

# Stormwater Incentive Grants Awarded!



Pennsy Flea Market near Grays Ferry, one of 11 grant recipients

## PWD and PIDC Award \$8.25 Million in Grants to Promote Green Stormwater Management Practices on Private Properties, Resulting in the Planned Development of 92 Green Acres.

The Philadelphia Water Department (PWD) and the Philadelphia Industrial Development Corporation (PIDC) have awarded \$8.25 million in grants to promote green stormwater management practices in a highly competitive selection process. Launched in January 2012, the Stormwater Management Incentives Program (SMIP) grant program is designed to be a catalyst for transforming large, commercial impervious properties that generate high volumes of stormwater runoff and burden the City's sewer system and waterways into properties that build and maintain green stormwater management practices. This past July, PWD announced the launch of its newest grant program, the Greened Acre Retrofit Program (GARP), to complement SMIP and provide even greater opportunity for green stormwater developers to get involved in the City's greening efforts.

The SMIP and GARP grants are important components of PWD's *Green City Clean Waters* Plan that includes an ambitious goal to convert 9,500 impervious acres to "green acres" that capture and manage the first one inch of stormwater runoff to achieve beautiful, fishable, clean and healthy rivers and streams. The grants also allow businesses, institutions and other non-residential customers to reduce their stormwater rates by providing funding for the design and implementation of these green infrastructure projects and to join the City of Philadelphia in its quest to be the greenest city in the nation.

Projects were evaluated based on a variety of criteria with cost effective green acres bearing the highest percentage of points. Applicants can submit their projects for funding consideration at any time, and in the first quarter of PWD's fiscal year, 3 SMIP applications and 1 GARP application were selected to move forward. These projects, with a combined total of 11 properties, result in the creation of 92 greened acres. One greened acre manages at least the first inch of rainfall over an acre that drains to a common stormwater management practice.

"This grant program is a win-win for the Water Department and for our business customers who have been impacted by an increase in stormwater fees resulting from our parcel based fee for stormwater," stated Water Commissioner Howard Neukrug. "By working with customers who can manage stormwater from many acres of hard surfaces – and ideally public runoff from streets – we can transform pockets of our combined sewer areas into green acres in a cost effective way. This is the best example of a public/private partnership."

"PIDC supports PWD's progressive stormwater management initiatives which use green strategies to reduce stormwater runoff," stated John Grady, President of PIDC. "Through the SMIP grant program, PIDC is excited to partner with PWD to help local business owners mitigate the economic impact of PWD's stormwater initiatives while also increasing the City's green space."

The winning projects include Global Dye Works, Norris Square Educational Corporation, MINK 1143 LLC and PWD's first GARP recipient, ISS Builds, who is working with Cardone Industries, Quaker City Flea Market, Pacifico Ford, Lasdon Real Estate, Warfield LP, Pierce Phelps Inc., and William Staffieri.

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Globe Dye Works in Frankford, one of 11 grant recipients

BUSINESS/OWNER ADDRESS	AWARD AMOUNT ESTIMATED	ANNUAL STORMWATER SAVINGS
Globe Dye Works 4528-40 Worth St	\$53,000	\$2,369
Norris Square Civic Association 174 W. Diamond St	\$116,000	\$5,762
Mink 1143, LLC 3142 S. 20th St	\$74,000	\$3,557
Cardone Industries 5660-5670 Rising Sun Ave	\$1,424,417	\$68,946
Williams Staffieri 3800R-60 N. 2nd St, 215-51 W. Erie Ave & 3770 N. 2nd St	\$1,559,110	\$75,907
U.S. Four/Quaker City Flea Market 6001 Tacony St	\$154,066	\$7,421
Pacifico Ford 6701 & 6751 Norwitch Dr & 6701-07 & 6709 Essington Ave	\$1,551,729	\$75,084
Lasdon Real Estate 700 E. Erie Ave	\$1,036,946	\$44,563
Lasdon Real Estate 4980 Rhawn St	\$763,871	\$36,969
Warfield Philadelphia LP/Pennsy Flea Market 1600 Warfield St 3433 Moore	\$1,025,876	\$43,446
Pierce Phelps, Inc 2000-44 N. 59th St	\$665,159	\$32,114

# Stormwater Management Incentives Program Grant



Stormwater Planter at Philadelphia Navy Yard

This program offers grant funding to non-residential PWD customers for the design and construction of stormwater projects.

## Eligibility

Only non-residential properties are eligible for SMIP grant funds. Applicants must be owners of the property or have permission from the property owner(s). The applicant cannot be an agency with the City of Philadelphia, the Commonwealth of Pennsylvania or any United States Department or Federal Agency. Use of funds is restricted to projects that support the design and construction of stormwater mitigation measures. These may include, but are not limited to: detention and retention basins, green roofs, porous paving, and rain gardens.

