

From: [Debbie Tarry](#)
To: [Julie Underwood](#)
Cc: [Mark Relph](#); [Carolyn Wurdeman](#); [Heidi Costello](#)
Subject: FW: LID questions
Date: Friday, May 17, 2013 2:18:19 PM

Julie –

Here are the responses to Councilmember Robert’s questions regarding LID. Let me know if you want me to send them to Chris or if you prefer to do so. I assumed that you wanted to include in your update.

Carolyn/Heidi – Can you add to I-Legislate for Monday’s meeting?

Debbie Tarry

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City of Shoreline

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From: Mark Relph
Sent: Friday, May 17, 2013 8:24 AM
To: Debbie Tarry
Cc: Brian Landau
Subject: FW: LID questions

Debbie: Here are Brian’s responses to the questions. Let us know if you have any questions.

Thanks, Mark

1) why is there a minimum square foot requirement in the ordinance?

There is a minimum and maximum square footage for the rebate for a couple of reasons. Based on review of other jurisdictions that have similar programs, a 400 square foot of treated area is very reasonable minimum given that many roof areas are well over 1000 square feet in area and most rain gardens will be treating water from some portion of the that roof area. The other reason is staff resources for program administration; the application process time for staff to administer the program is independent of the treated area; that being said, the staff time to process a 400 SF application is the same as an 800 SF rebate application. The given budget of \$20,000 and the 400 SF minimum square footage requirements allow for a maximum of 25 applications per year (at \$800 rebate per application); given that each application may take staff resources of 6-8 hrs for review and site visits, the program needs a minimum square footage to

justify the staff effort.

2) What is the range of fees currently paid to the Surface Water Utility fund over a ten year period?

A residential property owner, given an average SWM fee of approximately \$135 per year, would pay about \$1350 in a 10-year time frame. The total of all single-family residential fees represents about 2/3 of the total utility revenue. The balance of revenue is from non-residential properties including multi-family and commercial properties.

3) Assuming a minimum square foot rain garden or conservation landscaping, on an average sq lot, how much less water would go into the utility? How would a rain garden or conservation landscaping compare with a property developed under our LID standards in terms of benefit to the utility?

The rebate program has the potential to infiltrate 10,000 SF of treated surface water (from roofs, patios, and driveways) that otherwise would likely drain into the city's drainage system. Given an average annual rainfall of about 32 inches of annual rainfall per year, the equivalent volume of about 1000 cubic yard or about 200,000 gallons annually would infiltrate into the ground and not drain into the City's managed drainage system.

The size of a raingarden is dependent on the soil type and the impervious area draining to the raingarden. The raingarden design criteria for the rebate program are the same as the raingarden design criteria in the LID standards; The big difference is that the rebate program is to allow existing property owners to retrofit their properties voluntarily. A property developed under the LID standards are required to implement LID "Best Management Practices" (BMPS), which include raingardens as an option. There are numerous public benefits to the Utility which are discussed in the April 1, 2013 staff report.

4) What would amendment language look like if we were to limit the rebate to either A) single family homes or B) properties zoned R4,R6 , or R8?

Staff believes the program as currently drafted may be for all zones or land uses, but the practical application of the program will very likely prove that single-family residential properties will be vast majority of applications. The reason for this is due to the value of land. With commercial properties and higher density residential developments, staff is anticipating this rebate program will typically not be of sufficient value to offset the loss of this type of prime real estate. While the ordinance could certainly be written to target specific land uses, it is staff's recommendation to proceed as drafted and report back annually to Council on the success of the program and specifically what types of land uses are apply for the rebates.

-----Original Message-----

From: Debbie Tarry

Sent: Thursday, May 16, 2013 8:43 AM

To: Mark Relph; Brian Landau
Cc: Julie Underwood; Carolyn Wurdeman
Subject: FW: LID questions

Mark & Brian -

Here are the questions from Chris Roberts regarding the LID ordinance. Can you provide a response by tomorrow?

Debbie Tarry

Assistant City Manager

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-----Original Message-----

From: Chris Roberts

Sent: Thursday, May 16, 2013 8:27 AM

To: Julie Underwood

Cc: Carolyn Wurdeman; Debbie Tarry

Subject: LID questions

Julie,

Here are my questions about The LID rebate.

- 1) why is there a minimum square foot requirement in the ordinance?
- 2) What is the range of fees currently paid to the Surface Water Utility fund over a ten year period?
- 3) Assuming a minimum square foot rain garden or conservation landscaping, on an average sq lot, how much less water would go into the utility? How would a rain garden or conservation landscaping compare with a property developed under our LID standards in terms of benefit to the utility?
- 4) What would amendment language look like if we were to limit the rebate to either A) single family homes or B) properties zoned R4,R6

, or R8?

Thanks,

Chris

Chris Roberts, Councilmember

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