



City Charter Section 9.06 Case #2018-0001 Combined Sewer Outfall Structures

Application		General Data
Request: Review whether the proposed change of ownership from the City to Alexandria Renew of the City's four Combined Sewer Outfall structures is consistent with the City of Alexandria Master Plan.	Planning Commission Hearing:	May 1, 2018
	Zone:	(1) WPR, (2) WPR, (3) OCH, and (4) OCM(100)
Address: The structures are located within the City rights of way at (1) the intersection of North Union St / Pendleton St, (2) South Royal Street at I-95 overpass, (3) from intersection of King St / West St along South Peyton St to the intersection of Daingerfield St / Duke St, and (4) at the Hooff's Run channel south of Duke St	Small Area Plan(s):	King Street Metro/Eisenhower Avenue, Old Town, and Old Town North Small Area Plans

Staff Reviewers: Emily Baker, Deputy City Manager, Karl Moritz, Director, Planning & Zoning; Lalit Sharma, Division Chief, OEQ; Carrie Beach, Division Chief, Planning & Zoning, Katherine Carraway, Urban Planner, Planning & Zoning; Joanna Anderson, Deputy City Attorney

Staff Recommendation: Staff recommends that the Planning Commission **approve** this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City's Master Plan.

PLANNING COMMISSION ACTION, MAY 1, 2018: On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to find the City's proposed transfer of ownership of its four Combined Sewer Outfall and upstream regulator structures to AlexRenew consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis that the proposed transfer of ownership is consistent with the Master Plan.

I. DISCUSSION

The City of Alexandria is proposing to transfer ownership and operations of four (4) combined sewer outfall (CSO) and upstream regulator structures to the public entity Alexandria Sanitation Authority, doing business as Alexandria Renew Enterprises (AlexRenew), a political subdivision of the Commonwealth of Virginia that was created in 1952 under the Virginia Water and Wastes Authority Act. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

II. BACKGROUND

The City owns separate sanitary sewer and combined sewer collection systems including four CSOs (CSO 001, CSO 002, CSO 003/004) which are operated under a permit issued by the Virginia Department of Environmental Quality (VDEQ). In 2017, the Virginia General Assembly enacted a law which requires the City to bring the four CSOs into compliance with State and Federal laws using specific provisions of these laws on an accelerated schedule with completion required by 2025.

The City has been partnering with AlexRenew on the preliminary engineering and planning necessary to make progress toward this remediation and deadline. Work has included evaluating technical options, working with a stakeholder group and updating the Long Term Control Plan required to be filed with the VDEQ.

The City and AlexRenew agree that transferring ownership of the CSOs to AlexRenew will result in the identification of the optimal solution to bring the CSOs into compliance within the exceedingly tight statutory deadline. The transfer will be of the outfalls and associated diversion structures and any rights needed to continue to locate the facilities on the City's right-of-way. AlexRenew has vast experience with managing large scale sanitary sewer projects and has the infrastructure and financial capacity for implementation.

III. CONSISTENCY WITH THE MASTER PLAN

The subject structures are within the public right-of-way in the following Chapters of the City's Master Plan: CSO 001, Old Town North Small Area Plan (2017); CSO 002, Old Town Small Area Plan (1992) – which includes the Hunting Creek Area Plan (2005) and Waterfront Plan (2012); and CSO 003/004, King Street Metro/Eisenhower Avenue Small Area Plan (1992).

The proposed transfer of ownership is not inconsistent with any of the relevant Small Area Plans. The Hunting Creek Area Plan and King Street Metro/Eisenhower Avenue Small Area Plan do not reference sewer systems. The Old Town Small Area Plan references the 1992 Eastern Area Combined Sewer Pollution Abatement Program and federal regulations at the time requiring the treatment of all combined flows or the separation of combined sewers. Environmental sustainability is a focus of the Waterfront Plan, which recommends

exploring opportunities to reduce the impact of CSOs. The Old Town North Small Area Plan recommends sustainability strategies on several levels, supporting a comprehensive approach that prioritizes, among other issues, assessing water quality from the impact of combined sewer overflows.

In addition to the above Small Area Plans, the City's Master Plan addresses combined sewer projects and mitigation through the Water Quality Management Supplement (2001) (WQMS) and the City of Alexandria Virginia Sanitary Sewer Master Plan (2012). The primary purpose of the WQMS was to bring the City into compliance with the comprehensive planning requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations, and describes measures the City implemented for controlling CSO discharges. The Sanitary Sewer Master Plan provides the City with a framework for addressing projected wastewater flows, infrastructure upgrades, and regulatory drivers related to sanitary sewers.

The proposed transfer of ownership would serve to further the goals of these Plans by maximizing use of available resources and expertise.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the proposed transfer of ownership is consistent with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the King Street Metro/Eisenhower Avenue, Old Town and Old Town North Small Area Plans.

STAFF:

Emily Baker, Deputy City Manager
Karl Moritz, Director, Planning & Zoning
Joanna Anderson, Deputy City Attorney
Lalit Sharma, Division Chief, Office Environmental Quality
Carrie Beach, Division Chief, Planning & Zoning
Katherine Carraway, Urban Planner, Planning & Zoning



1 inch = 25 feet

Structure 1 Location CSO-001

REVISED
5/1/18

Pendleton St
Combined Sewer
(City)

Existing Regulator
Structure (To be Transferred)

CSO-001
(To be Transferred)

Potomac Interceptor
(AlexRenew)

Legend

 SCombinedPipeIO

SGravityMain

Sanitary Service Line

 Combined

 Sanitary

 Storm

 Transfer to AlexRenew

065.01-04-12

N UNION ST

PENDLETON ST

84x72

36"

36"

N
080.04-07-36
1 inch = 100 feet

Structure 2 Location CSO-002

**REVISED
5/1/18**

Royal St Combined
Sewer (City)

Existing Mechanical
Regulator (AlexRenew)

Potomac Interceptor
(AlexRenew)

Potomac Interceptor
(AlexRenew)

Existing Manhole
With Weir
(To be Transferred)

CSO-002
(To be Transferred)

Legend

 SCombinedPipeIO

SGravityMain

Sanitary Service Line

 Combined

 Sanitary

 Storm

 Transfer to AlexRenew

