



Stormwater Utility Fee and Credit Policy Implementation Update

Seminary Hill Association
December 14, 2017



Overview

- ✓ Adopted Stormwater Utility
- ✓ Fee Structure
- ✓ Billing Unit
- ✓ Billing Method
- ✓ Non-Residential Credit Policy
- Single Family Residential Fall 2018

What is Stormwater Runoff?



ECO-CITY ALEXANDRIA

Only **Rain** Down the Storm Drain!



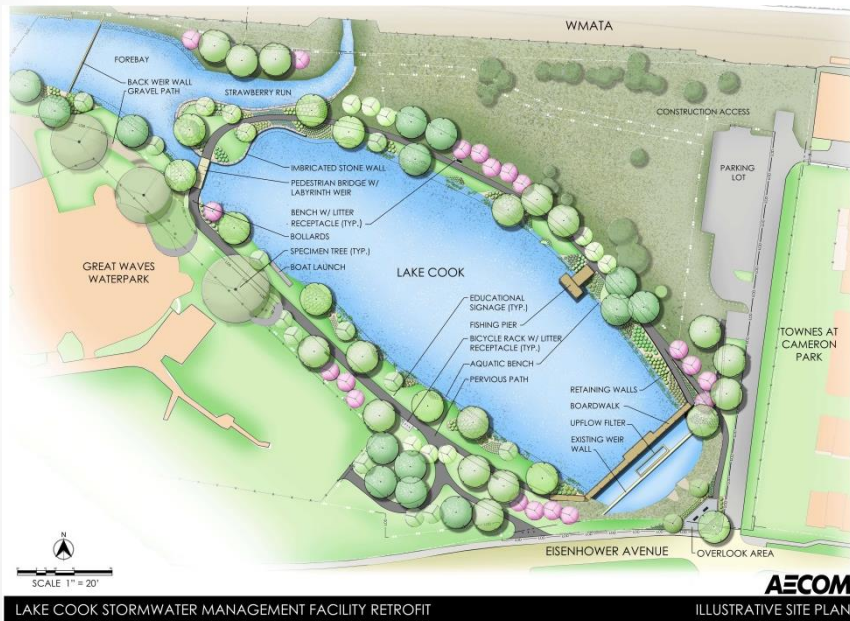
Why Adopt SWU?

- FY2010 – Council adopted ½¢ set aside
- July 2013 – New unfunded state and federal mandates
- May 4, 2017 – Council adopted SWU

<i>MS4 Permit Cycle</i>	Portion of Total Reductions	Approx. Acres
Phase I (2013 - 2018)	5%	120 - 130
Phase II (2018 - 2023)	35%	660
Phase III (2023 - 2028)	60%	1,450
Total All Phases	100%	2,140

Stormwater Infrastructure Projects

Lake Cook Retrofit 390 Acres Treated



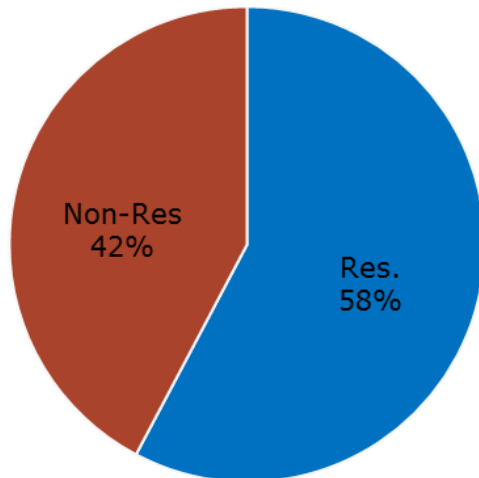
Ben Brenman Pond Retrofit 225 Acres Treated



Combined, these equate to 30% of our retrofit goal.

