

Arlington's Proposed Stormwater Utility

Arlington Neighborhood Village

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Department of Environmental Services

September 14, 2022

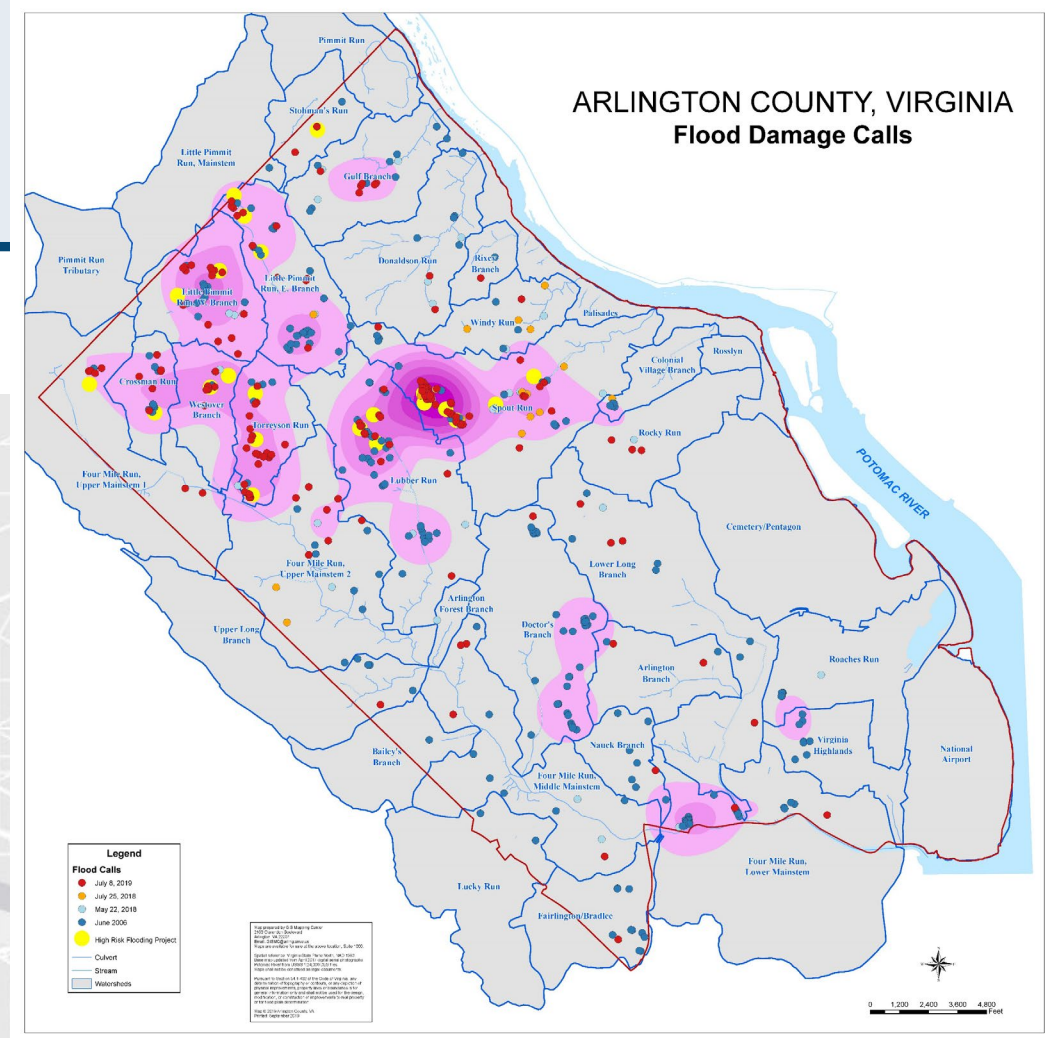
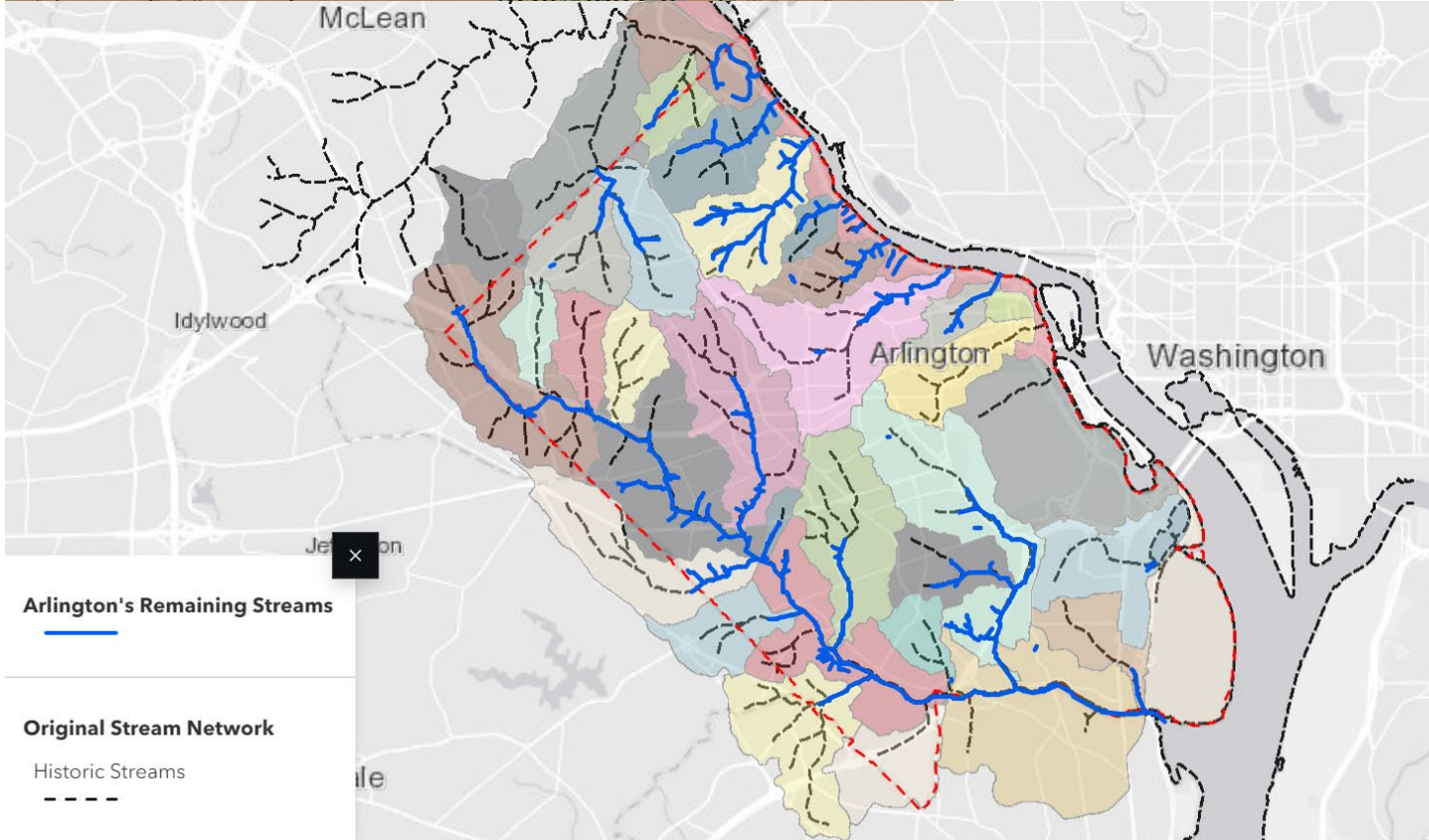
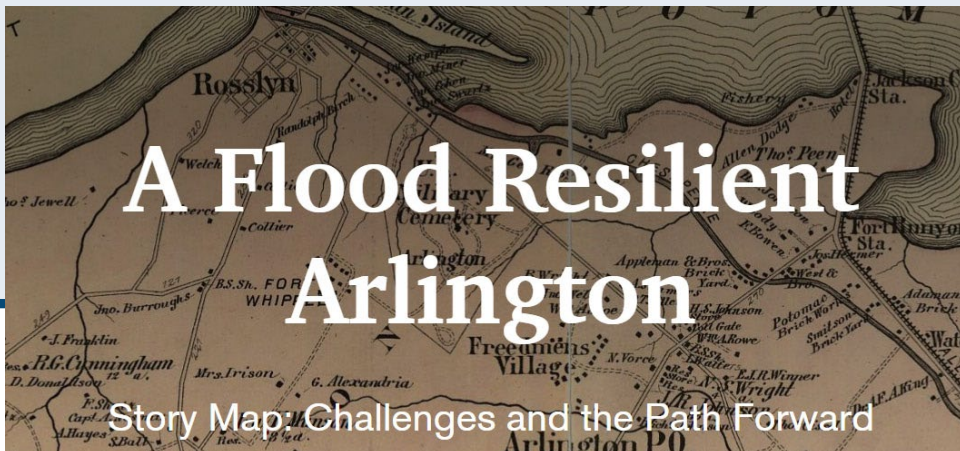


