

Stormwater Rate Design



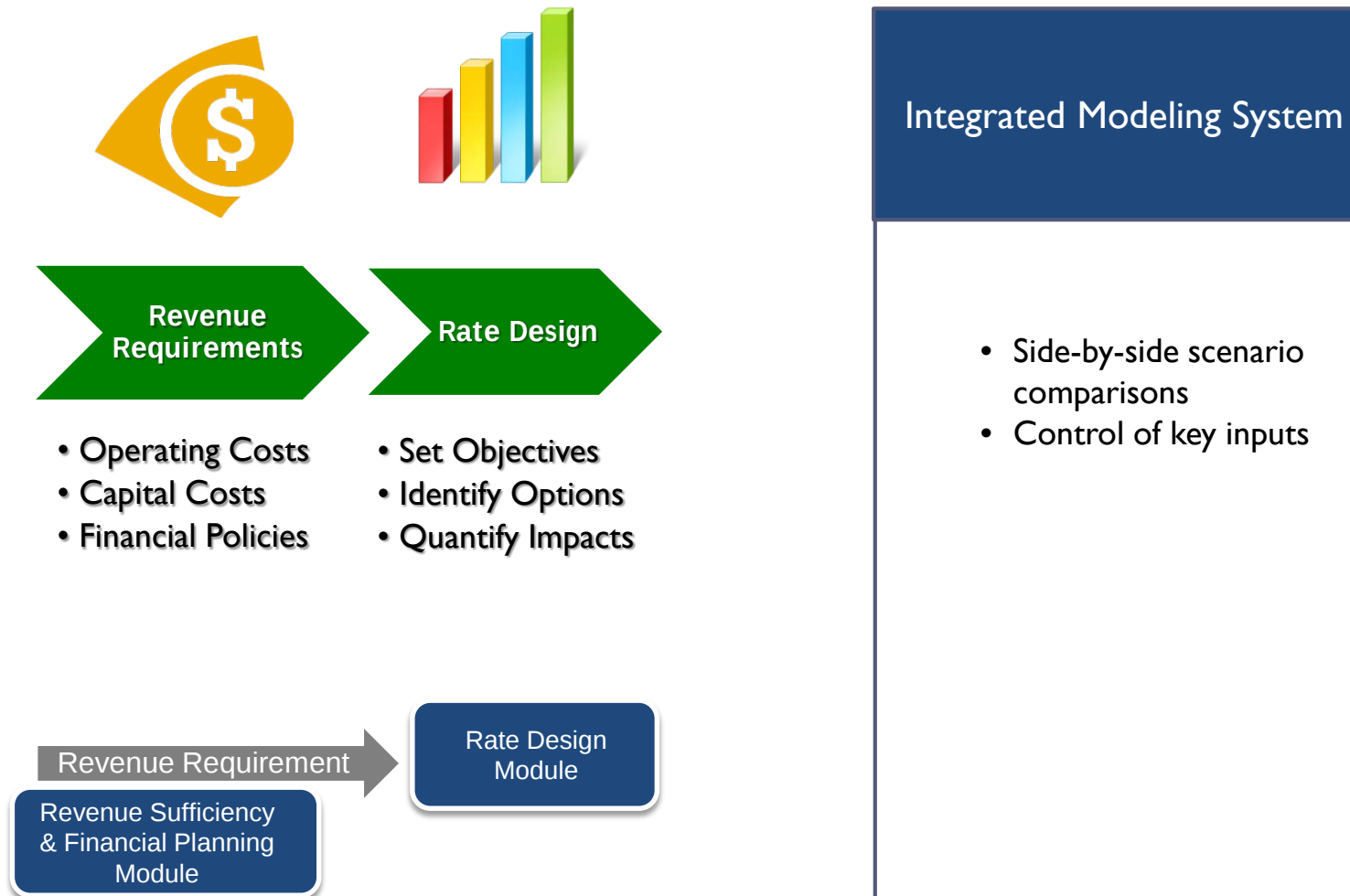
CAM #17-0543
Exhibit 1
1 of 8

6/20/2017



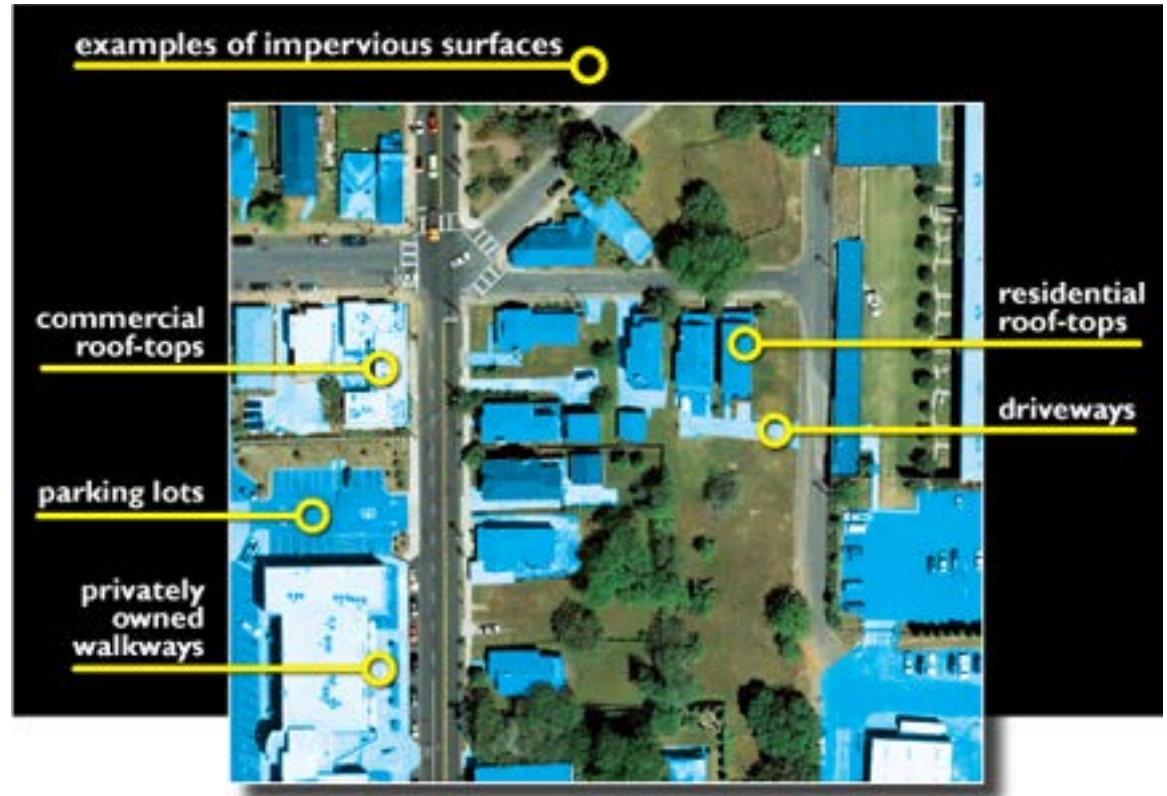
Stantec

Study Process



Current Rate Structure

Current Cost Apportionment Method

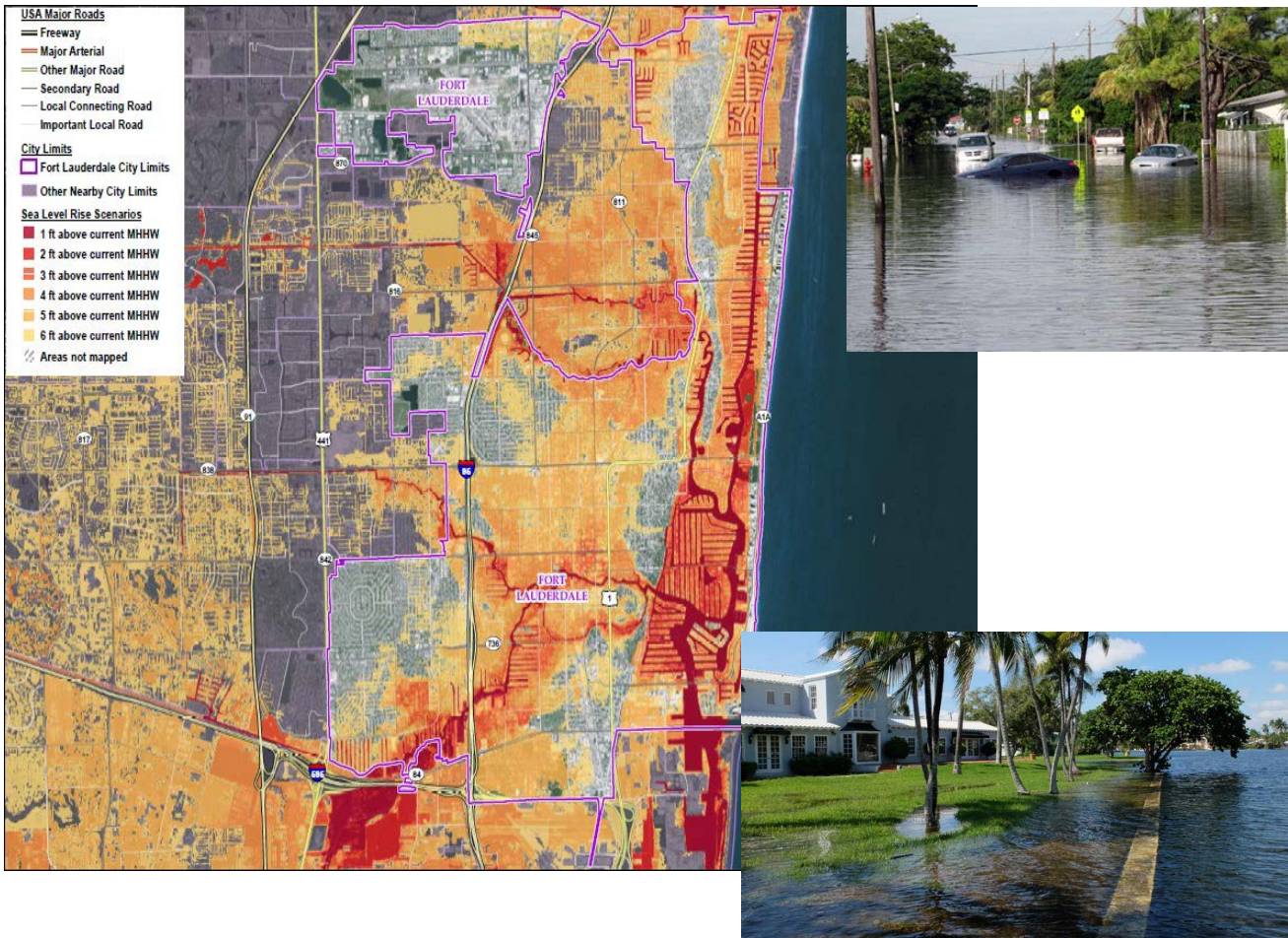


Rate Category	FY 2016 Rate	Revenue Estimate
Category I - Residential Lot/Parcels (3 Or Less Units)	\$6.00/Unit	\$2,776,894
Category II - Lots/Parcels Other Than Category I	\$60.48/Acre	\$5,250,079
Category III - Unimproved Land	\$19.17/Acre	\$473,027
Total		\$8,500,000

Current Stormwater System

System Observations

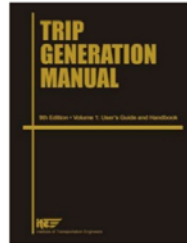
- Precipitation driven
- Sunny day tidally driven
- Precipitation and tidally driven



Building Blocks of a New Rate Structure

Rate Structure Goals

ITE's Trip Generation Handbook¹

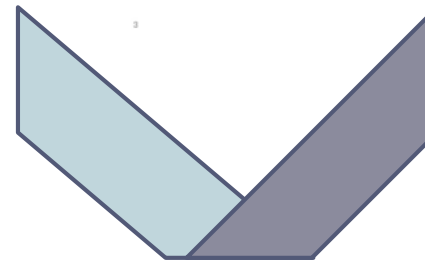


¹(ITE, 2004; ITE, 2012)

Current state-of-the-practice for estimating trip generation for Traffic Impact Analysis

Includes:

- Methodology
- ~160 land uses
- ~550 locations
- ~5,000 points



Example Property Types

DOR Code	Trip Generation		ERU
	Rate	Unit of Measurement	
Single Family	290	Unit	1.00
Supermarkets	1,120	SQFT	3.86
Regional Shopping Centers	442	SQFT	1.52
Professional services building	335	SQFT	1.16
Light manufacturing	211	SQFT	0.73
Multi-family – 10 units or more	202	Unit	0.70

Rate Structure

Recommended Rate Structure Attributes

Representative Annual Revenue Requirement			
FY 2016 Estimated Revenue with Current Rate Structure	FY 2016 Estimated Revenue with Alternative Rate Structure	Percentage Revenue Recovered in Rates	Rate Revenue in Rates
\$8,500,000	\$16,582,390	100%	\$16,582,390

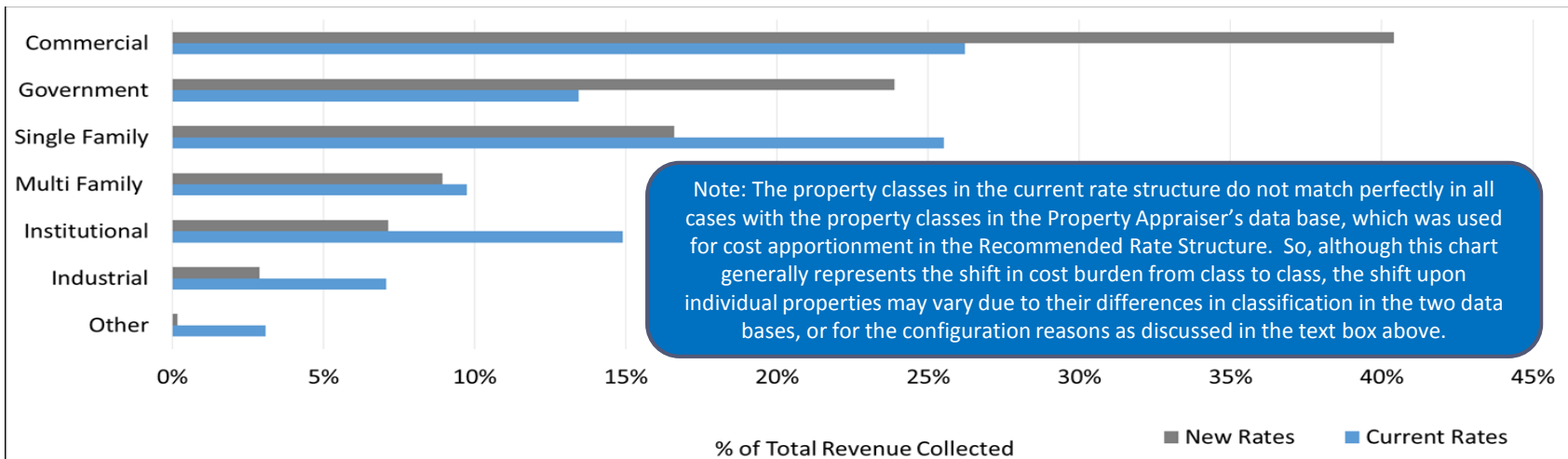
Billing Units with Alternative Rate Structure

ERU's	219,784
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Estimated Monthly Fee Per ERU	\$6.29
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Property Class Impact Analysis

- The Recommended Rate Structure, in achieving a fair apportionment of stormwater costs to properties in the City, will cause a shift in the burden of cost recovery among property classes.
- The shift will be primarily from single family residential and institutional to commercial and government.
- Within multi-family properties:
 - Those that are high rise buildings with a small footprint of impervious area relative to the large number of multifamily dwelling units in the building will see a higher effective stormwater fee per dwelling unit, which will be more in line with single family and other multi-family dwelling units.
 - Those that are configured more horizontally in low rise buildings may be affected neutrally or may have a lower effective rate per dwelling unit, depending upon the specific configuration relative to units and impervious surface.
- Commercial and government properties benefit from roadways clear of flooding in proportion to trips generated and those classes will see an increase because the trips generated by those property classes represent a greater portion of the total trips in the City than their impervious surface is as a percent of the total impervious surface on properties in the City.



Discussion

