

PAYMENT IN LIEU OF CONSTRUCTION PROGRAM

Rainier Regional Stormwater Facility

MITIGATION: Flow Control

APPROVED AREA: Rainier Street Regional Stormwater tributary area

This program allows property owners within the Rainier Street Regional Stormwater Benefit Area with qualified projects to pay a one time system development charge to utilize the regional stormwater facility instead of constructing a stormwater detention facilities on their project site as required by City of Port Townsend code and standards and the Ecology SWMM. City Ordinance No. XXXX established the program.

The initial tributary and benefit area map for this program is as shown on Figure A-8. The system is sized for a total of approximately 30 acres of impervious area.

A property owner within this tributary area and qualified under this program shall be assessed a one-time development charge of \$1.20 per square foot of area requiring flow control mitigation. (Beginning January 1, 2022, the one-time charge will increase at 3% per year, which is the interest rate for the CERB loan repayment)

VOLUNTARY PROGRAM

The program is voluntary. Once mitigation requirements for a proposed project have been determined, a property owner has the option to construct a flow control facility on their site or, alternatively, to pay a one time mitigation fee in lieu of constructing a facility on-site. Application shall be on form provided by the City.

PROJECT PARTICIPATION DOES NOT ALTER OTHER MITIGATION REQUIREMENTS

Applicants are still required to comply with all applicable requirements including completing a Stormwater Site Plan and for providing water quality treatment for pollution generating areas as required under the latest

edition of the Ecology SWMM Manual.

FLOW CONTROL PROGRAM BENEFITS

- One time fee-in-lieu charge for mitigation of detention requirements.
- Typically lower cost to participate in program than to construct a flow control facility on site.
- No or fewer stormwater detention BMP facilities on the project site that take up developable land.
- Whereas most soils in the benefit area are glacial till with hardpan layers, the regional detention facility is located in an area of highly permeable soils and provides infiltration of all runoff.

OTHER CONSIDERATIONS

The program is for mitigation of the capital cost for construction of detention facilities on-site. The property owner will still be responsible for payment of monthly stormwater fees per City code and based on their total impervious area.

The regional facility has a set design capacity for handling runoff for infiltration that cannot be exceeded. The Public Works Department manages the program that establishes the capacity and allocates impervious mitigation area to the properties in the benefit area. All parcels that are included in the program along with the design assumption for impervious area for each parcel are shown on Table A-1. The Public Works Director will administer the program using this table as guidance and will maintain a table of allocated and unallocated capacity.

This is a 'first come, first serviced' program of allocating capacity in the system. There is no guarantee that a specific capacity will be available to all parcels at a set amount in the future. In addition, the Director may allocate