Agenda

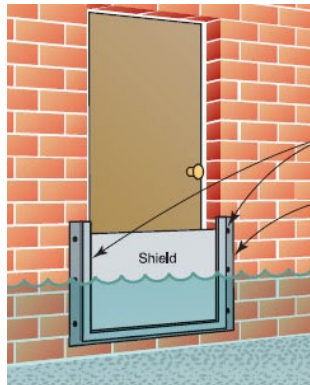
- Flood Resilient Arlington
- What is a Stormwater Utility?
- What does the utility fund?
- How would a utility work?
- Proposed rate structures
- Draft credit program
- Questions

A Flood Resilient Arlington

Story Map: Challenges and the Path Forward



Key Elements of Flood Resilient Arlington



Analytics and Data Assessment

New Types and Locations for Capacity Projects

Increased Stormwater Requirements

Increased Funding

Voluntary Property Acquisition

Floodproofing Outreach

What is a Stormwater Utility?

- The stormwater program is currently funded through the Sanitary District Tax, based on a property's assessed value.
- A Stormwater Utility would be an **alternate** way to pay for the County's Stormwater Management Program, based on the amount of hard surfaces (impervious area (IA)) on a property.
- Like electric, gas, or water utility bills, the stormwater utility would charge properties a user fee based on its use of the County's stormwater system
- A property's impervious cover is better correlated with how much stormwater runoff each property generates than the property assessment



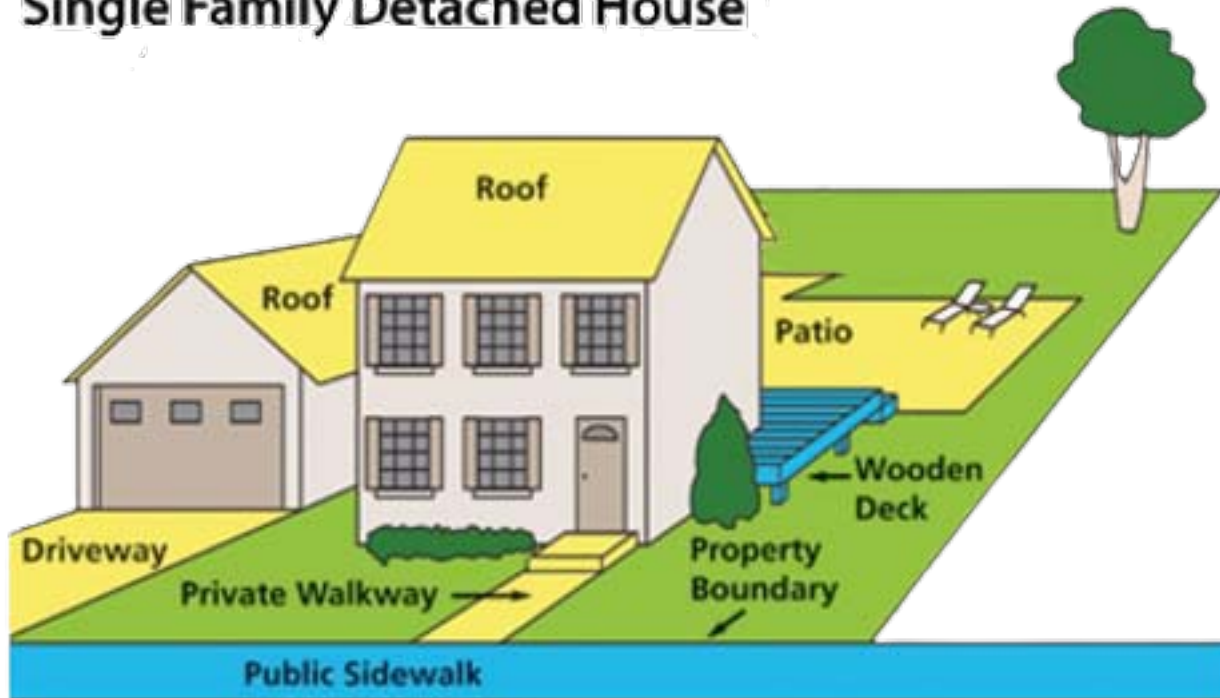


How are property owners billed for stormwater now?

- Sanitary District tax
- Included as part of real estate tax (not listed separately on the statement)
- \$0.017 per \$100 assessed value
- Example - property with \$800,000 assessment is charged \$136/year

What is impervious area?

Single Family Detached House



 Impervious area

- **Impervious Area (IA)** is the portion of a property that is covered with hard surfaces that don't let rain runoff soak into the ground.
- Examples include patios, roofs, driveways and walkways.
- Properties with more hard surfaces contribute more stormwater runoff to the system and would therefore pay a higher rate under a stormwater utility.

Why Change to a Stormwater Utility?

- **With increased investment** in the system, costs will rise.
- **Fairer basis for funding** the stormwater management program.
- **Demand-Based Fees:** Utility fees are based on property's estimated contribution to the stormwater system.
- **Includes currently tax-exempt properties (non-profits, places of worship, and eligible federal properties)** which contribute runoff, but don't currently contribute to stormwater funding
- **Aligns with industry trend** of funding stormwater management programs with a user fee

What will the Stormwater Utility Fund?

A Utility would fund the same Stormwater Programs funded by the Sanitary District now:

- Maintaining approximately 200 miles of storm sewer pipe
- Tens of thousands of culverts, inlets, outlets and other elements
- Funding to upgrade the system and increase capacity
- Water quality and regulatory programs
- Green infrastructure and restoration projects
- Flood plain management
- Education and training
- Stream water quality monitoring



Plus it will fund....

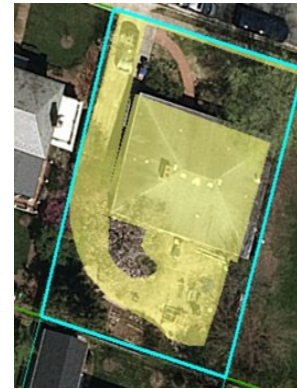
- Operating costs to run the Utility, estimated at \$320k per year and 2.5 full time employees.
- A Credit Program, required under State Code, estimated to cost under \$200k, but will depend on credit program design



How Would a Utility Work?

