



# ALBANY POOL CSO LTCP

## STORMWATER IN-LIEU FEES AND CREDIT BANKING FEASIBILITY STUDY

### Project Overview

March 17, 2016

# Albany Pool Green Infrastructure Program

## Developing the Framework for Long Term Sustainability

- Code and ordinance review to promote advancement of green infrastructure practices
  - Implementation of demonstration projects
  - Annual reporting of public and private “green projects” (including an estimated runoff volume reduction on an annual basis)
  - Develop “*Green Practices Technical Guidance Document*”
  - Promotion of additional coordination with MS4 Programs in regards to public education and outreach (including municipal leadership and decision makers)
- Conduct Feasibility Assessment for a Green Infrastructure Banking System

# Stormwater / GI Funding Sources

## Traditional

Stormwater utilities and taxing districts

Water/wastewater revenues

General appropriation revenues

Developer funding

Private and non profit sources

Municipal bonds

Grant and loan programs

## More Innovative

Public agency cost sharing

Fee In-lieu of programs

Mitigation banking and credit trading

Public-private partnerships

Miscellaneous sources

# Stormwater In-Lieu Fees

## Alternative to on-site mitigation

- Existing code requires developers to implement stormwater management measures
- Payment of in-lieu fee instead of on-site stormwater mitigation.
- Fees are related to the market cost of a remediation measure.
- Sponsor accumulates fee revenues and implements other stormwater projects in other desirable areas.

