



Proposed Stormwater Utility Ordinance for Council Consideration

April 4, 2017

ECO-CITY  ALEXANDRIA

Background

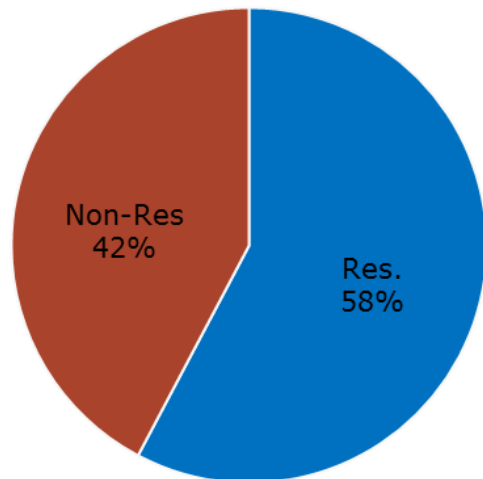
- 2009 – Ad hoc committee created; recommended stormwater utility
- FY 2010 – Council adopted ½ cent dedication
- July 2013 – New state and federal mandates
- December 2014 - Council direction for preference of stormwater utility
- February 2016 - Council direction to create stormwater utility framework; conduct public outreach

Fee Structure / Billing Units

- Goals
 - Achieve equity, minimize administrative cost, maximize understandability
- Options Considered
 - Tiered Single Family, Calculated Non-residential / multifamily
 - Square Foot Ranges
 - Calculate Square Footage
 - Flat Fee
- Recommend
 - Single Family Residential by Property Type
 - Calculated Non-Residential / Multifamily

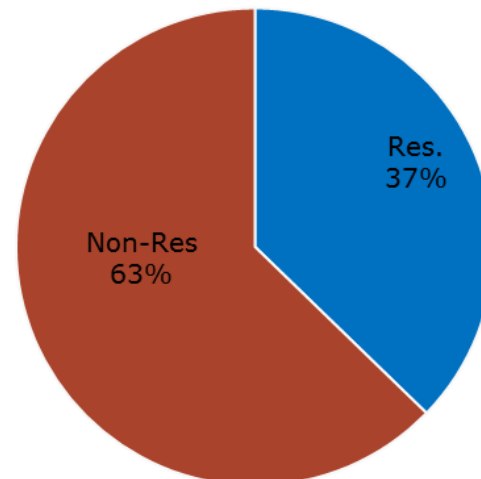
Tax Rate vs. Fee Funding: Creating Equity

