

# Neighborhood Channel Dredging

Pre-Adoption Briefing for  
City Council

Harbour Point SSD

January 14, 2014

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# Neighborhood Channel Dredging

## Hybrid Alternative:

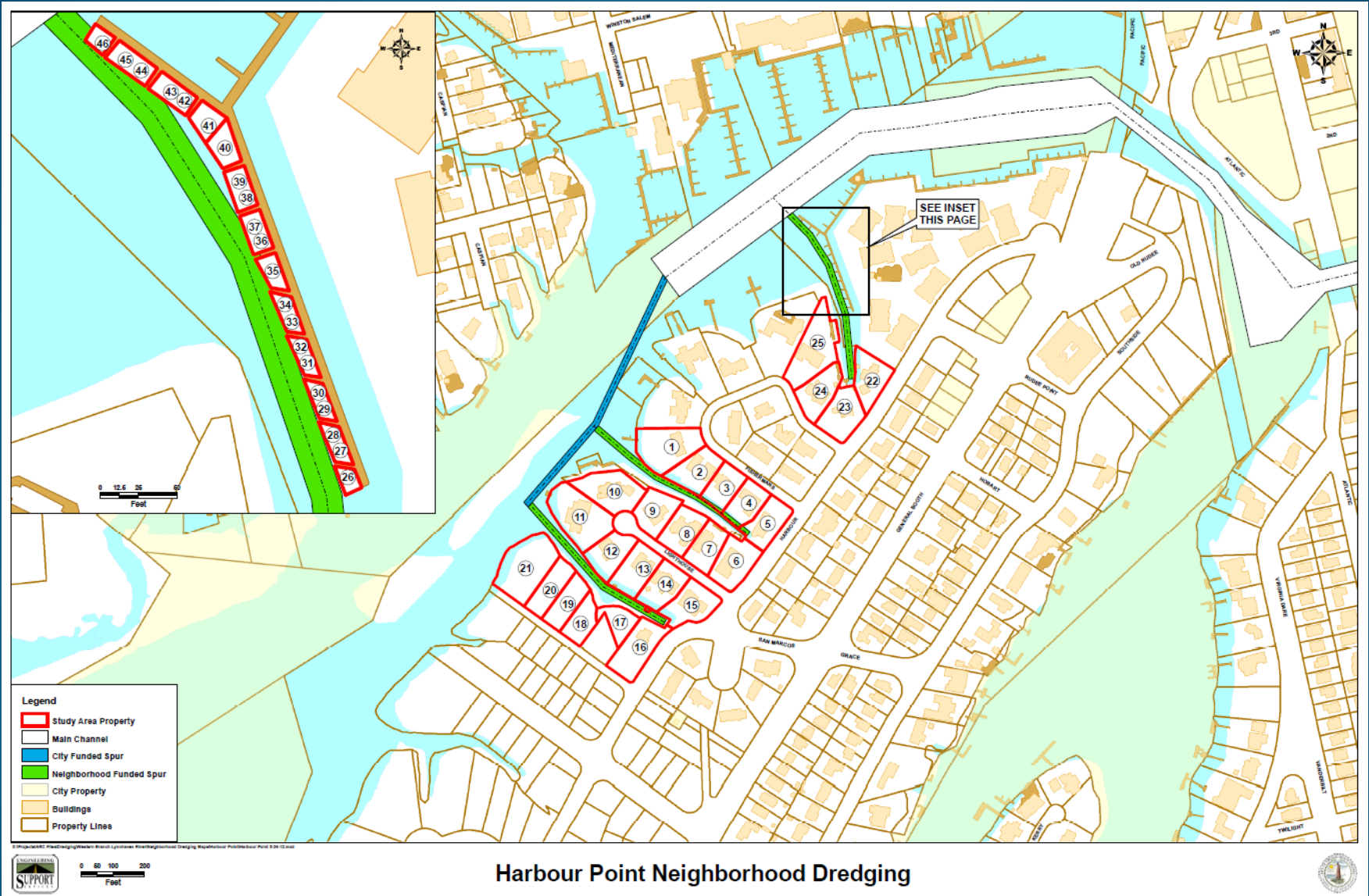
- Individual neighborhood SSD's, specific scopes and timelines (3 cycles, 16 years)
- Includes City-funded Spur Channels
- Partnership - Cost sharing (3 sources)
- City management of effort – formulation, funding, design, permitting, construction, maintenance
- Creates a viable solution to reclaim navigation & improve water quality
- Supports Council's goal of revitalizing neighborhoods

