



# Proposed Stormwater Utility Ordinance for Council Consideration

April 4, 2017

ECO-CITY  ALEXANDRIA

# Background

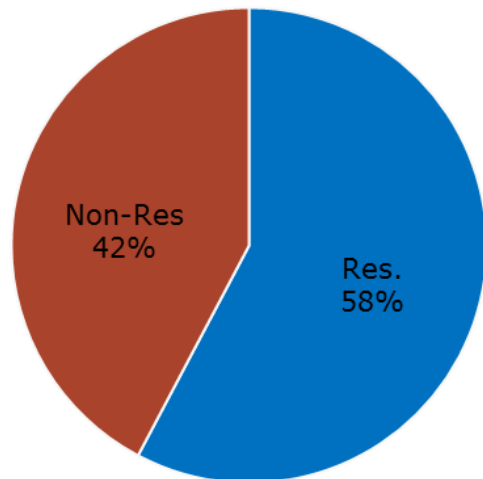
- 2009 – Ad hoc committee created; recommended stormwater utility
- FY 2010 – Council adopted ½ cent dedication
- July 2013 – New state and federal mandates
- December 2014 - Council direction for preference of stormwater utility
- February 2016 - Council direction to create stormwater utility framework;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

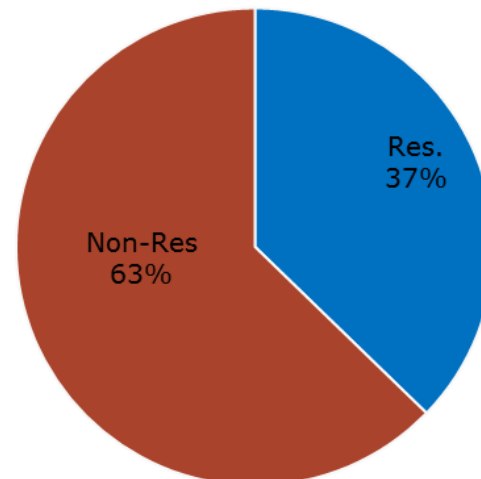
# Tax Rate vs. Fee Funding: Creating Equity

