ALEXANDRIA
Environmental Policy Commission

AGENDA

Environmental Policy Commission
REGULAR MEETING
Monday, June 20, 2016
7:30 - 9:30 PM
City Hall, Room 2000 (Second Floor)

7:30 – 7:35	Welcome and Public Comments
7:35 – 7:40	Staff Consent items and EPC updates: • Waterfront Commission
7:40 –7:50	Environmental Policy Commission Elections, Tyler Orton/EPC
7:50 – 8:20	Green Building Program, Ryan Price/Emily Oaksford, Planning and Zoning
8:20 – 9:20	Stormwater Management, Jesse Maines/Sara DeGroot, TES
9:20 –9:25	Agenda for next Work Session and Full Meeting
9:30	Adjourn

Environmental Policy Commission June 20, 2016 Meeting
Consent Item Reports

Staff Report/Prepared by Lisa Goldberg

City Council approved the Potomac Yard Metro construction plan at a special Council meeting on June 16, 2017. Additional information about this plan is available at https://www.alexandriava.gov/potomacyard.

City Council approved the proposed framework of the Long Term Control Plan Update for the Combined Sewer System at the May 14 meeting. For more information about the Long Term Control Plan Update, visit the City's combined sewer system website, www.alexandriava.gov/Sewers. For questions, contact Erin Bevis-Carver, P.E., Sanitary Section Lead, T&ES Sanitary Sewer Infrastructure Division.

Staff contracted with the SmithGroup to assist in the development and incorporating eco-district elements into the Old Town North (OTN) small area plan. Representatives will be at the OTN Charette on June 24, 2016

The City's contractor for the Oronoco Outfall remedial investigation installed upland groundwater and soil gas monitoring wells for the final phase of upland soil gas and groundwater well installation during the week of May 16. City staff is currently in discussions with the property owners of two private property parcels in order to gain access to the parcels to install an additional 5 pairs of soil gas and groundwater monitoring wells.

Staff is currently evaluating the transmission line alternative routes proposed by Dominion Power for a new 230-kilovolt, underground transmission line between Alexandria and Arlington County. Dominion maintains that future power demands for the northern Virginia service region require this new line.

City staff and the City's representative on the National Airport Aircraft Noise Community Working Group, Stephen Thayer, with cooperation from Congressman Don Beyer's office arranged for Federal Aviation Administration and Metropolitan Washington Airports Authority officials to meet with residents and community leaders of the jurisdictions impacted by recent changes to FAA aircraft departure procedures. The meeting is scheduled for June 27, 2016 at 6 PM in the Historic Terminal A Lobby of Reagan National Airport. The meeting will allow residents to hear first-hand from airport and FAA officials regarding changes to the regional airspace, and about a proposed solution which the National Community Noise Working group is developing. The forum will also allow residents to voice their concerns to MWAA and the FAA directly.

Four new Bikeshare stations were installed in June 2016 for a total of 24 stations around Alexandria. The new stations were installed at Commonwealth Avenue at Oak Street, Potomac Avenue at Mainline Boulevard (Station 650), North Radford Street at Osage Street and Commonwealth Avenue at Monroe Avenue. The 2016 stations expand Bikeshare to the South Old Town, Rosemont, Potomac Yard and Fairlington neighborhoods and provide more options near the metro stations and in Old Town and Del Ray.

Urban Forestry Work Group Update

City Council approved the Interdepartmental Long Range Planning Workplan during its meeting on June 14. The deadline for submitting docket items preceded EPC's recent meeting with Karl Moritz and Yon Lambert, so it did not reflect the outcomes of that meeting. Instead, during the presentation of the plan to Council, Carrie Beach – Director of the Long Range Planning Division - made a point of referring to the 4-commission letter that recommends the establishment of an urban forestry work group. Her statement was quite similar to the following text that Karl Moritz sent Susan:

"The City Council is in receipt of a letter from the Chairs of the Environmental Policy Commission, the Planning Commission, the Parks and Recreation Commission, and the Beautification Commission calling for a work group requesting that City Council establish a work group consisting of members from multiple commissions and an inter-departmental staff team to review, update and recommend steps for implementing a key set of goals, policies, and strategies included in the Environmental Action Plan and the Urban Forestry Master Plan.

In discussion with the EPC last week, the Directors of P&Z and T&ES outlined how the various urban forestry and open space planning initiatives could be sequenced under the currently proposed work program. The Environmental Action Plan, which is due to be considered first, can lead with goals for urban forestry and open space, which in turn can be integrated into the subsequent planning initiatives on Open Space in New Development and the Landscape Guidelines, with the latter being one of the tools to implement the goals set in the EAP.

In addition, there is overlap between the three initiatives under the work program, given the duration and broad focus of the EAP. The EAP work is still scheduled to be in the Staff Preparatory phase when both the Open Space and Landscape Guidelines initiatives begin.

Staff is not ready now to commit to a specific oversight process, such as the proposed work group, but certainly it would have to involve, in a meaningful way, all of the relevant departments and commissions. The scope of work and process for these initiatives will be developed this fall, in coordination with the EPC."