## Evaluation Requirements

Projects will be evaluated based on a variety of criteria, including, but not limited to, the total volume of runoff managed, cost-competiveness, environmental and educational benefits. Competitive applications will limit grant requests to \$100,000 per impervious acre managed or less and manage at least the first one inch of stormwater runoff. All recipients will be expected to execute an Economic Opportunity Plan and Operations & Maintenance Agreement as part of the subgrant agreement.

## Process

Applications can be submitted electronically to the Philadelphia Industrial Development Corporation (PIDC) at any time. A selection committee comprised of PWD staff will evaluate applications and issue decisions at the close of each fiscal quarter. Applicants will be notified shortly thereafter if their applications have been accepted. Selected grantees will be eligible to receive credits towards their stormwater charges upon successful construction of the project. Applicants not selected in a particular quarter will have the option to roll their application over to the next round for further consideration.



Rain Garden on Passyunk Avenue

## Learn More & Apply

For more information about the SMIP Grant go to:  
[www.phila.gov/swgrant](http://www.phila.gov/swgrant)

To apply for the SMIP Grant go to:  
[www.pidc-pa.org/development-and-contract-opportunities](http://www.pidc-pa.org/development-and-contract-opportunities)

For questions about the grant contact Erin Williams at [erin.williams@phila.gov](mailto:erin.williams@phila.gov) or 215.685.6070.



# Greened Acre Retrofit Program Grant



Stormwater Basin Retrofit at the Conshohocken Metroplex

This program provides grant funding to companies or contractors to construct stormwater projects across multiple properties in Philadelphia's combined sewer area.

## Eligibility

Funding for the Greened Acre Retrofit Program (GARP) is reserved for stormwater retrofit projects on private property in the combined sewer area only. Properties undergoing redevelopment are not eligible for GARP funding and must comply with PWD's Stormwater Regulations. Recipients of the grant funds are limited to companies and project aggregators that can assemble large areas, often over multiple properties, for stormwater management projects. The recommended minimum project size is 10 acres.

## Evaluation Requirements

GARP applications will be evaluated based on a variety of criteria including total area managed, cost to PWD, quality of long-term maintenance plan and availability of matching funds. Competitive applications will limit grant requests to \$90,000 per impervious acre managed or less. Agreements or contracts with any participating property owners must be included in the application.

## Process

Applications can be submitted electronically to PIDC at any time. A selection committee comprised of PWD staff will evaluate applications and issue decisions at the close of each fiscal quarter. Selected grantees will enter into a subgrant agreement with PIDC to move forward with project design and implementation. Owners of properties participating in the GARP grant project are required to execute an Operations and Maintenance Agreement with PWD. Project aggregators are required to execute an Economic Opportunity Plan as part of the subgrant agreement.



Apartment Parking Lot with Pervious Paving

## Learn More & Apply

For more information about the GARP Grant go to:  
[www.phila.gov/swgrant](http://www.phila.gov/swgrant)

To apply for a GARP grant go to:  
[www.pidc-pa.org/development-and-contract-opportunities](http://www.pidc-pa.org/development-and-contract-opportunities)

For questions about the grant contact Erin Williams at [erin.williams@phila.gov](mailto:erin.williams@phila.gov) or 215.685.6070.

# Stormwater Incentives

## Frequently Asked Questions



Tree Trench and Pervious Pavement at The Radian Hotel

## Frequently Asked Questions

### Eligibility

#### 1. Are non-profits eligible?

Yes

#### 2. Are public and private schools eligible?

Yes

#### 3. Are mixed use projects eligible? If so, would they be eligible 100% or with a ratio of commercial to residential?

Yes – Mixed use properties are 100% eligible for a stormwater grant. Mixed use properties are technically considered commercial. If there is any type of (legal) commercial use on a property, the City classifies it as non-residential. Therefore, 100% of the project is eligible.

#### 4. Are residential development projects eligible?

No – The long term operation and maintenance of stormwater management systems is a difficult responsibility to place on residential customers. In addition, residential property owners currently pay a flat stormwater charge and are not eligible for credits at this time. Residential customers are encouraged to check out PWD's Rain Check program at [www.phillywatersheds.org](http://www.phillywatersheds.org).

#### 5. Are condos or multifamily buildings eligible?

Yes – Most apartment buildings and all condos are classified as non-residential and are eligible to apply for stormwater grants. Residential property is defined as property used exclusively for residential purposes with at least one and no more than four dwelling units.

#### 6. Can a nonprofit organization apply for a SMIP Grant for a stormwater project that is located on City owned land (e.g. a park)?