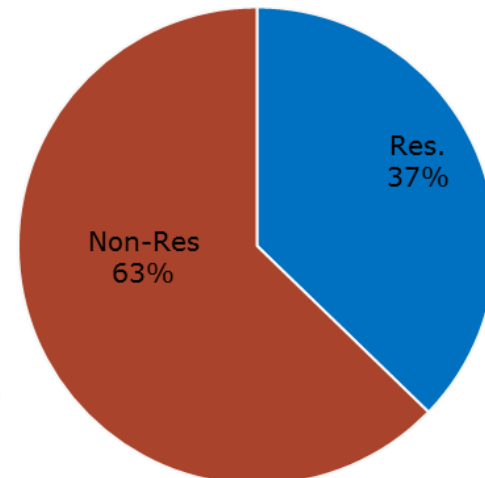
Tax Rate vs. Fee Funding: Creating Equity

Tax Rate



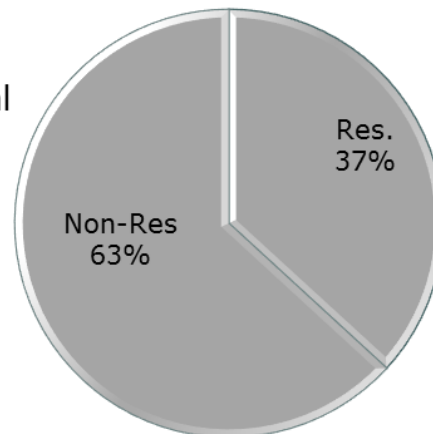
■ Residential ■ Non-Residential

SWU Fee



■ Residential ■ Non-Residential

**City-Wide
Impervious Area Distribution**

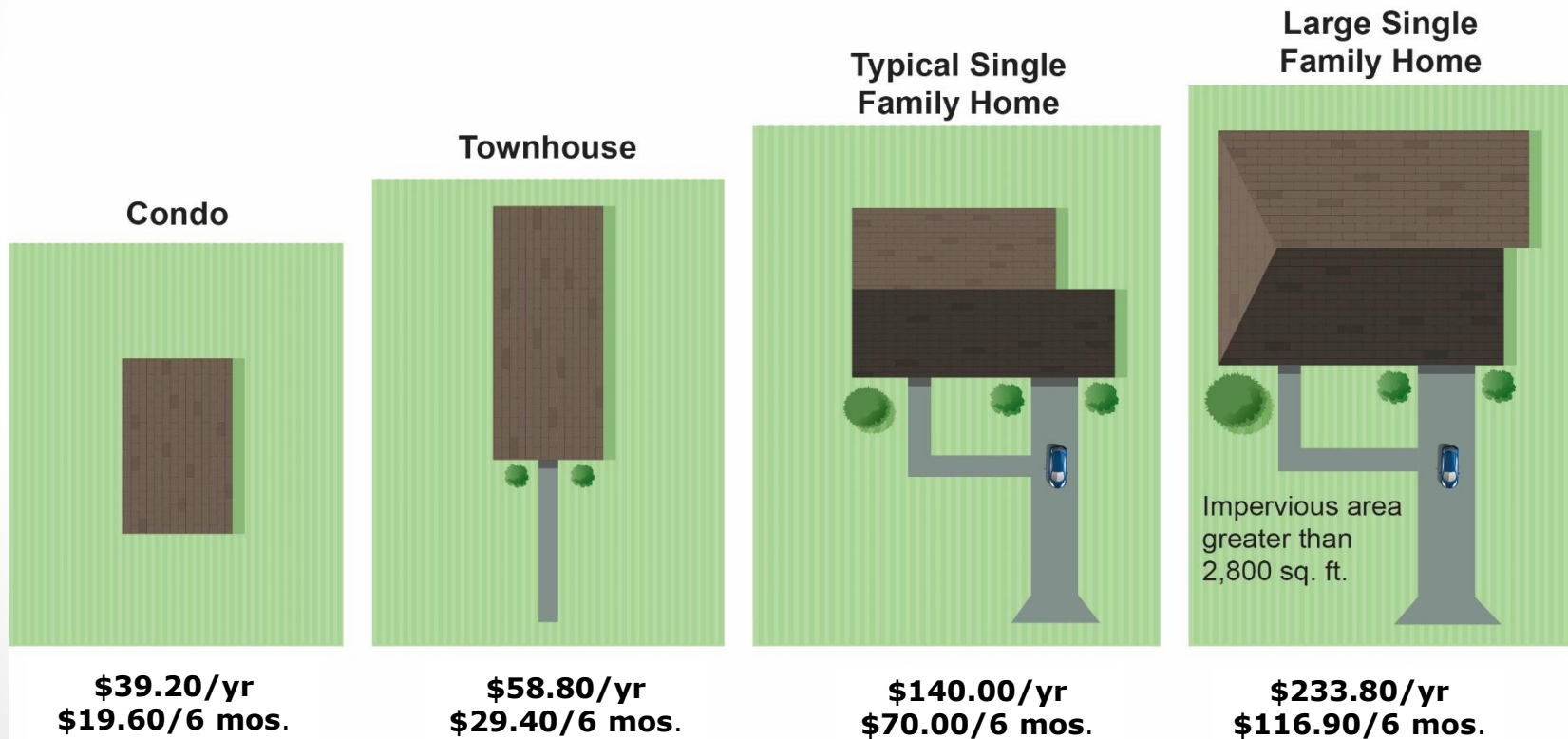


■ Residential ■ Non-Residential

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