Susan is scheduled to meet with Karl Moritz in mid-July to discuss this further.

Contact: Susan Gitlin

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EPC CALENDAR - FY2017

July 2016 through June 2017

Conference Room 2000 at City Hall Unless Noted Otherwise

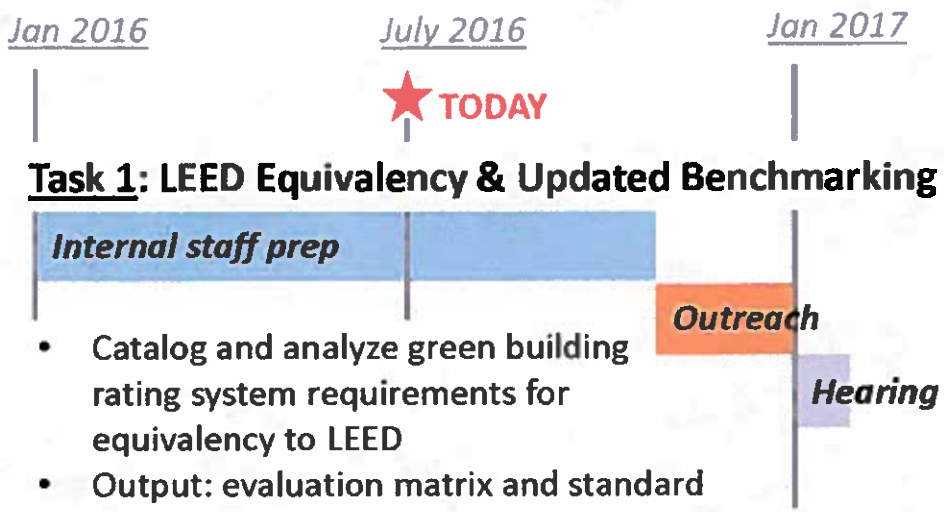
7:30 PM – 9:30 PM

DATE	EVENT	AGENDA ITEMS	ITEMS FOR CONSIDERATION
7-18	Regular Meeting		
8-??	**EPC Picnic/ Retreat**		
9-12	Work Session		
9-26	Regular Meeting		
10-3	Work Session		
10-17	Regular Meeting		
11-7	Work Session		
11-21	Regular Meeting		
12-5	Work Session		
12-19	Regular Meeting		
1-9-2017	**Work Session**		
1-23	Regular Meeting		
2-6	Work Session		
2-27	Regular Meeting		
3-6	Work Session		
3-20	Regular Meeting		
4-3	Regular Meeting		
4-17	Regular Meeting		
5-1	Work Session		
5-15	Regular Meeting		
6-5	Work Session		
6-19	Regular Meeting		

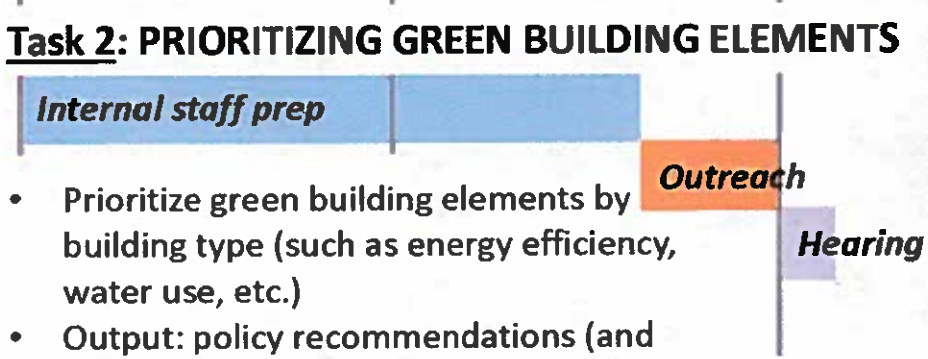
Holidays: July 4, September 5: Labor Day, January 16: Martin Luther King, Jr. Day, February 20: President's Day

Green Building Policy

Workplan for Policy Update (2016-2018)