- Impervious area is measured through GIS imagery is used to calculate the square footage of the impervious area.
- Properties would be charged based on a unit of measurement called an ERU or **Equivalent Residential Unit**– the median amount of impervious square footage specific to Arlington County.

1 ERU = 2,400 sq. ft Impervious Area (IA)



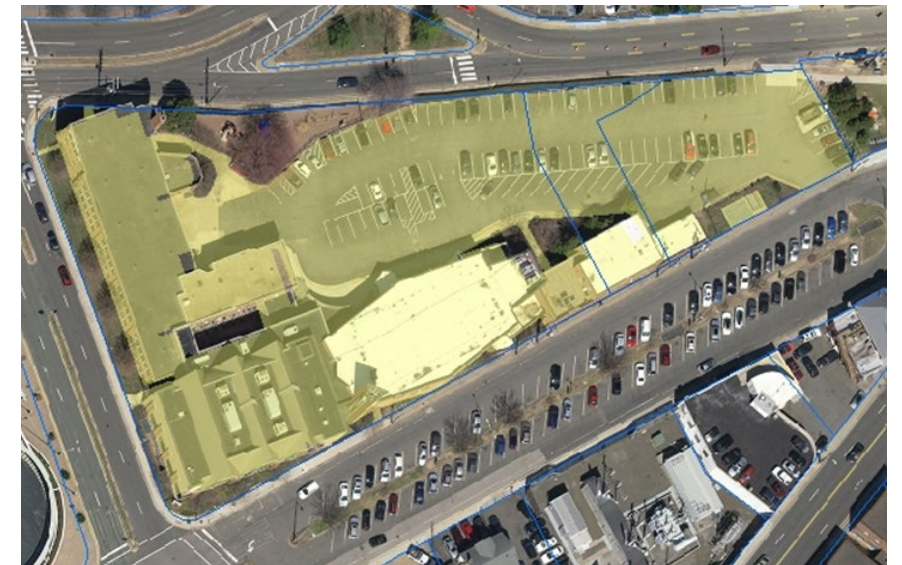
3,997 sq. ft.



1,465 sq. ft.



3,419 sq. ft.



88,198 sq. ft.

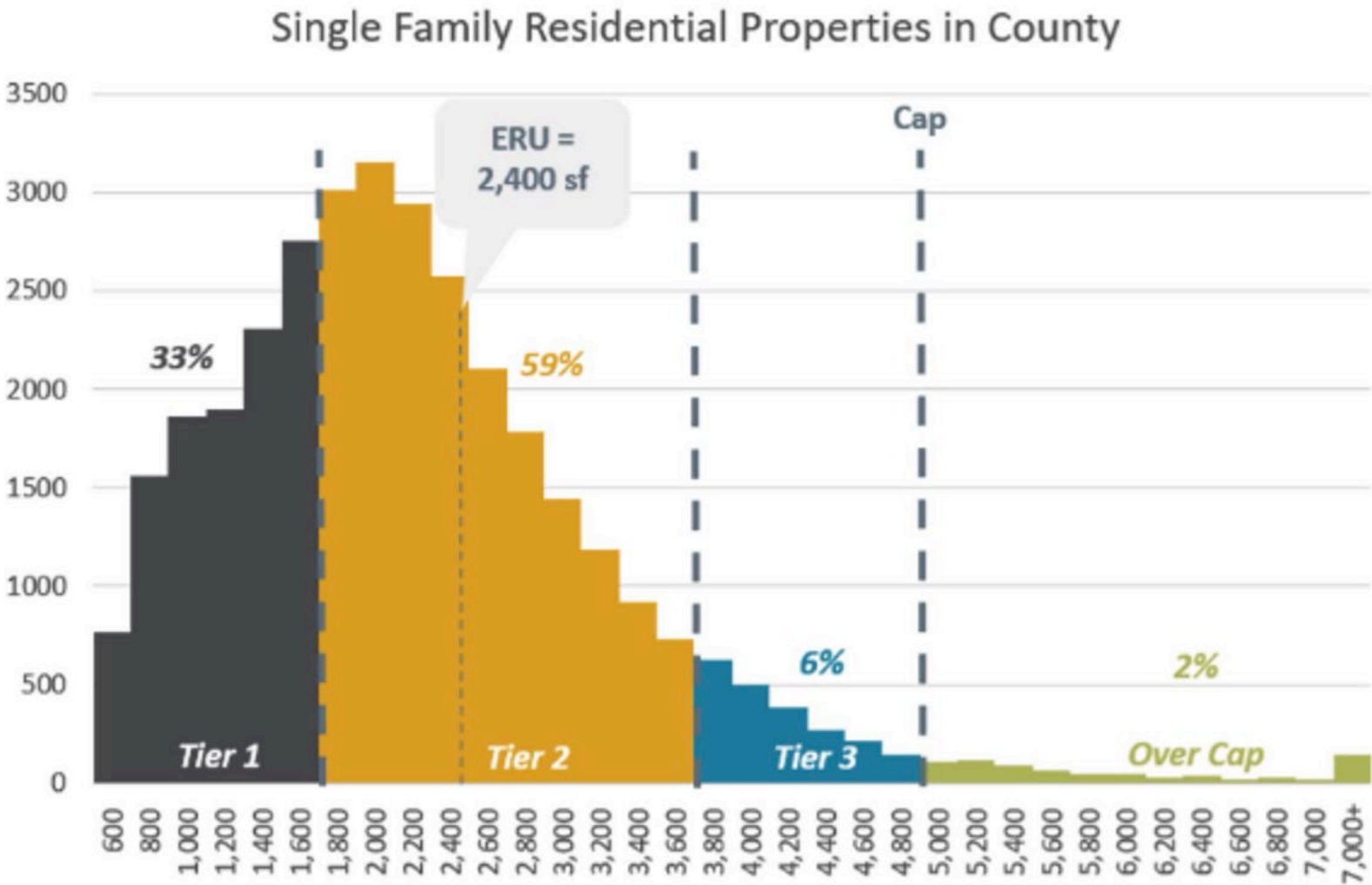
Recommended Variable Tiered Rate Structure for Single-family Properties

