



TO: T.C. Broadnax, City Manager
FROM: Michael P. Slevin III, P.E., Director, Environmental Services
Geoffrey M. Smyth, P.E., Division Manager, Science & Engineering
COPY: City Council and City Clerk
SUBJECT: Ordinance relating to the Payment In-Lieu-of Construction Program, establishing charge for the Gravel Pit – July 19, 2016
DATE: June 23, 2016

SUMMARY:

An ordinance to establish a system development charge of \$0.97 per square foot of surface area requiring stormwater mitigation, relating to Municipal Code Section 12.08.870 "Payment In-Lieu-of Construction Program", for connection to the Gravel Pit Regional Stormwater Facility located in the Flett Creek Watershed.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote efficient and effective government, which is fiscally sustainable and guided by engaged residents.
- Foster neighborhood, community, and economic development vitality and sustainability.

This ordinance establishes a system development charge for the City's Gravel Pit Regional Stormwater Facility located at 2517 South 84th Street to provide regional flow control within the Flett Creek Watershed. The Gravel Pit is the first facility to be established in the new 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 facility rather than designing, permitting, and constructing a facility on the project site.

BACKGROUND:

The City Council desired to establish 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 City of Tacoma Stormwater Management Manual requires certain projects to mitigate for stormwater impacts, and the National Pollutant Discharge Elimination System Phase I Municipal Stormwater Permit allows for the use of regional facilities to mitigate for stormwater impacts.

The City is implementing a program to construct new or expanded regional stormwater 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. Chapter 35.92 RCW authorizes the City to establish and collect a system development charge and maintenance surcharge to recover the property owner's equitable share of the capital and maintenance costs associated with the regional stormwater facilities. The system development charge and maintenance surcharge for each facility that will be part of the program will be determined based on procedures established by the Washington State Department of Ecology.

This ordinance will establish the system development charge for the Gravel Pit Regional Stormwater Facility for use within the Flett Creek Watershed. The system development charge



and maintenance surcharge for each individual facility to be added to the program in the future will also be brought before Council for approval.

ISSUE: To implement the Payment In-Lieu-of Construction Program for regional stormwater management, it is necessary to identify a regional facility and an associated system development charge.

ALTERNATIVES: The City does not currently offer the Payment In-Lieu-of Construction Program. Without the new program, stormwater treatment and flow control must be provided on each project site. The proposed program increases flexibility for both the development community and individual City projects while providing equivalent environmental protection.

RECOMMENDATION:

An ordinance to establish a system development charge of \$0.97 per square foot of surface area requiring stormwater mitigation, relating to Municipal Code Section 12.08.870 "Payment In-lieu-of Construction Program", for connection to the Gravel Pit Regional Stormwater Facility located in the Flett Creek Watershed.

FISCAL IMPACT:

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