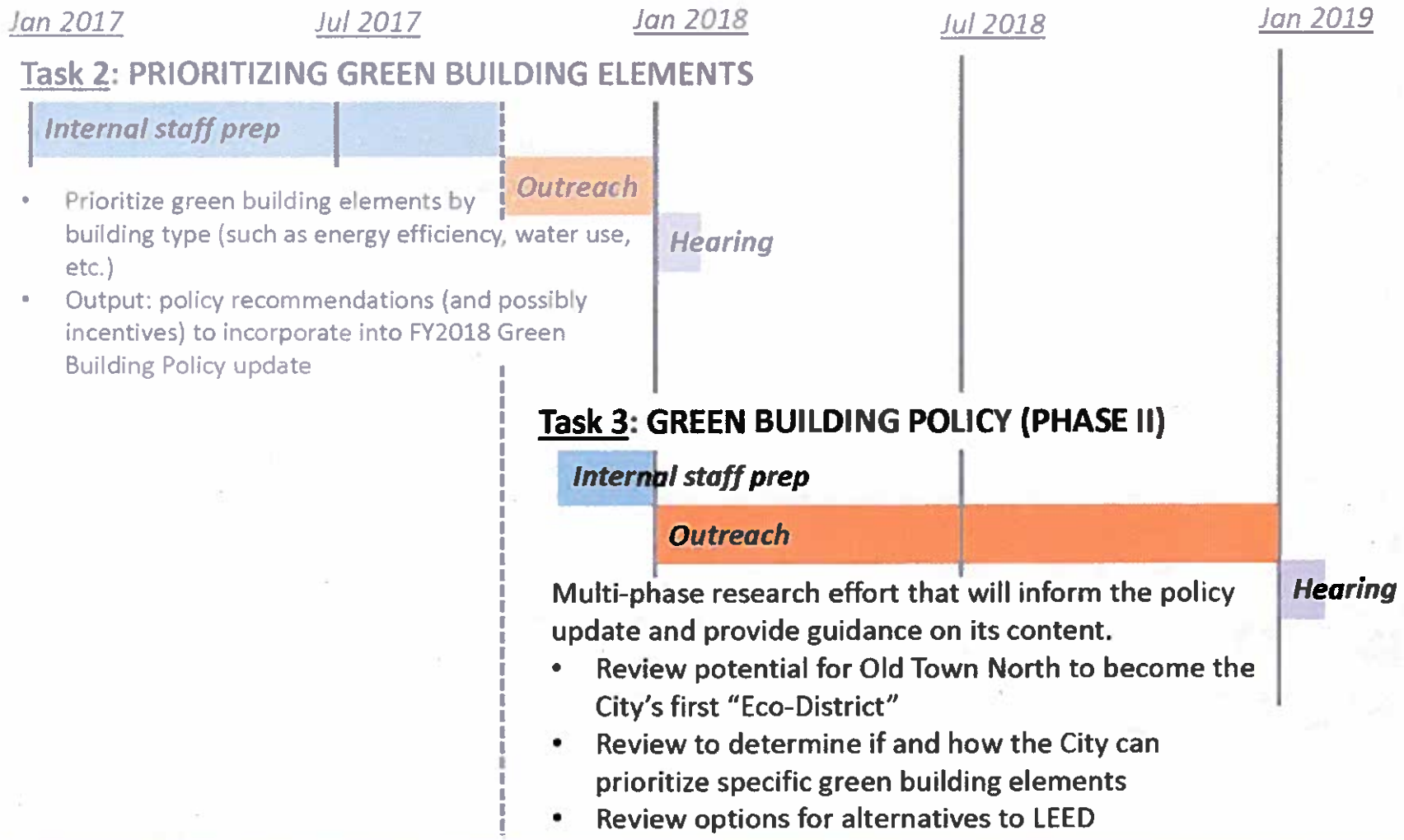
- Catalog and analyze green building rating system requirements for equivalency to LEED
- Output: evaluation matrix and standard conditions to be used for development projects proposing non-LEED certification



- Prioritize green building elements by building type (such as energy efficiency, water use, etc.)
- Output: policy recommendations (and possibly incentives) to incorporate into FY2018 Green Building Policy update

Green Building Policy

Workplan for Policy Update (2017-2019)



Policy Compliance

FY2016 Stats

- **2.7 million sf** of new development approved
- **94%** of approved sf committed to meeting City's Green Building Policy

New DSUPs Approved in FY2016	
Hunting Point Clubhouse	8,000 sf clubhouse facility
EZ Storage	136,000 sf self-storage facility
Park Residences	44,000 sf residential (townhomes)
Immanuel Lutheran Church & School Expansion	30,000 sf private school expansion
Robinson Terminal North	262,000 sf mixed-use
Gateway at King and Beauregard	514,000 sf mixed-use
1800 Mt. Vernon	54,000 sf mixed-use
Towne Motel	53,000 sf hotel
2901 Eisenhower Av	1.2 million sf mixed-use
ABC/Giant	305,000 sf mixed-use
First Baptist Church Expansion	9,500 sf church expansion
Old Colony Inn	62,000 sf hotel
Potomac Yard Metrorail Station	124,000 sf Metrorail station

Green Building Policy

Exemplary Projects

Alexandria Police Department Headquarters (LEED Gold)

- 30% energy savings, 30% water reduction, 90% construction waste diversion
- Stormwater quality and quantity control with bioretention ponds