**Existing SWM Tax Burden**



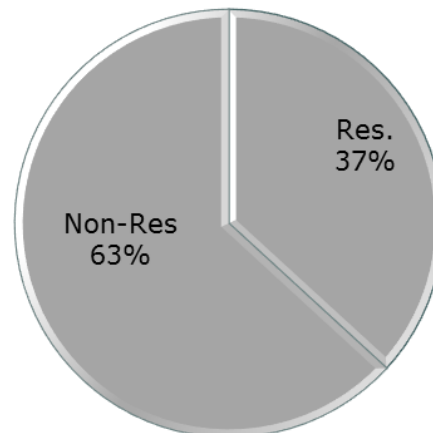
■ Non-Residential ■ Residential

**Proposed SWU Burden**



■ Non-Residential ■ Residential

**City-Wide  
Impervious Area Distribution**

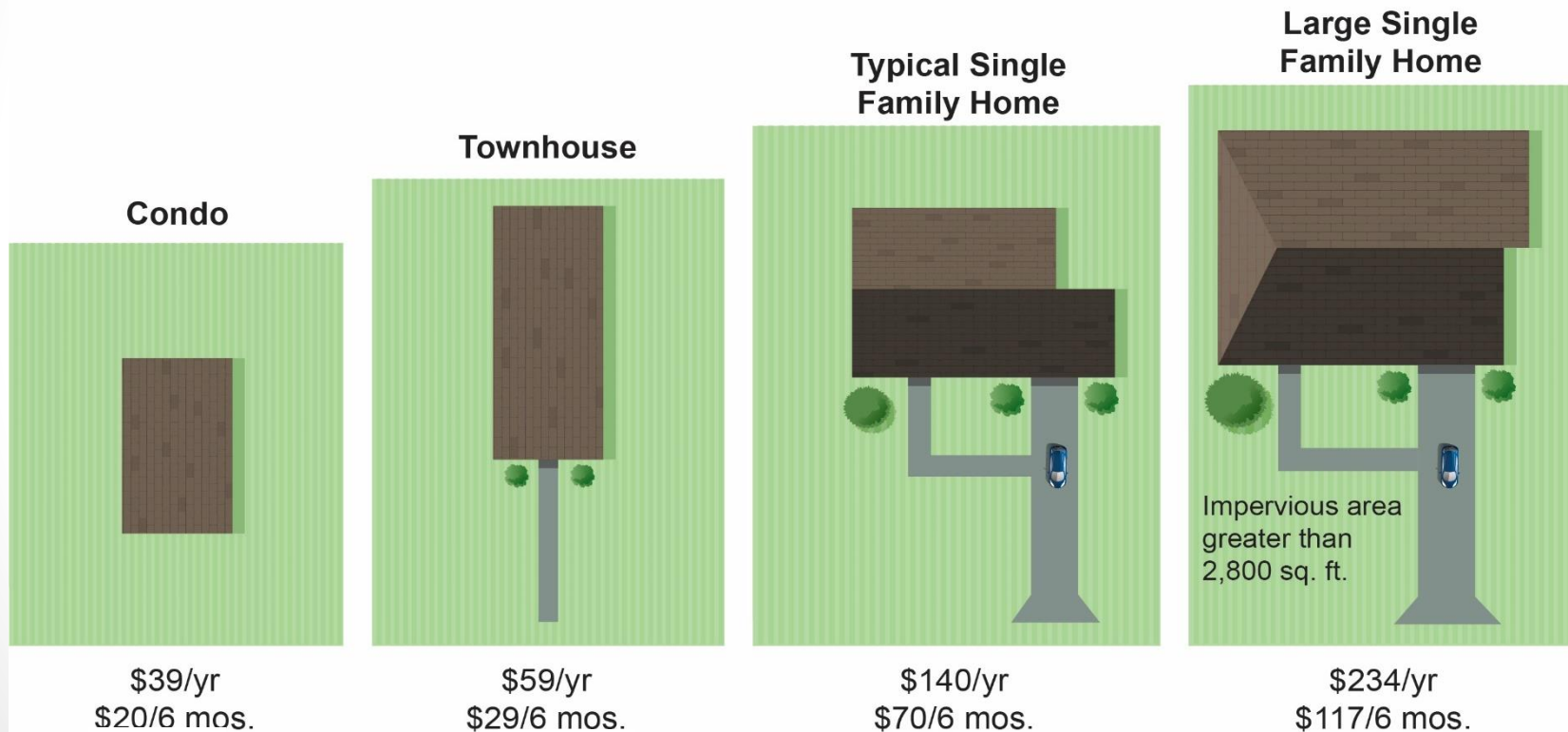


■ Residential ■ Non-Residential

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

# Recommended Single Family Residential Fees

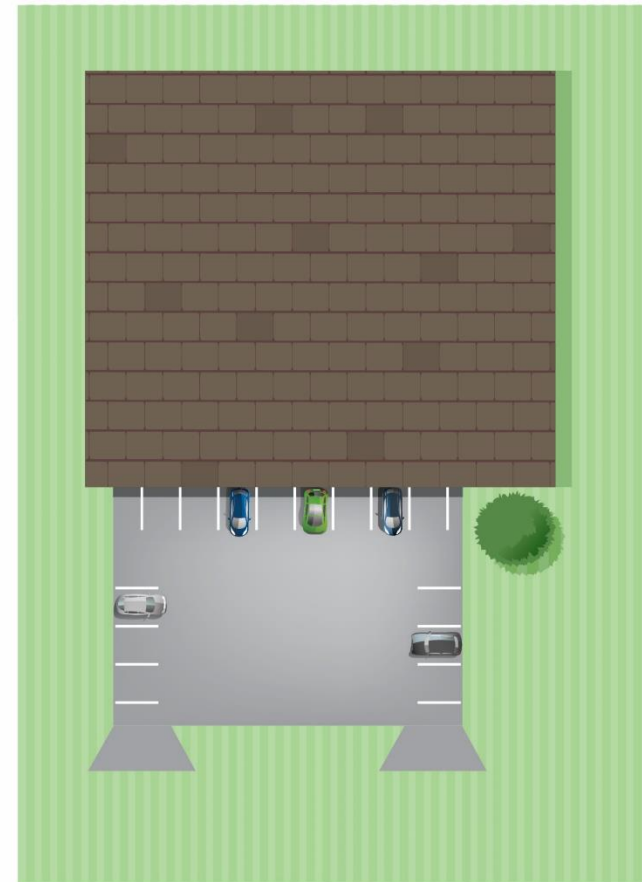
## Single Family Residential Stormwater Utility Fee



# 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