Single Family Residential Fees

➤ Fixed-Fee, Tiered approach, based on Property Type



Calculated Non-Residential Fee Example

Calculate Non-Residential Fee Example:

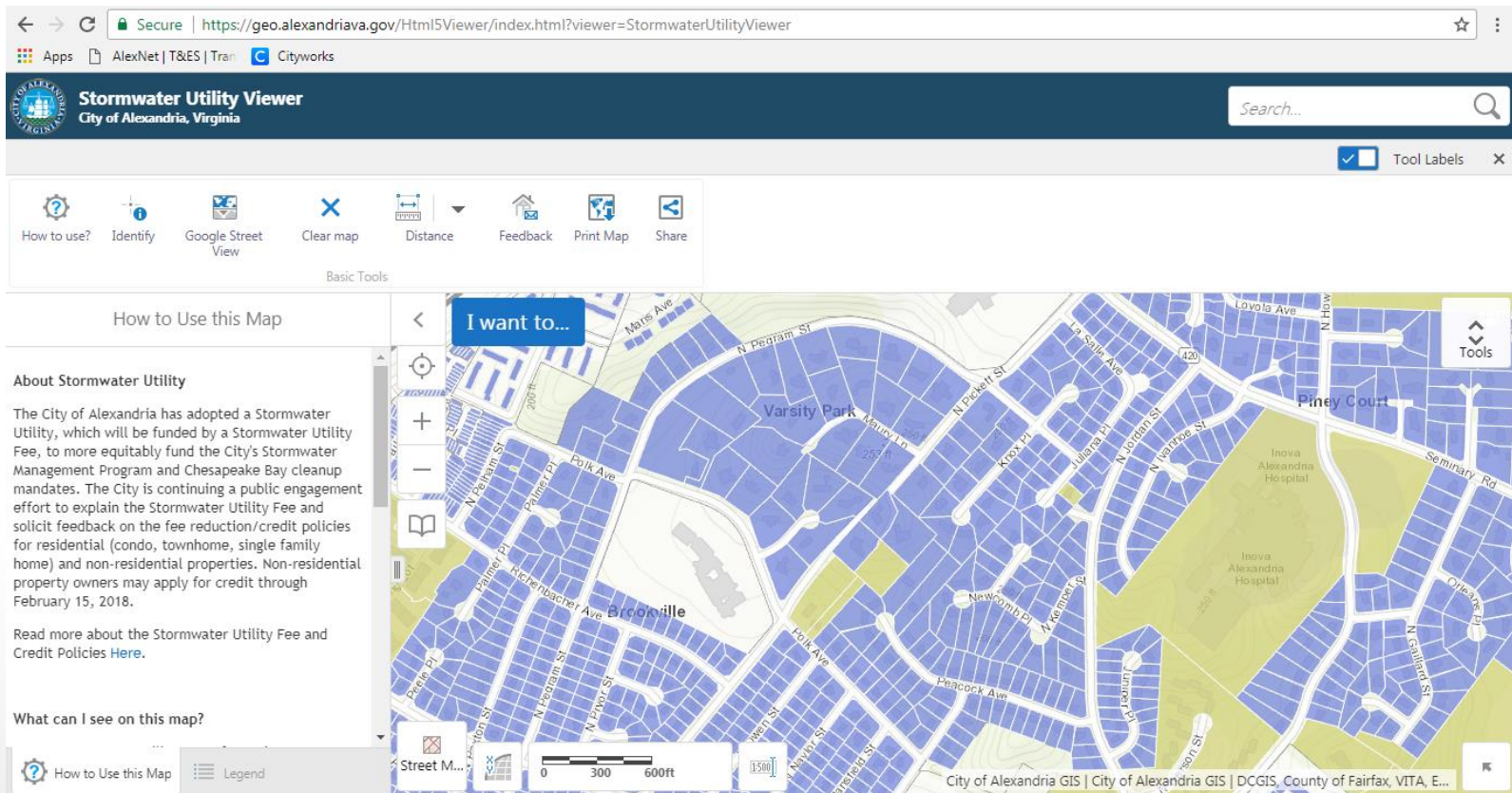
Building and parking lot impervious area	6,168 sq. ft.
1 billing unit	2,062 sq. ft.
Total billing units	$6,168 / 2,062 = 3$
Multiply by rate for 1 billing unit	$3 \times \$140$
Total fee	\$420/yr



