

## COMPREHENSIVE STORMWATER SYSTEM BACKGROUND

Stormwater management at Snelling Midway includes treatment infrastructure to slow discharge and improve runoff quality. All hard surfaces require treatment at the time of redevelopment. The system will also include a public pipe network to drain the treated runoff to the existing trunk storm sewer main.

### APPROACH

The City has pursued infrastructure financing solutions to implement a district stormwater system which it will own and operate. The following is a conceptual framework consistent with the terms of the MOA:

- City will obtain an innovative loan for a portion of the capital needed for a district stormwater system.
- City will establish a Green Infrastructure Financing (GIF) district over the superblock.
- “GIF” district area charges upon the superblock landowners would recover capital costs and generate an on-going maintenance fund for a district system.

### VALUE

- A district stormwater system re-aligns the stormwater expenditure towards a standard cost per acre while providing above-standard amenities. Specifically, it adds value in the following ways:
  - Physically relieves land dedicated to stormwater tanks on private parcels.
  - Allows future development to include underground parking as per the master plan.
  - The future developer(s) could fully utilize an available off-site stormwater system at equal or lower cost than might be incurred for on-site systems during future redevelopment.
  - Allows for millions of gallons of water conservation available by opening day.
  - Reduced water demand could potentially save over \$10,000 per year in operating cost.
  - The Snelling Midway superblock would be a premier landmark for innovative sustainable infrastructure at a scale and impact unequaled within the Upper Midwest region.