



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Michael P. Slevin III, P.E., Director, Environmental Services  
Geoffrey M. Smyth, P.E., Division Manager, Science and Engineering  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Amending TMC 12.08.870 Payment In-Lieu-of Construction Program –  
Establishing Charge for the Foss Regional Stormwater Facilities – July 17, 2018  
**DATE:** June 6, 2018

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**SUMMARY:**

An ordinance amending Section 12.08.870 of the Tacoma Municipal Code, relating to the Payment In-Lieu-of Construction Program, to establish a system development charge of \$1.87 and a maintenance surcharge of \$0.02 per square foot of surface area requiring stormwater mitigation, for utilization of the Foss Regional Stormwater Facilities located in the Thea Foss Watershed.

**STRATEGIC POLICY PRIORITY:**

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

This ordinance establishes a system development charge and a maintenance surcharge for the City's Ferry Street, Hood Street, and A Street Regional Stormwater Facilities located within the Thea Foss Watershed (see attached figure) and are known collectively as the Foss Regional Stormwater Facilities that provide regional water quality treatment.

These facilities are the second opportunity for developers or City projects to participate in the voluntary Payment In-Lieu-of Construction Program. Developers or City projects which are required to provide stormwater mitigation could elect to buy into the regional facilities rather than designing, permitting, and constructing a facility on their project site.

**BACKGROUND:**

Under Ordinance No. 28371 the City Council established a voluntary program (the Payment In-Lieu-of Construction Program) to allow applicants of qualified new development or redevelopment projects to pay a system development charge to the City in-lieu-of constructing stormwater treatment or flow control facilities on their project site. The National Pollutant Discharge Elimination System Phase I Municipal Stormwater Permit through the City of Tacoma Stormwater Management Manual requires projects over specified thresholds to mitigate for stormwater impacts. This permit also allows for the use of regional facilities to mitigate for stormwater impacts.

The City has constructed three new regional stormwater treatment facilities to mitigate stormwater impacts associated with new development and redevelopment projects as an alternative to construction of individual onsite stormwater treatment and flow control facilities. The system development charge and maintenance surcharge for each facility that will be part of the program are determined based on procedures established by the City of Tacoma Regional Stormwater Facility Plan.



This ordinance will establish the system development charge and maintenance surcharge for the Foss Regional Stormwater Facilities for water quality mitigation within the Thea Foss Watershed.

**ISSUE:**

To implement the Payment In-Lieu-of Construction Program for regional stormwater management in the Thea Foss Watershed, it is necessary to identify the regional facilities and an associated system development charge.

**ALTERNATIVES:**

The City does not currently offer the Payment In-Lieu-of Construction Program for water quality treatment in the Thea Foss Watershed. Without the program, stormwater treatment must be provided on each project site. The program increases flexibility for both the development community and individual City projects while providing equivalent environmental protection.

**RECOMMENDATION:**

An ordinance amending Section 12.08.870 of the Tacoma Municipal Code, relating to the Payment In-Lieu-of Construction Program, to establish a system development charge of \$1.87 and a maintenance surcharge of \$0.02 per square foot of surface area requiring stormwater mitigation, for utilization of the Foss Regional Stormwater Facilities located in the Thea Foss Watershed.

**FISCAL IMPACT:**

There is no fiscal impact. The program is designed to use system development charges and maintenance surcharges for future construction and/or operation and maintenance of each regional stormwater management facility.