Impervious Area = 6,168 sq. ft.

Stormwater Utility Viewer

- Link within 'alexandriava.gov/Stormwater' webpage



Secure | <https://geo.alexandriava.gov/Html5Viewer/index.html?viewer=StormwaterUtilityViewer>

Apps | AlexNet | T&ES | Trans | Cityworks

Stormwater Utility Viewer
City of Alexandria, Virginia

Search...

☒ Tool Labels

Basic Tools

How to use? Identify Google Street View Clear map Distance Feedback Print Map Share

How to Use this Map

About Stormwater Utility

The City of Alexandria has adopted a Stormwater Utility, which will be funded by a Stormwater Utility Fee, to more equitably fund the City's Stormwater Management Program and Chesapeake Bay cleanup mandates. The City is continuing a public engagement effort to explain the Stormwater Utility Fee and solicit feedback on the fee reduction/credit policies for residential (condo, townhome, single family home) and non-residential properties. Non-residential property owners may apply for credit through February 15, 2018.

Read more about the Stormwater Utility Fee and Credit Policies [Here](#).

What can I see on this map?

How to Use this Map Legend

City of Alexandria GIS | City of Alexandria GIS | DCGIS, County of Fairfax, VITA, E...



Billing Method

City of Alexandria, Virginia

Second Half 2017 Real Estate Tax

Lender:

Amount
Paid

Bill No. 30960000

Account: 62330

Parcel Address: 703 N MANSFIELD ST

Map/Block/Lot: 039.03-06-03



1652202

CLARK ROY C JR OR AUDRA C

703 N MANSFIELD ST

ALEXANDRIA VA 22304-2219



Tax	\$3,070.23
Tier 1 Tax	\$0.00
Stormwater Fee	\$0.00
Refuse Fee	\$186.50
Penalty	\$0.00
Interest	\$0.00
Prior Balance	\$3,631.12
Less	
Tax Credit	\$0.00
Payments	\$0.00
TOTAL DUE as of	
August 9, 2017	\$6,887.85

Detach and return this payment copy with your check.