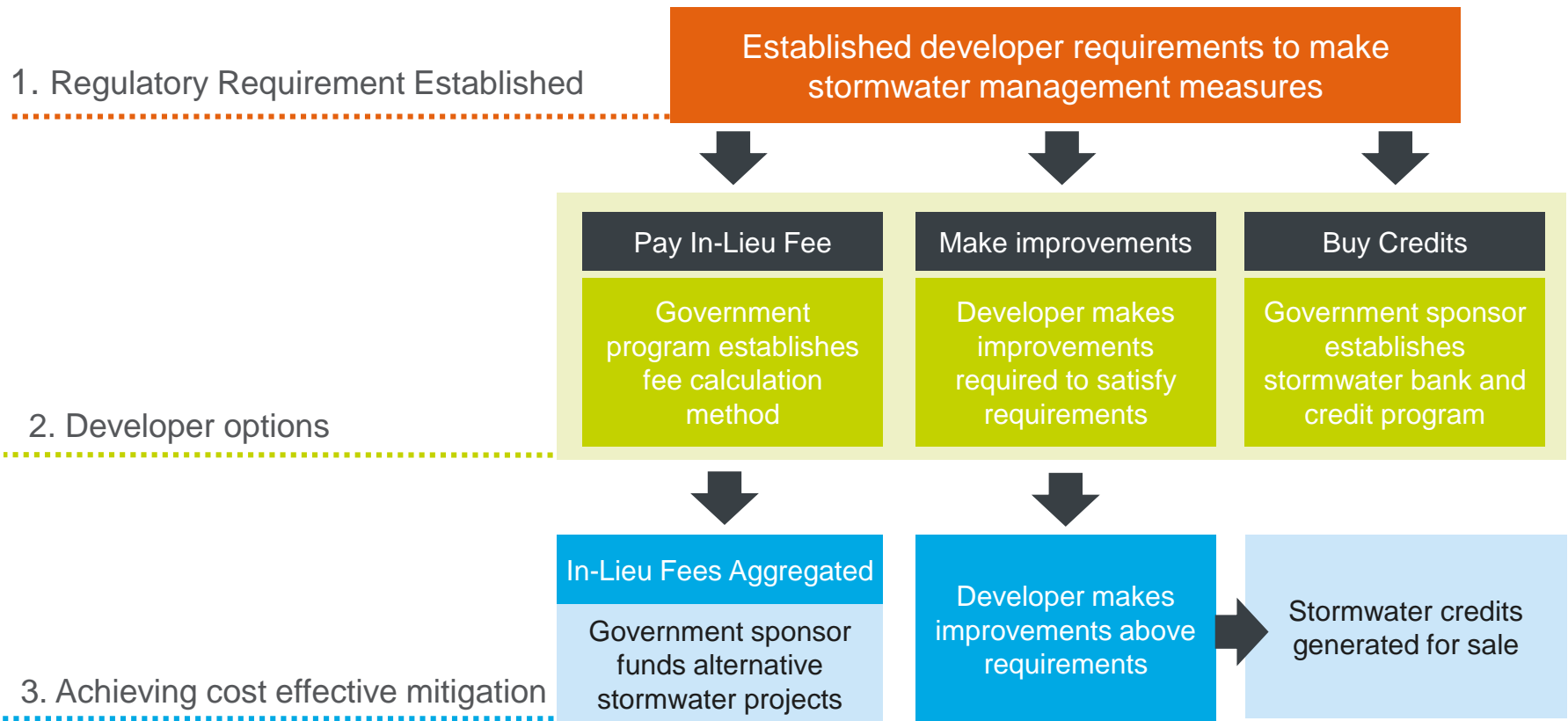
# Stormwater Retention Credit Banking

## Alternative to on-site mitigation

- Exchange of higher-than-required stormwater mitigation by one party enables a second party to avoid mitigation at its location.
- Private property owners install stormwater best management practices on private lands, and sell excess retention credits to permitted entities.

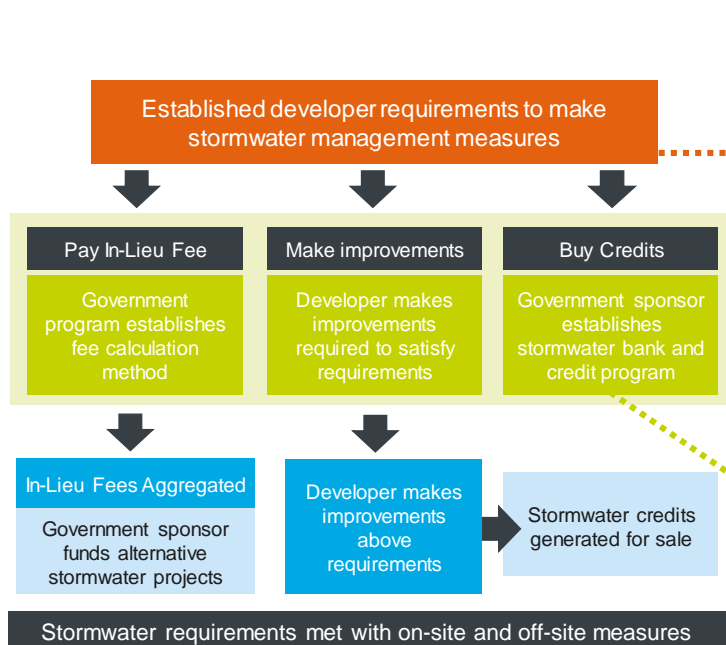


# How do In-Lieu Fees and Credit Banking Programs Work Together?



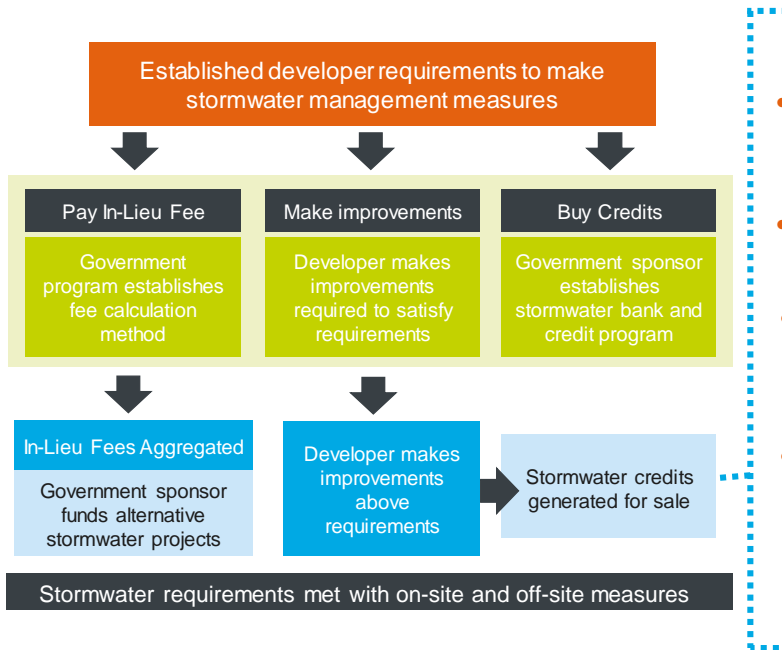
Stormwater requirements met with a combination of on-site and off-site measures