Existing SWM Tax Burden



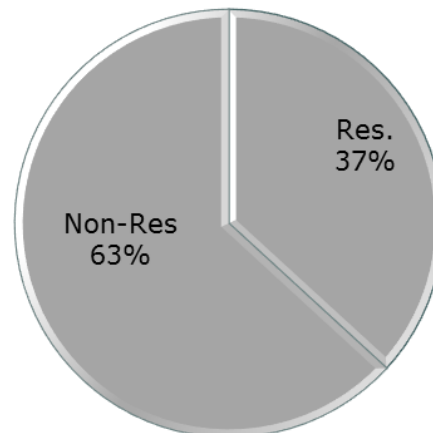
■ Non-Residential ■ Residential

Proposed SWU Burden



■ Non-Residential ■ Residential

**City-Wide
Impervious Area Distribution**

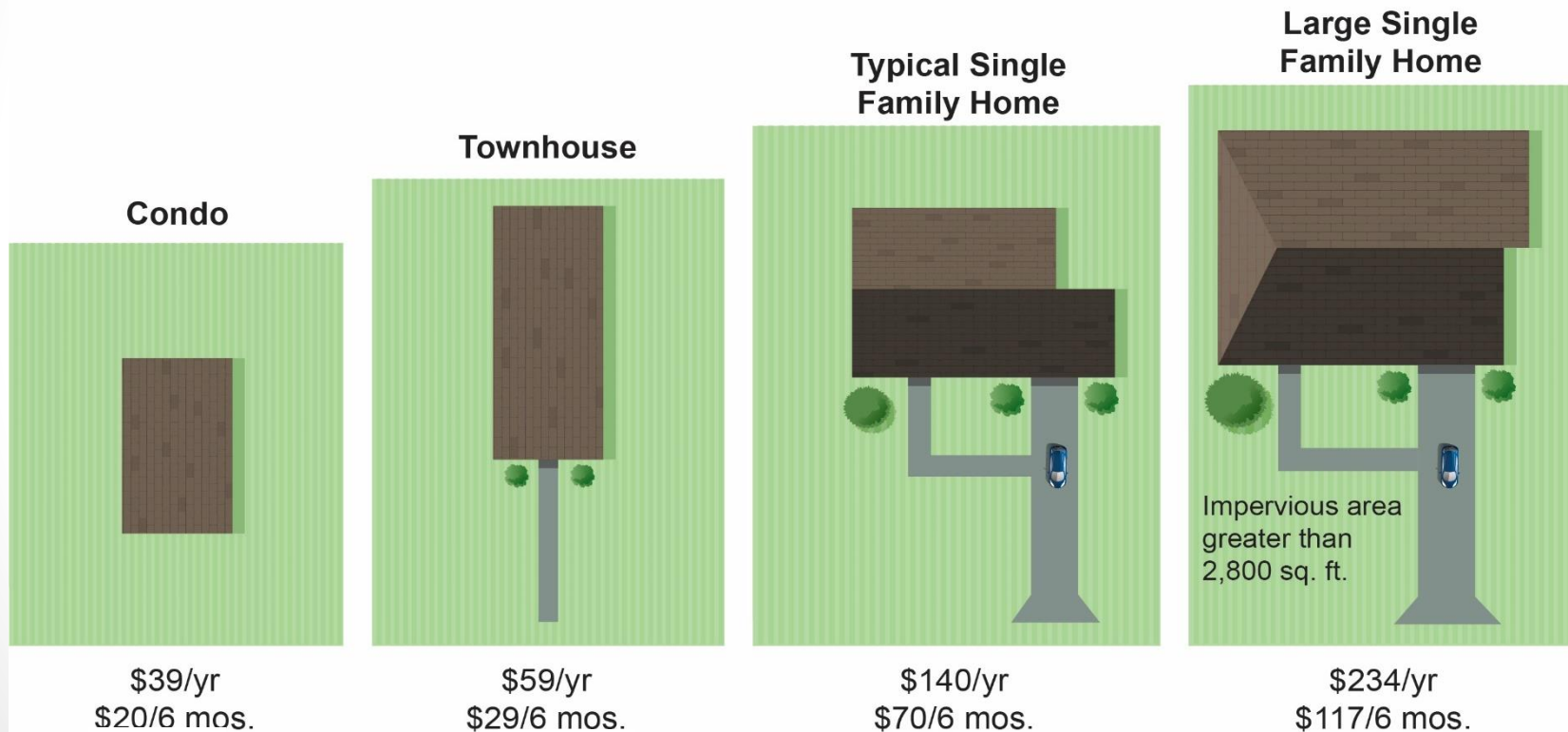


■ Residential ■ Non-Residential

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

Recommended Single Family Residential Fees

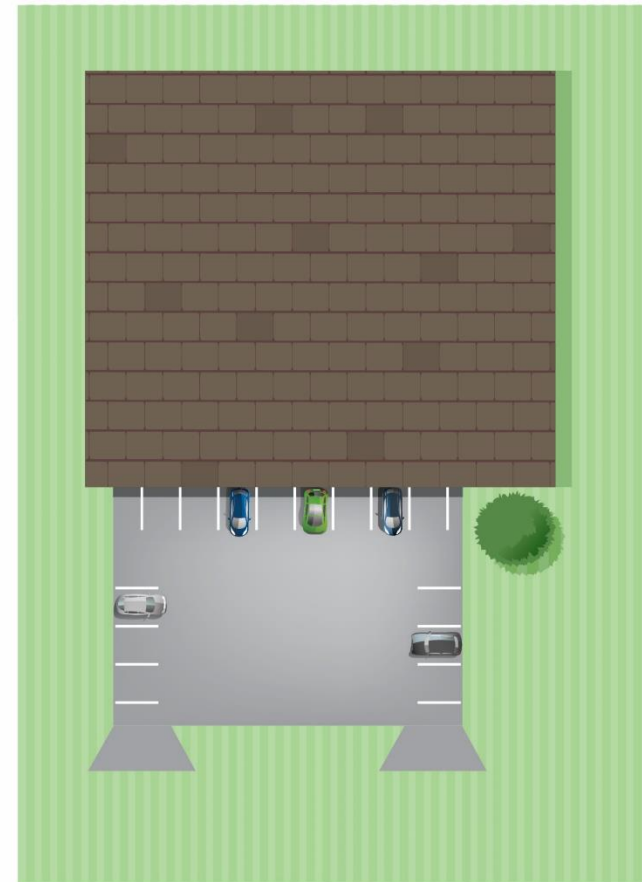
Single Family Residential Stormwater Utility Fee



Recommended 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.

Recommended Fee Reduction / Credit Policy

Staff recommends two phases

- Phase 1 – Credit Manual Fall 2017
 - Properties with stormwater quality facility BMPs and Detention
 - Non-Residential Volunteer Activities
- Phase 2
 - Single Family Residential Menu of BMP Options – Credit Manual Summer 2018
 - Non-Residential / Non-Profits / Faith-Based
 - Public-Private Partnership (P3) Approach

Single Family Residential BMP Examples



Source: City of Alexandria



Source: City of Alexandria



Source: Montgomery County, MD



Before



Source: CSN



Source: USEPA



Source: Montgomery County, MD

Source: Anne Arundel County



After



Source: Greenroofs.com

Recommended Billing Method

- Goals
 - Ease of implementation, minimize delinquency, keep administrative cost low, and fewer data needs
- Options Considered
 - Virginia American Water
 - Alex Renew
 - Stand-alone
 - Real Estate Bill
- Will be incorporated into the Real Estate Bill

Appeal Process

- 30 calendar days after receipt of bill to file an appeal
- Review by Director of T&ES
- Appeal of Director's decision to Circuit Court

Public Outreach

Using Council-recommended Framework

- New dedicated webpages + FAQs
- Social media
- Environmental Policy Commission (EPC)
- Targeted groups (25+ meetings)
 - Residents
 - Chamber of Commerce
 - Federation of Civic Associations + individual associations
 - Non-profits and religious properties
 - Large property/parcel owners

Community Feedback and Support

- Generally supportive
- Widely understood that funding the mandates is required
- Like that it's more equitable
- Inquiries about fate of dedicated ½ cent
- Nonprofits & Faith-Based: Mixed
- Support: EPC, Seminary Hill, BFAAC

Timeline