Exemplary Projects

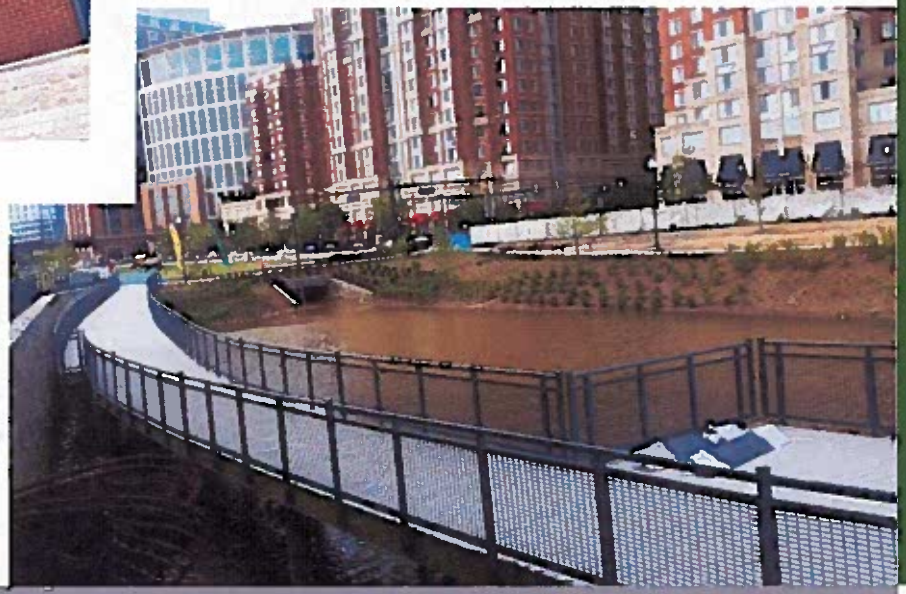
Jefferson Houston PreK-8 (LEED Gold)

- Estimated 48% energy savings
- Universal design features
- Indoor and outdoor shared-use facilities with the community

Exemplary Projects (nearing completion)

AlexRenew (LEED Platinum)

- Solar panels double as sun shades for south-facing windows
- Information panels as educational component
- Building oriented to the landscape



Parc Meridian

- Enhanced RPA to create a BMP pond, helped to achieve:
  - City open space requirements
  - New stormwater treatment goals

Green Building Policy

Questions?

CITYINTERESTS

ROBINSON TERMINAL NORTH

June 15, 2016

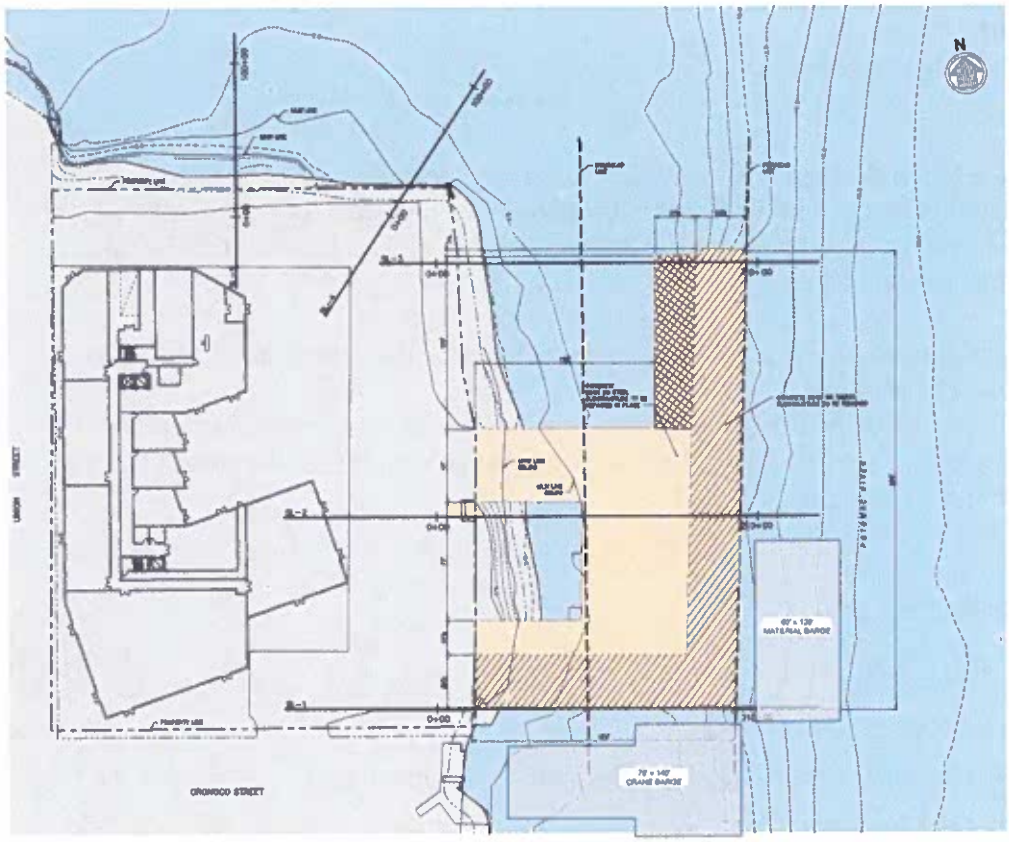
RTN Pier Demolition Summary & Schedule

General Description:

- One 70'x140' Crane Barge (230-Ton)
  - Draft of approximately 3 ft. requiring a minimum water depth of approximately 4 ft.
- One 60'x120' Material Barge
- One Tug to move the barges around
- Landside access for personnel access, fuel delivery and porto-potty service
- Deck:
  - Superstructure (deck slab and beams) will be fitted with contractor designed lifting eyes. Concrete deck will be cut with walk-behind concrete saw and steel framing will be torch cut at pile connections. Once cut, the slab sections will be picked at lifting points and placed into the material barge.
- Piles:
  - Timber piles will be removed via a vibratory hammer, or fitted with a choker sling and snapped below the mudline.
  - Steel piles will be removed using a vibratory hammer, or torch cut below the mudline
- For more information, please see attached exhibit showing the general size of the barges and the portions of the existing pier being demolished.

