

Arlington's Proposed Stormwater Utility

Interfaith Alliance

Aileen Winqvist
Department of Environmental Services

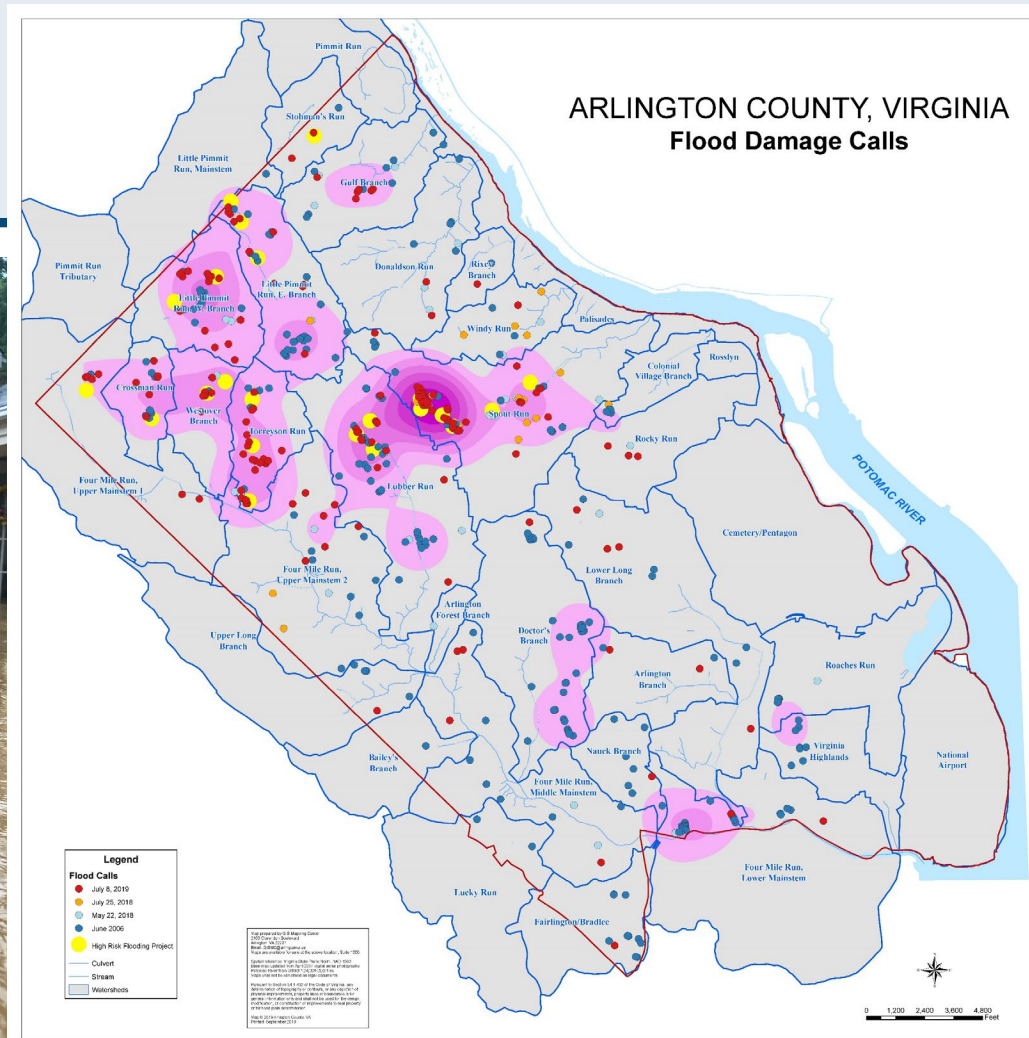
September 29, 2022



A Flood Resilient Arlington

Story Map: Challenges and the Path Forward

Arlington County, VA



How did we get here?

Phase 1

Feasibility Study of a Stormwater Utility (Complete)

- [Interim Deliverable provided in May 2020](#)
 - Focused on policy considerations
- [Final Report](#) provided November 2020
 - Assessment recommends Utility User Fee model

Phase 2a

Feasibility Study and Rate Refinement (Complete)

- GIS mapping and measuring of County parcels
- Financial and ERU modelling
- Rate structure options to ease burden on middle- and low-income housing
- Benchmark other comparable utilities
- Recommend billing on Real Estate Tax Bill
- Legal review of changes imposed by VA law
- Credit program options

Phase 2b

Engagement and Implementation (Underway)

- [Project Page:](#)
www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Feasibility-Study

County Board provided direction after Phase 2a to move forward with implementing a Stormwater Utility

We are here

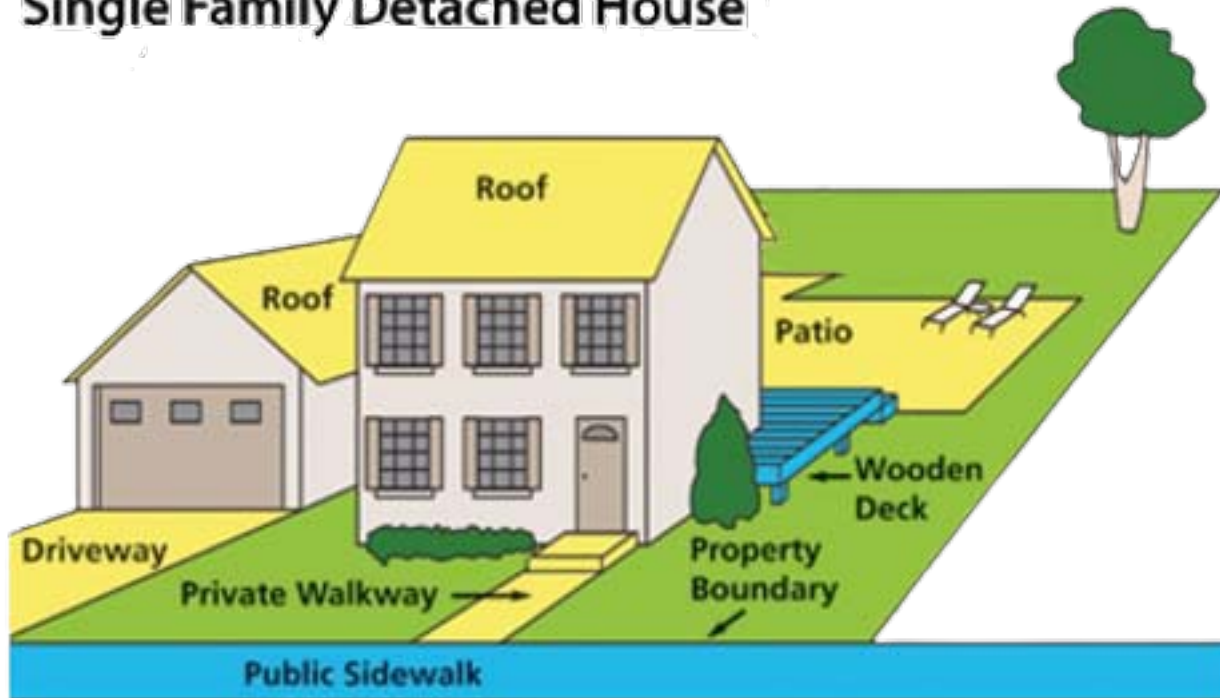
What is a Stormwater Utility?

- The stormwater program is currently funded through the Sanitary District Tax, based on a property's assessed value (delinked from actual SW impact).
- 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 and impact to 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
- **Per State code, cannot offer exemptions for tax exempt organizations**



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?

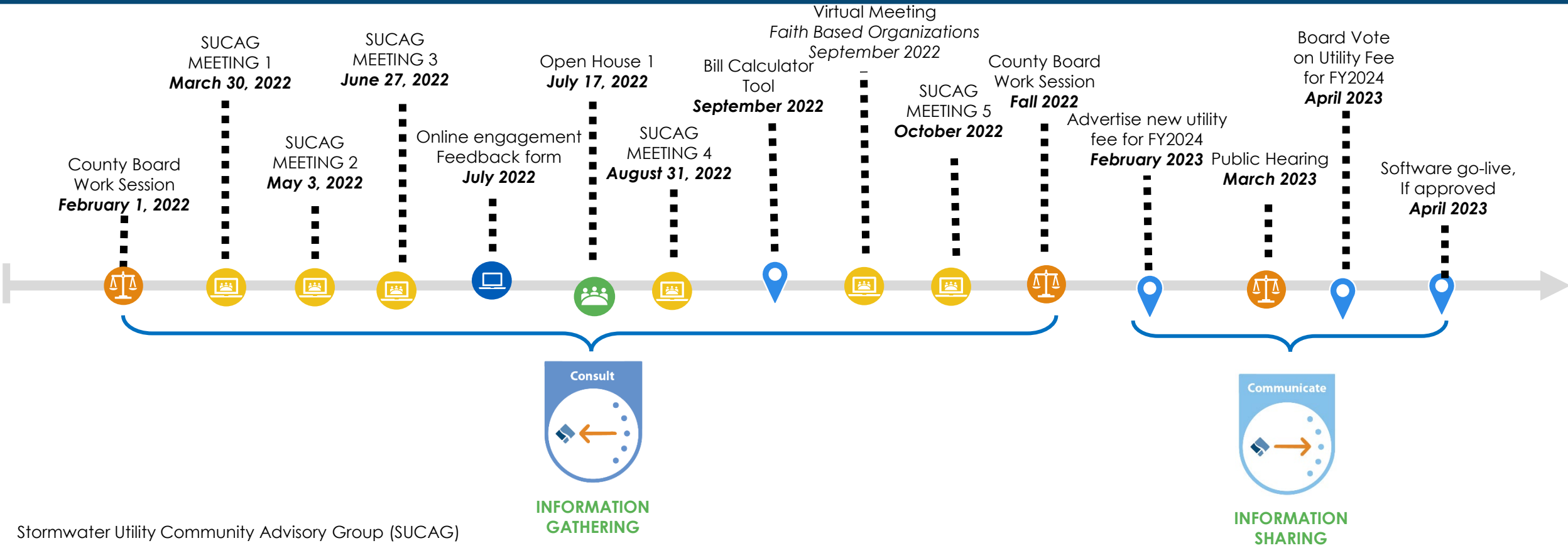
- ✓ **Demand-Based Fees:** Utility fees are based on a property's "contribution" to the stormwater system
- ✓ **Fairer basis of funding:** The current funding mechanism (property assessment) has no correlation to amount of runoff generated on a property
- ✓ Aligns with **industry trend** of funding stormwater management programs with a user fee

Rate structure is not designed to be an incentive program, but as a cost recovery mechanism based on runoff contributed by each parcel. This results in an equitable way to distribute costs of stormwater management.

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

Credit Program Overview

Single-Family Residential: Attached & Detached

<u>Mandatory Structural Stormwater Facilities (LDA)</u> Up to 15%	<u>Voluntary Actions - 5% each</u> <ul style="list-style-type: none">• Conservation Landscaping• Tree Planting• Rainwater Collection	<u>Voluntary Actions - 10% each</u> <ul style="list-style-type: none">• Rain Garden• Permeable Driveway	MAX Credit of 35%
--	--	--	--------------------------

Multi-Family and Non-Residential

<u>Mandatory Structural Stormwater Facilities (LDA)</u> Up to 15%	<u>Voluntary Actions - 5% each</u> <ul style="list-style-type: none">• Conservation Landscaping• Tree Planting• Stormwater Education Event• Storm Drain Marking	<u>Voluntary Actions - 10% each</u> <ul style="list-style-type: none">• Rain Garden• Permeable Parking Lot / Driveway• Adopt A Street• Stream Clean-up• Invasive Plant Cleanup• Parking Lot / Private Street Sweeping	MAX Credit of 35%
--	--	--	--------------------------

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 is online
- It will allow property owners to look up the estimated ERUs for their property

ARLINGTON VIRGINIA Stormwater Utility Fee Estimator

3910 lorcom lane Sign in

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 guaranties 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](#)

Basemap... WKID: 4326 Lat/Long ▲ Lat: 38.898453° N Lon: 77.136029° W 0 50 100ft

4:56 PM 9/13/2022

Thank you!

- Subscribe for updates on the Stormwater Utility web page
- Check out the fee estimator map
- Provide feedback to staff

bit.ly/ArlingtonStormwaterUtility

Aileen Winquist

awinquist@arlingtonva.us