

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 04-2014*

DATE: JUNE 1, 2014

TO: DEVELOPERS, ARCHITECTS, ENGINEERS & SURVEYORS

FROM: WILLIAM SKRABAK, DEPUTY DIRECTOR, INFRASTRUCTURE AND ENVIRONMENTAL QUALITY, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES *WS*

SUBJECT: TREATMENT OF ROADWAY RUNOFF ASSOCIATED WITH DEVELOPMENT PROJECTS

Article XIII, the Environmental Management Ordinance, requires water quality treatment of impervious areas for all land disturbances over 2,500 square feet. To date this existing requirement has been particularly difficult to achieve with linear projects such as sidewalks and roadways. To facilitate compliance and provide guidance in meeting requirements of the Ordinance for linear projects, the following policy is being promulgated.

In order to improve water quality within the City of Alexandria and the Chesapeake Bay the runoff from any NEW public roadways created as a consequence of development or redevelopment shall be treated by the developer. All Best Management Practices (BMPs) that treat right-of-way runoff shall be installed by the developer. Under certain circumstances the BMPs that treat right-of-way water quality volume may be placed in the right-of-way. Any BMP in the right-of-way shall follow design guidelines established by the City of Alexandria and be subject to approval by the Director of T&ES. Conditions under which BMPs can be placed in the right-of-way are as follows:

1. If all water flowing to the BMP is derived from impervious area on public property/right-of-way then a BMP in the right-of-way is acceptable. The property owner will cover infrastructure and installation costs of the BMP and the City will maintain the BMP. The type of BMP will be as designated and approved by the Director of T&ES.
2. Directing the water quality volume generated on private property to a BMP designed to treat right of way runoff is discouraged as the purpose of the BMP is to treat runoff from the public right of way, not that from a privately developed parcel. However, if adjacent impervious surfaces (plazas, sidewalks, etc.) can be

treated along with roadway runoff (and cannot be treated within a BMP on the property) their use is not precluded. If there is a nominal portion of privately generated water quality volume flowing to the BMP due to proven grading constraints, then the City may accept responsibility for maintenance. The type of BMP will be as designated and approved by the Director of T&ES.

The developer or owner shall remove trash and be responsible for the long-term health and vigor of vegetation beyond the 3-year maintenance bond period. All maintenance concerns, especially long-term health and vigor of vegetation and litter removal, shall be negotiated at site plan stage.

Any questions pertaining to this policy can be directed toward the City's Stormwater Division at 703 746-4065.

***This Memo to Industry replaces Memo to Industry 01-2012.**