RTN Construction & Pier Schedule:

Description	Start Date	End Date
Demolish Existing Warehouses & Barge in FEMA Fill	June 2016	September 2016
Submit Application to US FWS Boating Infrastructure Grant Program	August 1, 2016	August 1, 2016
Prepare & Submit LOMR to FEMA for Review/Approval	September 2016	February 2017
Commence Archeology & Below Grade Excavation	March 2017	July 2017
Approval of US FWS Boating Infrastructure Grant	March 2017	March 2017
Moratorium on Potomac Maritime Construction for Spawning	February 2017	June 2017
Construction of East Building Foundation to Grade	July 2017	December 2017
Demolition of the RTN Pier	July 2017	September 2017



ROBINSON TERMINAL NORTH

ALTERNATE 6 - EXISTING CONDITIONS PLAN

Sheet Reference No.

C-116

Proposed Stormwater Utility for Funding Stormwater Program Needs

Environmental Policy Commission

June 20,2016 **DRAFT ~90%**

Purpose

- Provide overview
  - City's Stormwater Program,
  - Chesapeake Bay cleanup mandates, and
  - Process for structuring a proposed Stormwater Utility.

- Discuss the EPC's role in the Stormwater Utility process.

DRAFT

Agenda

- Stormwater Program Timeline
- Overview of Existing Stormwater Program
- New Stormwater Mandates
- Funding the City's stormwater program
- Stormwater Utility Basics
- What is the SWU Project Scope and how do I fit in?

DRAFT

Stormwater Program Timeline

- 1988 – Chesapeake Bay Act
- 1992, revised 2004 - Environmental Management Ordinance (EMO)
- December 2010 – Chesapeake Bay TMDL (total maximum daily load)
- July 2013 – Municipal Separate Storm Sewer System (MS4) General Permit (contains Bay cleanup mandates)
- Sept. 2012, revised Dec. 2013 – New Virginia Stormwater Management (VSMP) Regulations for development / redevelopment
- July 1, 2014 – EMO revised, local VSMP

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Overview of Current Stormwater Program

Stormwater Management Program

- Public Infrastructure
  - Operations, maintenance and repair
- Water Quality and Regulatory Compliance
- Floodplain Management and Drainage Issues

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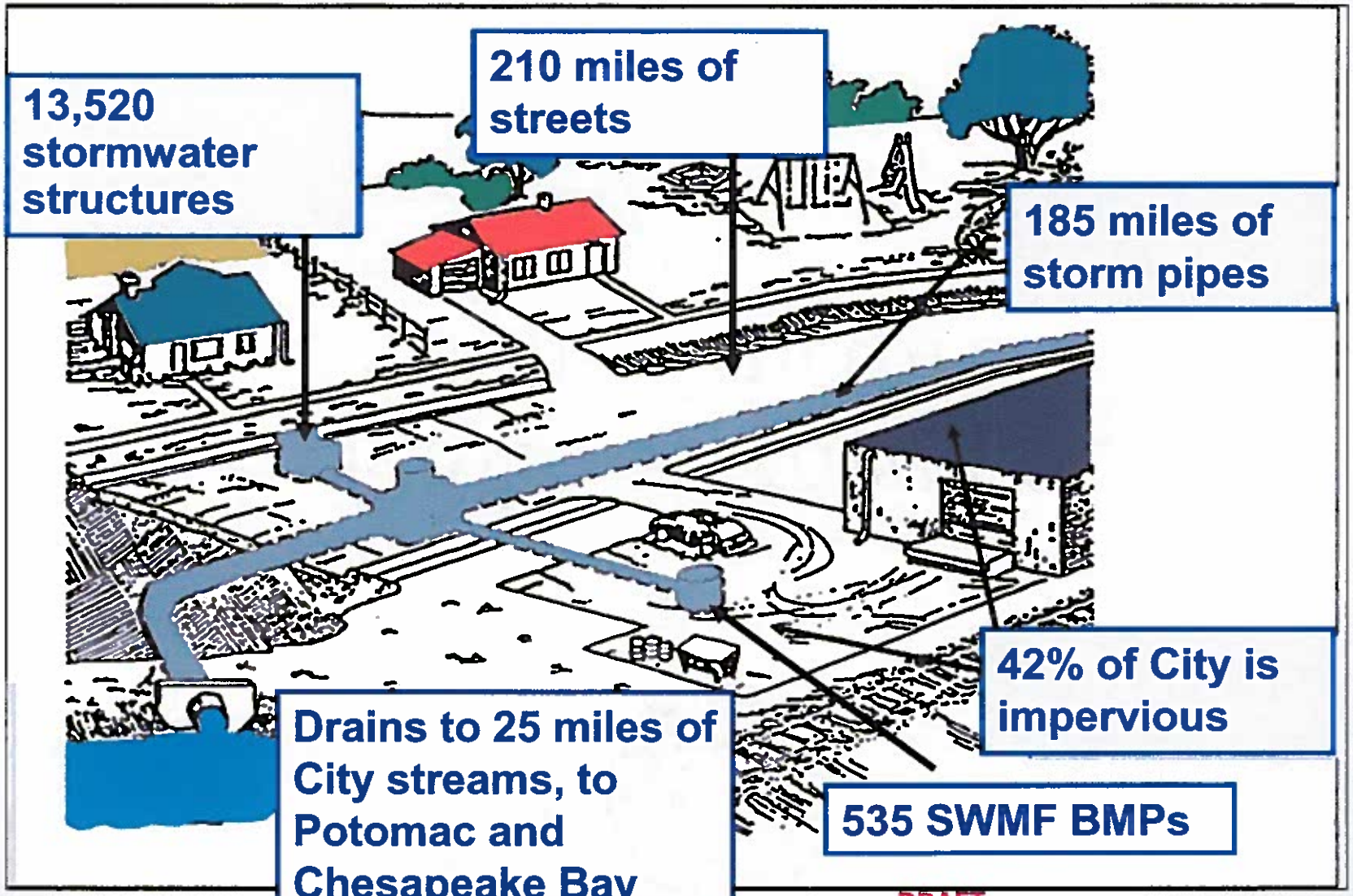
Public Stormwater Infrastructure