## Example: Washington D.C. Department of Environment

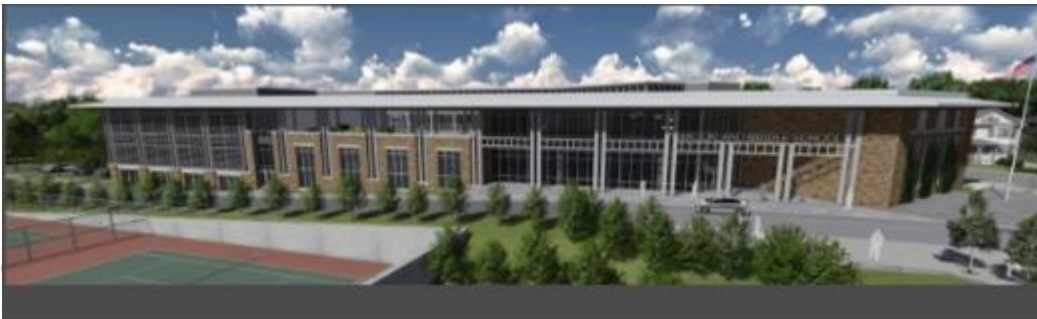


- Retention is a requirement of D.C.'s municipal separate storm sewer system (MS4 permit)
- DDOE Established requirement that development projects retain the volume from a 1.2-in. storm (90<sup>th</sup> percentile storm)
- Applicable to projects that disturb 5,000 sf or more
- Developer needs to achieve 50% of standard from on-site retention
- Remaining 50% can be achieved by any combination of the three options
- Developers can pay Stormwater Retention Credits or pay in-lieu fees for off-site retention.

## Example: Washington D.C. Department of Environment

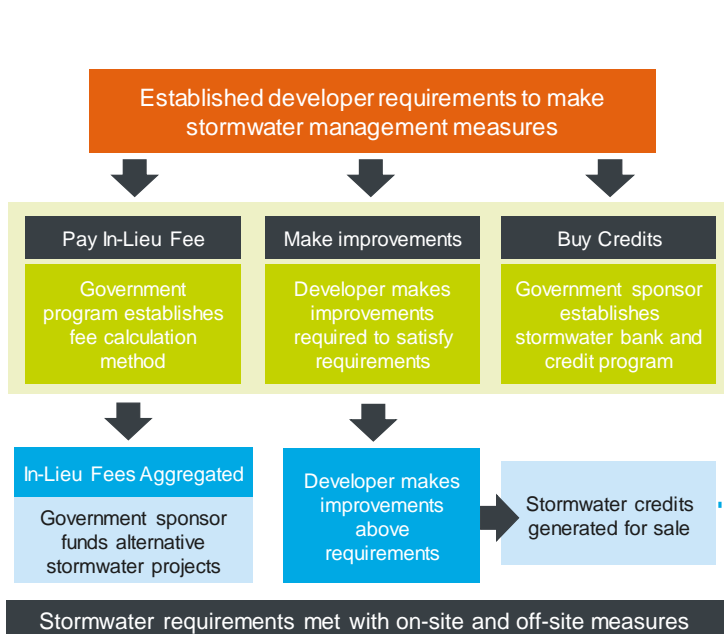


- DDOE Established Stormwater In-Lieu Fee Special Revenue Fund
- In-Lieu Fee = \$3.57 per gallon of off-site retention
- In 2015, DDOE received ILF payments of \$133,819 for offsite retention of 38,234 gallons.
- Example: funds used to support a rainwater harvesting system (cistern) at the Brookland Middle School in northwest Washington D.C.