A23/17309600007200006887856

Bill No. 30960000

Account: 62330

Parcel Address: 703 N MANSFIELD ST

Map/Block/Lot: 039.03-06-03

City of Alexandria, Virginia

Second Half 2017 Real Estate Tax

Lender:

	Assessment	Tax Rate	Annual Tax	Tier 1 Tax Rate	Tier 1 Annual Tax
Residential	\$543,403.00	\$ 1.130	\$6,140.46		
Commercial	\$0.00	\$ 1.130	\$0.00		
Total	\$543,403.00		\$6,140.46		

Annual Stormwater Rate	Surface Units	Annual Stormwater Fee	Number Of Cans	Annual Refuse Fee
\$0.00	0	\$0.00	1	\$368.00

Tax	\$3,070.23
Tier 1 Tax	\$0.00
Stormwater Fee	\$0.00
Refuse Fee	\$186.50
Penalty	\$0.00
Interest	\$0.00
Prior Balance	\$3,631.12
Less	
Tax Credit	\$0.00
Payments	\$0.00
TOTAL DUE as of	
August 9, 2017	\$6,887.85

Eligible Credits

- Credits permitted by state regulations are:

"strategies, techniques, or programs that reduce stormwater flow or pollutant loadings, or decrease the cost of maintaining or operating the public stormwater management system"

Potential Eligible Single Family Residential BMPs



Source: City of Alexandria



Rain Garden Source: City of Alexandria



Source: Montgomery County, MD



Before



Source: CSN



Source: USEPA



Source: Montgomery County, MD



After



Source: Greenroofs.com

Virginia Conservation Assistance Program

- City Signed an MOU with the Northern Virginia Soil and Water Conservation District
- Property owners now eligible for technical assistance and financial incentives to install BMPs
- Practices generally eligible for 75% financial reimbursement
- (703) 324-1460

Credit Policy

- Simple, understandable, consistent, and similar
- Two Phases
 - Nonresidential – Adopted October 24
 - Residential - Fall 2018 on 2019 Fees
- Annual Credit Application window
 - December 1 – February 15
- Credit split between May & October bills
- Online application
 - Apply via property search or viewer

Nonresidential Credit Policy

- City Council adopted October 24
- Mandatory Stormwater Quality BMPs and Detention
- Voluntary Programs
 - Adopt-A-Waterway
 - Adopt-A-Block
 - Adopt-A-Storm Drain
- Max 50% credits
- Phase 2
 - Public-Private Partnership (P3) Approach / Voluntary Structural Practices

Stormwater Management Program



*Catch basin
cleaning,
Prince Street*



*BMP Inspection,
Fire Station 206*

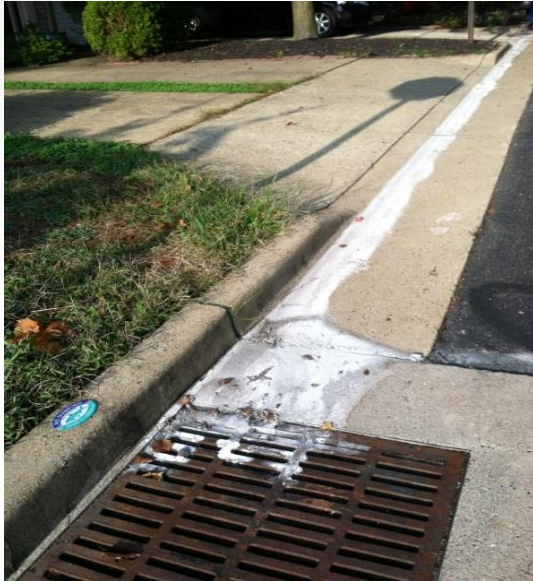


Plan Review



Channel maintenance, Cameron Run

Stormwater Management Program



Illicit discharge detection



Cameron Run flooding



Improper concrete washout



Flood warning sign and lights

Contacts

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- Danilo Nunez, PE, SWU Engineer

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Web: www.alexandriava.gov/stormwater

Stormwater Utility Open House

- Mon. Jan. 29, 6:30-8:30PM at Beatley Library