

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO 21-02

DATE: FEBRUARY 17, 2021

TO: DEVELOPERS, ARCHITECTS, ENGINEERS, AND SURVEYORS

FROM: JESSE MAINES, DIVISION CHIEF, STORMWATER MANAGEMENT, T&ES

SUBJECT: GREEN STREETS AND SIDEWALKS UPDATE

This Memo to Industry replaces Memo to Industry 03-2014 and 04-2014 both titled Treatment of Roadway Runoff Associated with Development Projects.

The City of Alexandria's *Green Sidewalks Guidelines* were originally issued in June 2014 through Memo to Industry 03-2014. To address updated regulatory requirements and incorporate new and flexible design standards, the City has revised the previous document to create the *Green Streets and Sidewalks Stormwater Design Guidelines* (Guidelines) to replace the previously issued document. The development of this update was a multi-departmental effort involving staff from Transportation and Environmental Services (T&ES), Recreation Parks and Cultural Activities (RPCA), Planning and Zoning (P&Z) and the Department of Project Implementation (DPI).

These Guidelines are provided to aid the development community in the design of green infrastructure Best Management Practices (BMPs) for treatment of stormwater runoff from public rights-of-way during development and redevelopment projects. These Guidelines present a menu of design options or "toolbox" for managing stormwater runoff through green stormwater infrastructure, that includes a variety of stormwater management elements and potential configurations within the street and sidewalk that are to be selected, sized, and configured to meet the goals and context of the individual project site.

APPLICABILITY

The green infrastructure BMPs outlined in these Guidelines are intended to be used as the framework for BMPs facilities to be installed within the right-of-way with new development, redevelopment, and capital projects. They are required, when technically feasible, in areas where significant new construction will take place, that includes construction of new roads and sidewalks or significant rehabilitation of existing right-of way. Detailed design, configuration, and application of these standards for specific sites will occur during the Development Special Use Permit (DSUP) or Development Site Plan (DSP) process.

Due to the anticipated size of surface-installed BMP facilities, these Guidelines are intended for the retrofitting of existing streets only where technically feasible. Individual BMPs must be sized to handle the runoff from the contributing drainage area calculated per the applicable water quality criteria. Multiple BMPs may be linked or sequenced to prevent overloading a single BMP. Consideration should be given to the following: adequate sidewalk space, local character and conflict with existing features and utilities.

DESIGN AND CONSTRUCTION

All BMPs that treat right-of-way runoff installed by the developer during development and redevelopment projects shall be designed and constructed according to the Guidelines. The developer will be responsible for all infrastructure and installation costs of the BMP.

Conditions under which BMPs can be placed in the right-of-way are as follows:

1. If all stormwater runoff to the BMP is derived from impervious area on public property/right-of-way then a BMP in the right-of-way is acceptable.
2. Directing stormwater runoff generated on private property to a BMP designed to treat right of way runoff is discouraged and generally not allowable. However, if a nominal portion of privately generated runoff is directed to the BMP due to proven grading constraints, then the City may allow the runoff to be treated in the right of way BMP on a case-by-case basis.

RELATIONSHIP TO MEMO TO INDUSTRY 01-18: USE OF PROPRIETARY BMPS

The developer/applicant may only use BMPs installed in the right of way to meet the requirements of Memo to Industry 01-18 if the developer, owner, HOA or other private association agrees to maintain the BMPs in perpetuity. A maintenance agreement between the City and developer/applicant will be required.

RELATIONSHIP TO WATER QUALITY VOLUME DEFAULT (WQVD)

The developer/applicant may only use BMPs installed in the right of way to meet the requirements of the WQVD by treating off-site runoff if it has been demonstrated the full WQVD cannot be met onsite and the developer, owner, HOA or other private association agrees to maintain the BMPs in perpetuity. A maintenance agreement between the City and developer/applicant will be required.

MAINTENANCE-WHEN NOT USED TO MEET MTI 01-18 AND/OR WQVD

The developer/applicant shall remove trash and be responsible for the structural components during the one-year warranty maintenance bond period and for the vegetative components during the 3-year landscape maintenance bond period. After the bond period has been completed and staff has inspected and approved the BMPs for bond release, future maintenance of structural and vegetative components will be the responsibility of the City unless otherwise determined by the conditions of approval during the DSP/DSUP process. The City reserves the right to require the private developer/owner/association to maintain the BMPs if stipulated under the DSP/DSUP conditions of approval and/or with a signed and notarized maintenance agreement.

Under all circumstances, the developer/owner/association will be responsible for regular trash removal and mulch replacement.

EFFECTIVE DATE

Concept plans that are submitted after 3/1/2021 must comply with this policy. Site plan amendments submitted after 3/1/2021 may be required to comply with this policy when it is determined feasible. Site plans that have been submitted but have not yet received Planning Commission and/or Council approval must work with staff to maximize compliance with this policy.