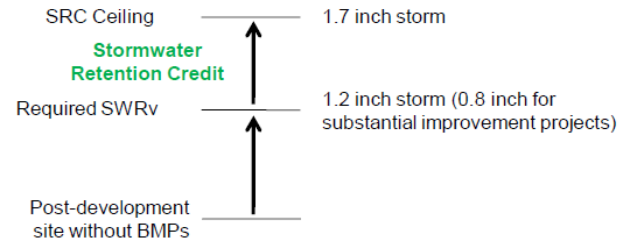


# Example: Washington D.C. Department of Environment



Developers can generate Stormwater Credits for exceeding requirements

## 1: Regulated Sites Exceeding Required Stormwater Retention Volume (SWRV) on Site



DDOE established an online marketplace for the buying and selling of stormwater credits

### - SRCs for Sale (6) [Print](#) [Export](#)

Contact name	Contact email	Contact phone	Watershed where SRCs are generated	Asking price per SRC	Number of SRCs (tot)
Furbish Company, LLC	MFURBISH@FURBISHCO.COM	(443) 324-5804	Potomac	\$2.55	62,685
Greg DeHaven	GDEHAVEN@LENKIN.COM	(202) 477-9917	Rock Creek	\$2.00	12,948
Lano Parcel 12 LLC c/o CityInterests LLC	LBARDHI@CITYINTERESTS.COM	(202) 944-4729	Anacostia	\$2.55	19,413
Mary Harting	MHARTING@THEWESTCHESTERCORP.COM	(202) 965-1514	Potomac	\$2.25	29,223
Ronan Heritier	RONAN.HERITIER@DIPLOMATIE.GOUV.FR	(202) 944-6196	Potomac	\$2.45	30,495
USP 700 6th Street LLC	MNATHAN@AKRIDGE.COM	(202) 756-3085	Anacostia	\$2.25	8,732
<b>Totals (6 groups)</b>					<b>163,496</b>

## Questions to be Answered

- How do these programs work?
- Where have they been used?
- How successful are they and what are the lessons learned?
- How much do they cost to establish and maintain?
- What are the Albany Pool Communities requirements, codes and practices related to stormwater management?
- Where are the areas of economic development that could benefit from such programs?
- Do you have the legal authority to create them?
- Do you have the capacity to administer them?
- How could such programs be administered by the Albany Pool Communities?
- What are the steps necessary to establish and then manage such a program?
- What are the barriers to implementation and strategies to overcome them?

# Overview of Project

## Task 1: Data Collection and Review

Compile background information on Albany Pool Communities stormwater programs

## Task 2: Regulatory Authority and Governance

Identify regulatory and legal factors to be considered in developing an organizational structure that supports ILF and Banking

## Task 3: Research ILF and Credit Banking Programs

Compile information from other established ILF and Credit Banking programs

## Task 4: ILF and Credit Banking Concept Workshop

Discuss merits, pitfalls, lessons learned and overall applicability to Albany Pool Communities

## Task 5: Feasibility Assessment and Report

Presentation of research findings and the assessment of the feasibility for the Albany Pool Communities



# Questions/Discussion





# Bull pen

# Stormwater In-Lieu Fees

## Alternative to on-site mitigation

Existing code  
requires developers  
to implement  
stormwater  
management  
measures

Payment of in-lieu fee  
instead of on-site  
stormwater mitigation

Sponsor aggregates  
fee revenues and  
implements other  
stormwater projects

Fees are related to the  
market cost of a  
remediation measure