Tiered with CAP		
Tier	Impervious Area Range	Billed
Tier 1	≤ 1600 SF	0.60 ERU
Tier 2	> 1600 - ≤ 3600 SF	1.00 ERU
Tier 3	> 3600 - ≤ 4800 SF	1.70 ERU
Cap	> 4800 SF	Per ERU, like non-res

OBJECTIVES MET:

- ✓ *Ease of understanding by County customers*
- ✓ *Ease of administration for County staff, reducing program costs*

Residential Tiers and Properties Over Cap

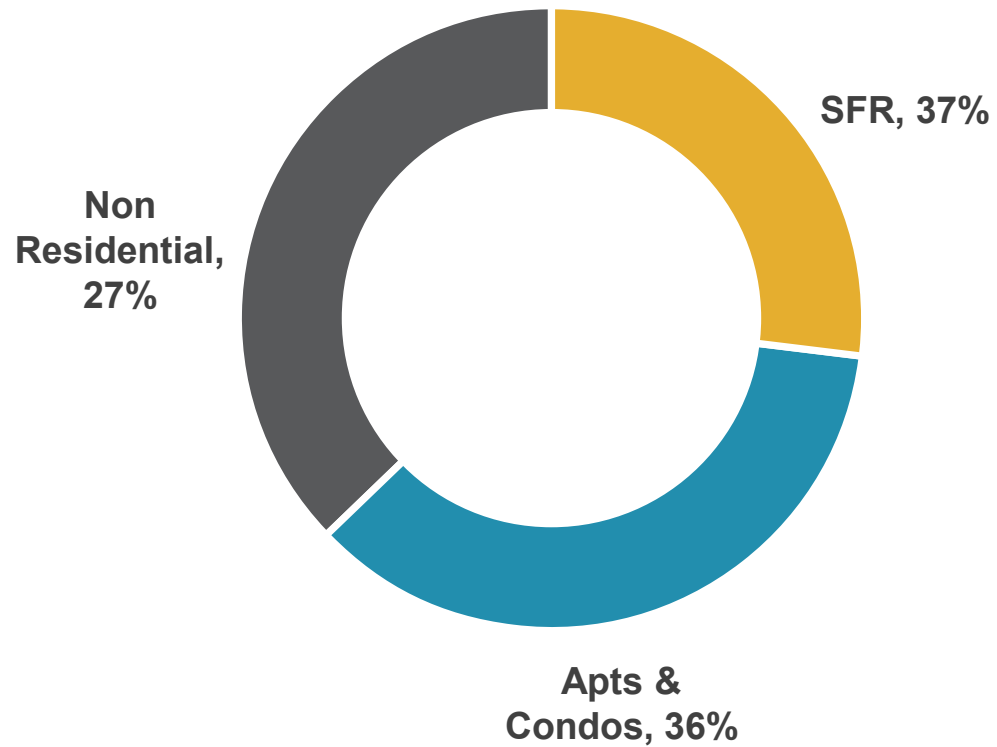


Multi-Family Rate Structure Options

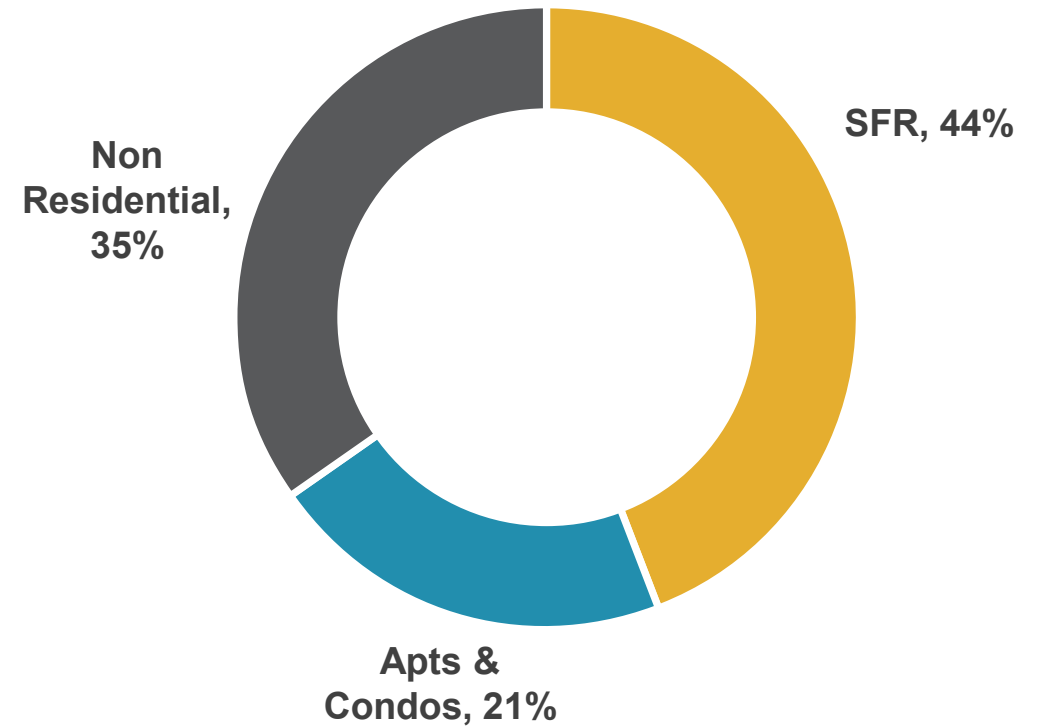
MF Option	Separate MF Option	Pros and Cons
<p>Property Specific Option</p>	<p>Charge for measured IA in units of ERU, same as non-residential properties</p>	<ul style="list-style-type: none"> ✓ Supports IA message ✓ Easier to administer <p style="text-align: center;">BUT</p> <p>Does not consider affordability for garden style properties</p>
<p>Flat Rate Option (Current preferred option)</p>	<p>Total ERUs ÷ Total MF Units in Arlington = 0.18 ERU</p>	<ul style="list-style-type: none"> ✓ Simplifies fees and rate structure ✓ Adds layer of fairness for garden-style and affordable units <p style="text-align: center;">BUT</p> <p>Harder to administer Dilutes IA message</p>