Stormwater Infrastructure



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(possible replacement to revise previous graphic)

- (Underlying graphic a little old and grainy)

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Infrastructure: Operations, Maintenance, and Repair

- Catch basins and inlets
- Storm sewer pipes
- CCTV inspections
- Street Sweeping
- 81 Public Stormwater Management Facility (SWMF) BMPs – Annual inspection and maintenance
- 454 Private BMPs – Inspection & enforcement

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Infrastructure: Operations, Maintenance, and Repair

- (add pictures)

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Stormwater Quality and Regulatory Compliance Program

Water Quality and Regulatory Compliance Programs

- Local Virginia Stormwater Management Program (VSMP) and Chesapeake Bay Act compliance
- Erosion and Sediment Control Program
- MS4 Permit Compliance Program

DRAFT

VSMP and Chesapeake Bay Act

Administration and reporting for both

- Development site plan, BMP maintenance agreement and grading plan review
- Inter-Departmental Review (IDR) and applicant meetings
- Stormwater Pollution Prevention Plan (SWPPP) review and processing
- Construction site inspection and enforcement
- Disturbed lands tracking and reporting
- Resource Protection Area (RPA)
  - Water Quality Impact Assessments, mitigation

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Erosion and Sediment Control Program

Program administration and reporting

- Site plan and grading plan review
- Preconstruction meetings
- Construction site inspection and enforcement
  - Reporting
  - Follow up inspections
- Disturbed lands reports
- Staff training

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Erosion and Sediment Control Program

- (add pictures)

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MS4 Stormwater Permit

- Municipal Separate Storm Sewer System (MS4) General Permit (VAR040057)
- Issued by VDEQ via the Clean Water Act
- Authorizes stormwater discharges from the storm sewer
- 5-year permit: 7/1/2013 – 6/30/2018
  - Increasingly more stringent
- MS4 Program Plan is developed to outline local actions and deliverables

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MS4 Stormwater Permit

- Education and Outreach
- Public Involvement
- Illicit Discharge
  - Proactive outfall Inspections
  - Complaint investigation/resolution
  - HHW site
- SWPPPs for Municipal Facilities
  - Pollution prevention & good housekeeping
- Staff training
- New Stormwater 'Bay Cleanup Mandates'

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MS4 Stormwater Permit

- (add pictures)

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New Bay Cleanup Stormwater Mandates

What are the New Stormwater Mandates?

Driver: Chesapeake Bay TMDL

- Sets specific target reductions/loads for nutrients and sediment in stormwater discharges
- Enforced through City's MS4 Permit
- 15-year implementation
  - Three phases based on five-year permit cycles (2013 – 2028)
- Required reductions increase each cycle
- Enhanced Stormwater Management Program

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Targets for Bay Cleanup Mandates

- *Approximate additional acreage requiring costly stormwater infrastructure*

MS4 Permit Cycle	**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**

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Baseline Stormwater Program

- Costs for new mandated infrastructure through FY 2028 estimated at $50-75M
- General infrastructure repair and replacement, and continued operations and maintenance
- Includes capital, and operating and maintenance of new costly infrastructure mandates

