
- Flexibility allowing waiver of detention where advisable
- Outfall analysis required unless otherwise waived by the Director
  - Identifies current or future potential flooding issues
  - Characterizes extent of a projects contribution to flooding issues
  - Helps to identify type and extent of mitigation required
  - Assists City planning efforts for larger capital improvement projects to address larger issues

# Grandfathering



Preliminary Plan Submitted	VSMP Obtained	Grandfathered Until
Before July 1, 2012	Before July 1, 2014	2024
July 1, 2012 – June 30, 2014	Before July 1, 2014	2024
Before July 1, 2012	On or After July 1, 2014	2019
July 1, 2012 – June 30, 2014	On or After July 1, 2014	Not Grandfathered

# Hearings



- As required by the State, section 13-121 requires a formal hearing by the planning commission if requested by a person aggrieved by an action of the City taken without a formal hearing.
- Hearing can be at regular or special meetings or by at least one designated member of the commission.

# Public Awareness & Outreach



- September 11, 2011 - Regulations adopted by Virginia Soil and Water Conservation Board
- November 12, 2013 – NVBIA/NAIOP
- November 13, 2013 – Chamber of Commerce
- November 18, 2013 – Environmental Policy Commission Public Information Session
- January 13, 2014 – Federation of Civic Associations
- January 14, 2014 – NVBIA/NAIOP
- February 11, 2014 – NVBIA/NAIOP

# Next Steps



- City Council
  - March 11 – First reading of the Ordinance
  - March 15 – Second reading and final passage

# Thank You

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