Fairer Distribution of Cost

**Sanitary Tax –
Allocation based on
Assessed Values**



**Utility Fee –
Allocation based on
ERUs**



Some Impacts

- ✓ **Shifts cost burden:**

 - Will pay more: single family residential, strip retail, and garden style properties

 - Will pay less: high rise multi-family and commercial properties

- ✓ **No-Longer exempt:** Non-profits, places of worship, and federal government

- ✓ **Exempted:** Properties that hold own MS4 permit

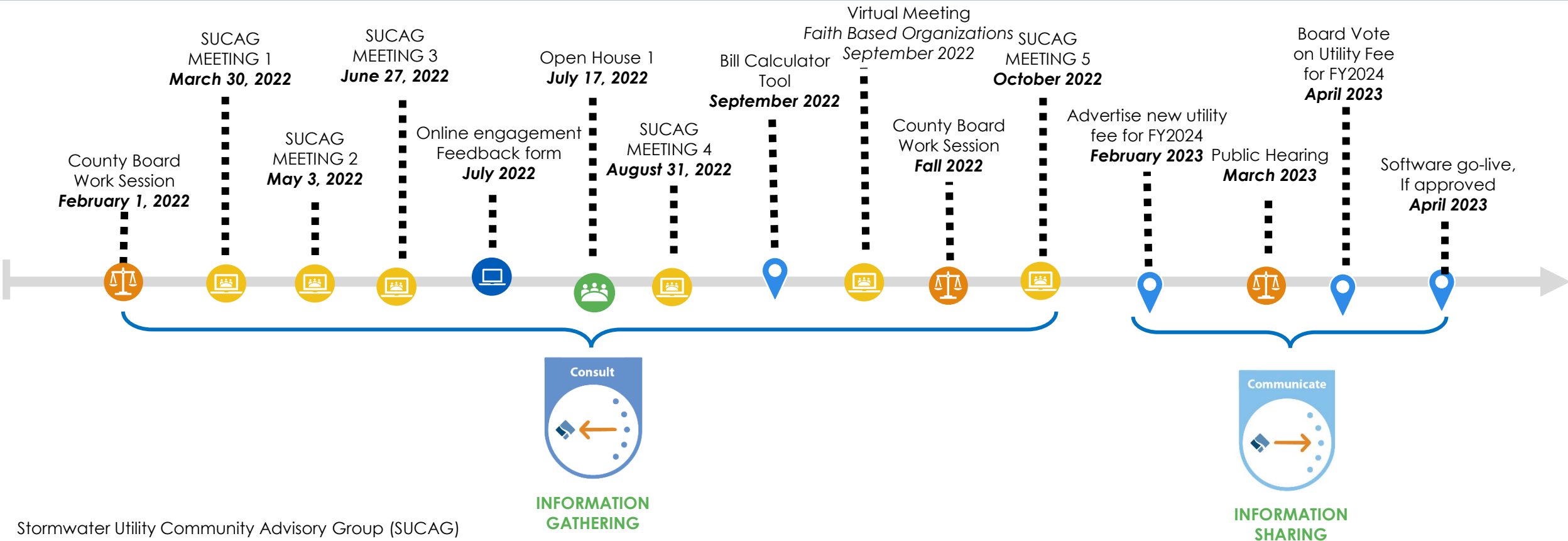
- ✓ **Credit program:** Required by State Code

- ✓ **Adds costs:** Implementation and Ongoing Administrative

Stormwater Utility Fee – Public Engagement Timeline

Project Contact:
Aileen Winquist
Awinquist@arlingtonva.us

Project Funding:
N/A



Stormwater Utility Community Advisory Group (SUCAG)



Online Feedback
(e.g. questionnaire, feedback form, etc.)