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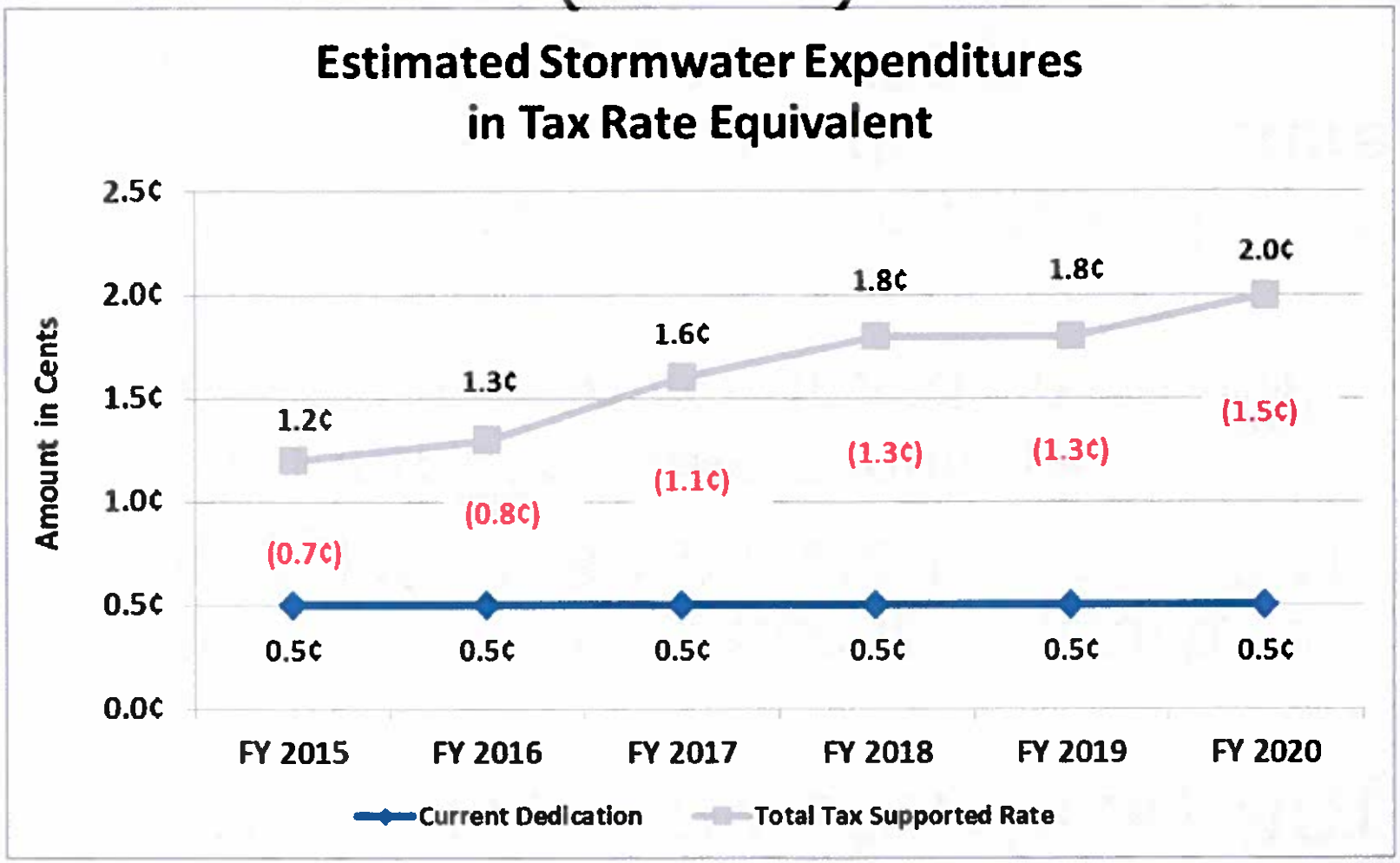
Estimated Tax Rate Impact for Baseline Stormwater Program (FY2015)



Current Stormwater Funding Strategy

- FY2010 – Created dedicated $0.005 of property tax falls short
- Consumes increasing portion of General Fund (approx. $0.009)
- New Bay Cleanup Mandates (operating and capital) costs continue to increase over 10-15 years
- Need sustainable long-term solution

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Why Stormwater Utility?

Enabling legislation Virginia Code § 15.2-2114

- Current dedicated funding short for Baseline Program
- One of a limited number of potential revenue sources that can be used by City
- Create dedicated funding to cover the increasing costs of Bay Cleanup mandates
- December 2014 – Council direction
- February 2016 – Council direction to develop basic structure for consideration
  - No ad hoc work group
  - Do direct public outreach

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Overall Timeline (from Council docket)

- Phase 1 (Fall 2016): **Resolution** by City Council supporting the framework
- Phase 2 (Spring 2017): Oral update on credit policy/billing early in FY 2018 budget process and **adoption** of utility as part of FY 2018 budget
- Phase 3 (Fall 2017): If approved by City Council, **finalization of administrative process**
- Phase 4 (Winter 2017- ongoing): Implementation Check-In and Ongoing civic engagement and administrative structure is in place; **bills mailed starting sometime in FY 2018**

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Proposed Stormwater Utility

What is a Stormwater Utility?

- Not a Tax
- Fee-based revenue associated with stormwater runoff
- All users pay proportionally
- An Enterprise Fund self-supported by stormwater fees
- Doesn't compete with schools, fire, police and other programs for General Fund support during the annual budget process

- **S**table – **A**dequate – **F**lexible - **E**quitable

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Why Create Dedicated Funding?