# Neighborhoods In Play

1. Old Donation Creek
2. Bayville Creek
3. Shadowlawn
4. Chesapeake Colony
5. **Harbour Point**
6. **Thoroughgood Cove**
7. **Gills Cove**
8. **Buchanan Creek**
9. **Hurds Cove**
10. Dix Creek
11. Hebden Cove
12. Lynnhaven Acres
13. Witchduck Bay South
14. Witchduck
15. Witchduck Cove
16. Jody Cove
17. Pembroke Manor
18. Cedar Lane
19. Riverhaven
20. Broad Bay
21. Owls Creek
22. Winthrope Cove
23. **Baycliff**
24. **Robin Hood Forest**



# Neighborhood Channel Dredging



Harbour Point Neighborhood Dredging



# Neighborhood Channel Dredging

## Legal Considerations

- VA Code §15.2-2403 Authorizes SSDs for navigation
- Minimum of 51% property owner approval
- Formal adoption by City Council
- Council preference: 80% property owner approval
- Funds collected must be accounted for and spent only  
for this project

# Neighborhood Channel Dredging

## Project Format for Harbour Point

- Hydraulic dredging
- Deposition at City's Lake Rudee Dredge Material Management Area
- Limited pool of contractors with appropriately sized equipment – but available

# Neighborhood Channel Dredging

## Life Cycle Estimated Costs City Portion

<u>Cycle</u>	<u>Volume</u>	<u>Cost</u>
1	562 CY	\$21,362
2	393 CY	\$13,935
3	<u>281 CY</u>	<u>\$14,020</u>
	1,236 CY	\$49,318

(includes 5% cost escalation, 20% design, and navigational aids in the first cycle)

(\$21.00, \$29.55, \$41.58)

# Neighborhood Channel Dredging

## Life Cycle Estimated Costs

### SSD Portion

<u>Cycle</u>	<u>Volume</u>	<u>Cost</u>
1	3,164 CY	\$89,333
2	2,215 CY	\$78,542
3	<u>1,582 CY</u>	<u>\$78,933</u>
	<b>6,961 CY</b>	<b>\$246,807</b>

(includes 5% cost escalation, 20% design, and navigational aids in the first cycle)

(\$21.00, \$29.55, \$41.58)



# Neighborhood Channel Dredging

## Harbour Point

### Appropriations Schedule

<u>Cycle</u>	<u>Year</u>	<u>Design</u>	<u>Construction</u>
1	1	\$22,200	
	2		\$88,800
2	8	\$18,500	
	9		\$74,000
3	15	\$18,600	
	16		\$74,400
Total		\$59,300	\$237,200

City Spur and Neighborhood SSD Channels = \$296,500

# Neighborhood Channel Dredging

## Harbour Point SSD Data

- Total SSD assessed value: \$19,547,900
- 46 properties in the neighborhood district
- Each penny surcharge raises \$1,955/year
- SSD rate covers costs for 16 year life: **7.9¢/\$100** of the FY14 assessed value
- Average \$736,140 property contributes \$582/year
- Average \$229,652 condominium contributes \$181/year
- Review rate at end of every 4<sup>th</sup> year

# Neighborhood Channel Dredging

## Harbour Point SSD

### Public Meetings

- February 15, 2012 – Participants' Initial Briefing
- March 13, 2012 – City Council Briefing
- November 5, 2012 – Second Participants' Briefing
- January 14, 2014 – City Council Public Hearing

# Neighborhood Channel Dredging

## Harbour Point SSD

- 38 of 46 district property owners signed the petition  
(82.6%)
- Ordinance to adopt and create the district is ready for  
your consideration