In-Person Engagement and Pop-Ups
(e.g. community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)

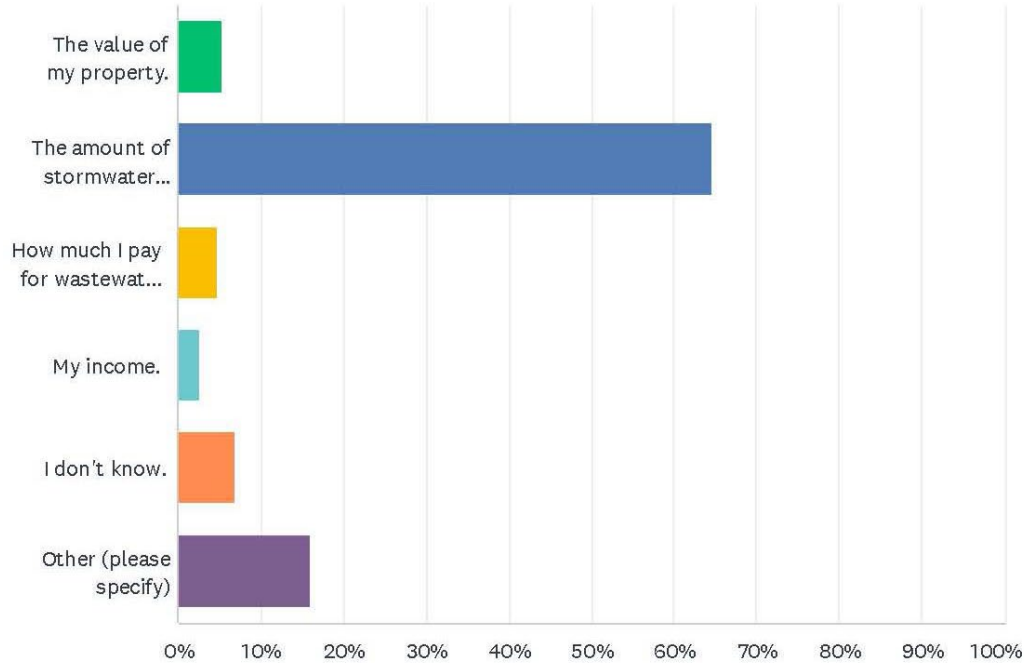
Virtual Meeting
(e.g., TEAMS, TEAMS live, Zoom, etc.)

County Board Engagement
(e.g. public hearing, Board work session, open door Monday, commission meeting etc.)

Key Milestone

Q: What I Pay for Stormwater Should Be Based On:

Answered: 607 Skipped: 2



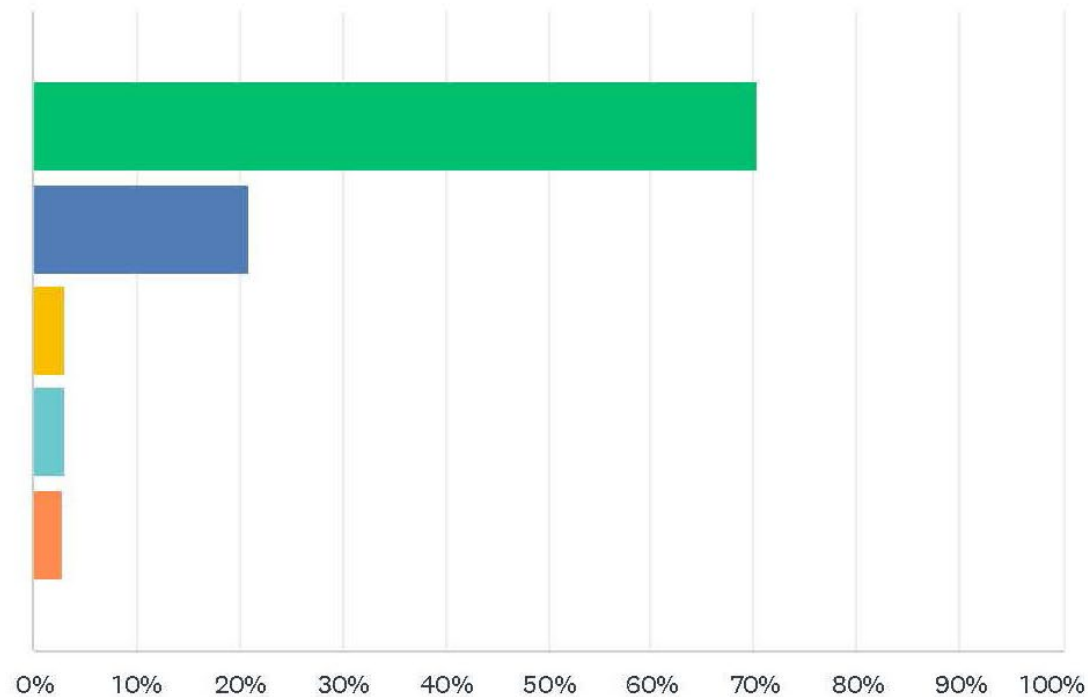
ANSWER CHOICES	RESPONSES	
The value of my property.	5.27%	32
The amount of stormwater runoff my property contributes to the County's stormwater system.	64.58%	392
How much I pay for wastewater service.	4.78%	29
My income.	2.47%	15
I don't know.	6.92%	42
Other (please specify)	15.98%	97
TOTAL		607

