

### PROPERTY OWNER OVERVIEW **DRAFT 02.22.18**

*Shared GSI Solutions for Detroit's Commercial Corridors and Surrounding Neighborhoods*

In Detroit today, citizens and city government alike are seeking solutions for stormwater management citywide. This project proposes opportunities for non-residential property owners to work together to implement shared green stormwater infrastructure (GSI) projects that control runoff, reduce drainage charges and contribute to neighborhood beautification and stabilization. Proposed solutions outline GSI opportunities for property owners seeking credits to reduce the Detroit Water & Sewerage Department (DWSD) drainage charge. Shared GSI provides more opportunities for property owners with limited options for GSI on their own property. It also makes sense for commercial corridors to work together to implement an overarching GSI strategy that benefits several property owners. Proposals correspond with DWSD's existing guide for Shared Storm Water Practices and also include additional considerations and recommendations. The information included here provides an overview of what is currently allowed by DWSD regarding GSI practices shared between property owners.

**The current policy for Shared Storm Water Practices is located on page 13 of the Guide to Drainage Charge Credits. Any property owners or organizations interested in implementing green stormwater infrastructure should defer to DWSD documentation regarding the drainage charge, associated credits, and application process available online at [www.detroitmi.gov/drainage](http://www.detroitmi.gov/drainage)**

The following topics are detailed in the *Bridging High & Low Density with GSI* report and relate to current shared GSI opportunities for Detroit property owners:

#### **STACKED BENEFITS FOR PROPERTY OWNERS**

GSI offers many economic, quality of life and environmental benefits to neighborhoods, property owners and cities, which are detailed and quantified here. Benefits highlight economic incentives for property owners investing in GSI.

#### **LEGAL AGREEMENTS & CONSIDERATIONS**

Property owners participating in shared GSI should enter into a contractual agreement that documents the shared GSI scheme. This document outlines the key items that should be included in legal agreements between property owners to prevent disputes, property instruments that will ensure that owners benefit from drainage credits, and other related legal considerations. Because these documents must be tailored to each specific situation, it is recommended that those interested in shared GSI consult an attorney.

#### **MAINTENANCE NEEDS**

Routine maintenance is essential to the success of any GSI practice and key considerations are included here. Maintenance for shared GSI should follow DWSD specifications. A maintenance agreement between property owners outlining roles and responsibilities, as well as an agreement with a maintenance contractor, will help ensure that the GSI functions properly and GSI projects will be recertified for credits.

#### **IMPLEMENTATION TIPS**

Steps toward implementation will include hiring contractors and navigating city permitting, which are detailed here, along with lessons learned from other shared GSI projects currently underway. Property owners interested in applying for drainage charge credits should follow the DWSD application procedures included in *A Guide to Non-Residential Credit Application Process and Renewals* and online.

#### **FINANCING OPTIONS FOR OWNERS & CDCS**

A range of financing options have been considered to help make GSI more feasible. Strategies include a variety of funding options for property owners, neighborhood commercial corridor nonprofits, and DWSD.

A *GSI Resource Guide* featuring various resources for implementing GSI in Detroit is also available on the project website: [www.dcdc-udm.org/community/drainage.html](http://www.dcdc-udm.org/community/drainage.html)