- **S**table – Doesn't fluctuate with property assessments, no General Fund competition
- **A**dequate – Covers program costs and meet mandates
- **F**lexible – Structure, credits / waivers, augmented as needed
- **E**quitable – Linkage between stormwater generated and fee charged

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Allowable Use of Fees

- Real or personal property acquisition to stormwater management facilities (SWMFs)
- Program administration
- Planning, design, engineering, construction and debt retirement
- Water quality monitoring
- Permit compliance
- Contracts for financing, construction, operation, or maintenance of SWMFs

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SWU Project Phase 1

- Develop Basic SWU Structure Tasks
  - Strategic Plan Development
  - Billing Unit Development
  - Needs Analysis
  - Level of Service Analysis
  - Credit (Waiver) Policy Framework
  - Rate Development
  - Billing Method Determination
  - Ordinance Development
  - Public Outreach

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Billing Unit Development Considerations

- City-GIS data
  - 2013 Impervious surface data and 2015 parcel data
- Based on parcel contribution
- Equivalent Residential Unit (ERU) vs. Square Foot Approach
  - Tier Options?
- Condos and Mixed Use
- Non-Residential and Multi-family
- *Billing Unit Options and Preferred Option Recommendation*

DRAFT

Needs Analysis

- Existing Baseline Stormwater Program
- Consider funding potential services
- MS4 Bay Cleanup Mandates – Costly infrastructure projects (new and retrofits)
- Permit compliance
- Storm sewer capacity issues and flooding issues
- Drainage projects

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Level of Service

- Evaluate current and potential increases in level of service and costs
- Range of Costs: Baseline to Fully Funding
- *Needs Analysis and Cost Ranges for Level of Service*

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Credit and Waiver Policy: Required and Allowed

Enabling legislation

- Virginia Code § 15.2-2114 contains categories of waivers that 'shall' and 'may' be provided by the Stormwater Utility (SWU) per the following:

Shall Provide:

- Section C: requires full waivers for
  - MS4 permit holders, and
  - public roads and ROW
- Section D: requires full or partial waivers for BMPs that reduce stormwater flows or pollutant loads

May Provide:

- Section E: Optional full or partial waivers to
  - Cemeteries,
  - City owned or operated property, and
  - Public or private entities "that implement or participate in strategies, techniques, or programs that reduce stormwater flows or pollutant loadings, or decrease the cost of maintaining or operating the public stormwater management system."

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Credit and Waiver Policy

Phase 1:

- BMPs installed for development, properly maintained
- Identify list of potential voluntary single-family practices
- Create menu of targeted credits (larger institutional parcels)

Phase 2:

- Refine and implement menu of voluntary single-family practices

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Rate Development

- Based on number of billing units
- Based on Needs and Level of Service
- Utility Rate Model
  - Policy decisions
    - Program needs
    - Data accommodations and capabilities
    - Schedule of SWU implementation – fully funding or phased in
  - *Interim Report: Rate Determination and Model*

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Billing Methods

- Available billing mechanisms / options
  - Water, Sewer, Real Estate
- Consideration of billing unit and who receives bill
- Evaluate cash flow needs
  - Anticipated program and pace of implementation
- Frequency of billing
- Strategy for master account file
- *Billing Method Options and Preferred Option Recommendation*

DRAFT

Public Outreach Framework

Following Council recommendation of Framework

- Dedicated SW Program and SWU websites
- FAQs
- Social media
- Meetings
- EPC
- Targeted groups
  - Chamber of Commerce
  - Federation of Civic Associations, and individual
  - Non-profits and Religious
  - Large property owners
  - Large parcel owners
  - Residents

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Schedule To Date

- 3/28/2016 – Project Kickoff
- 4/5/2016 – Weekly Internal Task Groups
- 6/7/2016 – Large group meeting
- 6/20/2016 – EPC
- 6/21/2016 – Task group w/consultant
  - Needs follow-up, Billing Units and Methods
- 6/24/2016 – Monthly T&ES update
- 6/28/2016 – City Mgr. Office monthly updates
- July: Pending Federation of Civic Assns.
- 9/6/2016: Initial Chamber of Commerce

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Project Next Steps

- June – September: Establish options and recommendations for Credit Policy
- First of July
  - Finalize Billing Unit/ERU options and recommendations,
  - Range of Possible Rates
  - Finalize Billing Method options and recommendations
- August – Launch initial SWU message
  - Dedicated websites
  - Message to targeted groups (various media) – follow up to Chamber, others

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Project Process

- Project kickoff 3/26 with consulting team and staff
- Created internal staff groups to address tasks
- Task groups meeting every other week internally
- Meetings and conference call updates with consultant
- Monthly senior staff and CMO updates
- Updates to Water Quality Work Group and Steering Committee

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Some Policy Decisions Under Consideration

- Fully or partially funding the stormwater program
- Phased Credit Policy, and 'Targeted Waivers'
- Condos and Apts. Billing Units
- Common Areas
- Opportunities for Appeals
  - What are these?
  - How do they work?
  - How does billing unit effect the approach

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EPC Role in the Process

- Help with Public outreach
  - Initial sounding board for materials
- Convener for one or two of the big public meetings
  - Public Hearings?
- Feedback on the Credit Program
- Seeking letter of support for Council

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Questions

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