61% agree it makes sense to bill for stormwater as a utility

Over 64% feel stormwater fees should be based on the amount of runoff generated by a property

Q: Rate how important it is that the County maintain and/or upgrade its infrastructure to minimize flooding.

Answered: 603 Skipped: 6



Over 90% feel its very important or somewhat important to maintain and upgrade infrastructure to reduce flood risk.

VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
70.32%	20.90%	2.99%	2.99%	2.82%	603	1.47
424	126	18	18	17		

A Stormwater Credit Program Aims To...



Support water quality



Promote private sector
awareness and voluntary
measures



Minimize administration



Acknowledge positive
behaviors

Draft Credit Program

- The credit program will include both mandatory and voluntary actions
- Up to 35% credit available for all customers
 - Approximately \$80/ERU
- VA law requires that localities provide a credit for qualifying stormwater facilities, even mandatory ones installed as part of a development project



04/18/2014 10

Mandatory Stormwater Facility Credit – All Property Types

- Installed before 2014, or Streamlined permit (LDA) = 5%
- Installed after 2014:
 - Less than 1 acre = 10%
 - Over 1 acre = 15%
 - LDA 2.0 = 15%
- The performance and design standard for mandatory stormwater facilities have increased over time
- Property owner must complete required compliance inspection and submit forms on time for automatic annual credit

Residential Voluntary Credit

- Permeable driveways
- Rain garden
- Native plant landscaping
- Rainwater collection
- Tree Planting

DRAFT



Stormwater Customer Class	Number of Trees for Maximum Credit
Townhome	1 native shade tree
Single Family	2 native shade trees
Single Family – Above the Cap	3 native shade trees
Multi-Family	1 native shade tree per 2 units
Non-Residential	2 native shade trees per ERU

Multi-family and Non-Residential Voluntary Credit



- Stormwater education event (Once per year, 30 attendees)
- Volunteer activity (30 volunteer hours)
 - Adopt-a-Street
 - Storm Drain Marking
 - Stream Cleanup
 - Invasive Plant removal
- Parking Lot Sweeping (6 times per year)
- Permeable parking
- Tree Planting
- Rain Garden
- Conservation Landscaping

DRAFT

Fee Estimator

- The fee estimator will be available mid-September.
- It will allow property owners to look up the ERUs for their property

ARLINGTON VIRGINIA Stormwater Utility Fee Estimator

3910 lorcom lane

Tools

Home

Arlington County, VA

Arlington's stormwater utility is still in development. The information reflected here is not final and is for illustrative and informational purposes only. Arlington County makes no guarantees or warranties regarding the accuracy and use of this information. Impervious surface area measurements are being fine-tuned and revised so they reflect the most accurate representation of impervious area for each property.

Arlington County Disclaimer

This web application is designed to allow Arlington County property owners to view the estimated number of billing units assigned to all County parcels eligible for billing under the proposed stormwater utility. This data is for informational purposes only.

Stormwater Utility Fee Estimates

Equivalent Residential Units or ERUs are the billing unit for Stormwater. For planning purposes only, Arlington County is estimating a fee range per billing unit of between \$230 to \$250. These estimates have been used to calculate a preliminary range of the potential annual stormwater utility fee for your property. The estimated annual fee was calculated by multiplying the estimated fee by the number of ERUs estimated for your parcel. Please note, this information is provided for planning purposes. The final rate will be adopted by the County Board and could differ from this estimated fee range.

State Code of Virginia

Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

I want to...
☆ 5100 25th ST N
Address: 5100 25th ST N
RPCMaster: 02079011
RPC: 02079011
Class: Single Family Detached
ERU: 1
Estimated Annual Fee: \$230.00 - \$250.00
Note:
Fee Calculated by: ERU x XXX rate.
[Add to Results](#) [View Additional Details](#)

Home Layers WKID: 4326 Lat/Long Lat: 38.898453° N Lon: 77.136029° W 0 50 100ft 29 LEE HWY 4:56 PM 9/13/2022

Questions?

- Aileen Winqvist
- awinqvist@arlingtonva.us
- 703-228-3610

- bit.ly/ArlingtonStormwaterUtility