No – PWD stormwater grants are aimed towards helping commercial customers. The Philadelphia Water Department plans on offering other opportunities to parties interested in working on City-owned land.

#### 7. Is an organization with a long term lease on City-owned property (30 plus years) eligible to apply for SMIP grants?

Entities that have long term leases are encouraged to contact PWD before applying.

#### 8. If an organization is doing a substantial renovation project (e.g. charter school construction or rehabilitation) that involves more than just a stormwater project, should it carve out the stormwater component for the grant application?

Yes – An applicant can only receive stormwater grant funding to support the stormwater component of the project. Additionally, the stormwater component of the project is only eligible for grant funding if it is not required under PWD's Stormwater Regulations or if the proposed system goes above and beyond the management requirements (please refer below to question 9).

#### 9. What is the difference between a 'Retrofit Project' and a 'Development Project'? Are 'Development Projects' eligible for SMIP grant funding?

A 'Retrofit Project' refers to voluntarily modifying and updating a property solely for the purpose of managing stormwater.

A 'Development Project' refers to a construction project, for example building a new warehouse, apartment building or renovating an existing property. PWD's Stormwater Regulations can require certain Development Projects to manage stormwater. A Development Project is subject to PWD's Stormwater Regulations if it disturbs 15,000 square feet of earth or more, unless it is located in the Darby Cobbs or Wissahickon Watershed. If the project is located in the Darby Cobbs Watershed, a project is subject to the Regulations if it disturbs 5,000 square feet of earth or more. If the project is located in the Wissahickon Watershed, on-site stormwater controls may be required per the City of Philadelphia Ordinance for Environmental Controls for the Wissahickon Watershed.

Grants will not pay for stormwater management requirements triggered by Development Projects.

Grants will pay for components of a required system that go above and beyond the management requirements, e.g., if a detention system is over designed to handle street runoff, the SMIP grant could pay for the difference.

# Stormwater Incentives

## Frequently Asked Questions

Rain Garden at University of Pennsylvania

### Process

#### 10. What are concept design drawings?

A concept drawing shows the vision of the project. It outlines the proposed stormwater project and the areas of the property it will manage. It does not need to be a complete engineering design drawing, but likely needs to be prepared with the assistance of a design professional. The major points that need to be captured in the concept design drawing are:

- What is the stormwater management practice?
- How does it manage stormwater? (e.g. infiltration, detention, etc.)
- What areas of the property are being managed by the stormwater practice?

#### 11. What entity will make award decisions?

PWD retains the sole discretion to evaluate proposals, make recommendations and provide grants. Eligible projects will be evaluated based on the criteria found in the Stormwater Incentives Grant Manual.

#### 12. The Stormwater Incentives Grant Manual states that awardees will be notified at the close of each fiscal quarter. How long after notification will it take to receive grant funds?

After applicants are notified, successful awardees will then meet with PIDC to discuss the execution of the Subgrant Agreement and to establish milestones that must be met in order to release funds. The time frame for the release of grant funds will vary for each applicant.

#### 13. What happens if a property owner eventually demolishes and rebuilds on a property which has SMIP Grant funded green stormwater infrastructure?

The property owner is legally obligated to operate and maintain the stormwater management system constructed with the grant proceeds for the duration of time specified in the Operations and Maintenance Agreement. The ultimate goal is to ensure that the volume managed on the site is maintained, so if redevelopment occurs the stormwater project will need to be replaced elsewhere on site.

#### 14. Can the application be submitted via email or must the applicant submit the application on a CD ROM?

PIDC will not accept applications via email. Applicants must submit the application using a CD ROM or flashdrive.

### Funding

#### 15. Is there a minimum or maximum grant award amount?

Competitive SMIP applications will limit grant requests to \$100,000 per acre managed. GARP applications are limited to \$90,000 per acre managed.

#### 16. Will grants be released during design and construction?

PIDC will disburse funds during the design and construction period on a reimbursement basis. Invoices and/or receipts must be provided to PIDC to document expenses.

#### 17. Is a project more competitive if it diverts water from publicly owned streets in addition to the privately owned property?

Yes – Please refer to the Project Evaluation Criteria section of the Stormwater Incentives Grant Manual.

#### 18. What is the relationship between grants and stormwater credits?

Grantees will be eligible for the stormwater credits program once construction is complete and the stormwater infrastructure has been approved by PWD. Grantees must complete a Stormwater Credit Application to receive credit. For more information about Stormwater Credits please visit [www.phila.gov/water/wu/stormwater/Pages/default.aspx](http://www.phila.gov/water/wu/stormwater/Pages/default.aspx).