Community Briefing on Creating a Neighborhood SSD

For:

Hurds Cove

April 29th, 2014
Virginia Beach Program

- Individual neighborhood SSD Projects
  - specific scopes
  - Standard frequency (3 cycles, 16 years)
- Includes City-funded Spur Channels (early appropriations allow for 1st dredging in year 2)
- Those who receive the benefit help pay for the project - Cost sharing (3 sources)
- City management of effort – formulation, funding, design, permitting, construction, maintenance
- Creates a viable solution to reclaim navigation & improve water quality
- Establishes a reasonable timeline with visible results
Neighborhood Channel Dredging

**Project Parameters**

- Neighborhood channel funded by SSD
- City cost share’s by funding spur channel
  - Individual funding of turn basins
- City management of project
  - Economies of scale
  - Defined schedule
  - Sunset duration
Legal Considerations

- VA Code §15.2-2403 Authorizes SSDs for navigation
- Minimum of 51% property owner approval
- Formal adoption by City Council
- Council Established 80% property owner approval
Project Format

- Mechanical Dredging
- Potential for neighborhood dredged material transfer
- City Dredged Material Transfer Station
- Deposition at City Disposal Area: Whitehurst DMMA
1. Old Donation Creek  
2. Bayville Creek  
3. Shadowlawn  
4. Chesopeian Colony  
5. Harbour Point  
6. Gills Cove  
7. Buchanan Creek  
8. **Hurds Cove**  
9. Little Neck Creek  
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. **Thoroughgood Cove**  
24. Baycliff  
25. Robin Hood Forest
POTENTIAL MECHANICAL DREDGING TRANSFER SITES

- Crab Creek
- Upper Western Branch
- Lower Western Branch
- Thalia Transfer Site
- Eastern Branch
- V.B. Blvd.
- Laskin Road
- Linkhorn Bay
- Whitehurst Dredged Material Placement Area

Revised 3/27/13
Dredging Cycles

- Initial dredging: 2 years after SSD adoption
- Projected cycle: 7 years
- 2\textsuperscript{nd} cycle anticipated at 70% of initial volume
- 3\textsuperscript{rd} cycle anticipated at 50% of initial volume
• 90 potential participants
  (Originally 64 participants,
   26 participants included
   based on interest)

• SSD Channel length = 14,645 ft or
  2.8 miles


### Life Cycle Estimated Costs

#### City Portion

<table>
<thead>
<tr>
<th>Cycle</th>
<th>Volume</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,096CY</td>
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<td>2</td>
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<td>2,410 CY</td>
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</table>

(includes 5% cost escalation, 20% for engineering, and navigation aids)

($31.50, $44.32, $62.37)
### Hurds Cove

**Life Cycle Estimated SSD Costs**

<table>
<thead>
<tr>
<th>Cycle</th>
<th>Volume</th>
<th>Cost</th>
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<tbody>
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<td>1</td>
<td>30,841 CY</td>
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<td>67,851 CY</td>
<td>$3,504,175</td>
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</table>

(includes 5% cost escalation)

($31.50, $44.32, $62.37)
### Neighborhood Channel Dredging

#### Hurds Cove

**City Appropriations Schedule**

<table>
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<tr>
<th>Cycle</th>
<th>Year</th>
<th>Design</th>
<th>Construction</th>
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<tbody>
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<td>16</td>
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<td>$855,000</td>
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</table>

**Total**  
$1,041,000  $2,598,000

**Neighborhood & City Channels Total**  
$3,639,000
Hurds Cove
SSD Data

- Total SSD assessed value: $49,994,800
- 90 properties in the neighborhood district
- Each penny surcharge raises $4,999/year
- Total SSD neighborhood channel dredging cost is $3,504,175
- SSD rate covers costs for 16 year life: 43.8¢/$100 of the FY14 assessed value
- Example: A $400,000 property contributes $1,752/year (or an additional $146/month)
- Tax deductible
- Review rate at end of every 4th year
Risks:

- Environmental permits
- Encroachment approval
- Real estate bottom rights
- Real estate valuation changes
- Cost escalation assumption (5% annually)
Next Steps for Hurds Cove Project

- Assess communities willingness to continue
- Request to petition approved by City Council on 11/20/2013
- When 80% willing - complete formal petitions
- Conduct a Public hearing
- City Ordinance establishing SSD
- Begin design and permitting
QUESTIONS

City Neighborhood Dredging Website: