

# 3648 - Demolition of Two Flood-Prone Properties in Waverly Hills

## Application Details

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### Funding Opportunity:

3293-Virginia Community Flood Preparedness Fund - Project Grants - CY25 Round 6

**Funding Opportunity Due Date:** Dec 1, 2025 11:59 PM

**Program Area:** Virginia Community Flood Preparedness Fund

**Status:** Under Review

**Stage:** Final Application

**Initial Submit Date:** Nov 26, 2025 1:28 PM

**Initially Submitted By:** Jennifer Tastad

**Last Submit Date:**

**Last Submitted By:**

## Contact Information

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### Primary Contact Information

**Active User\*:** Yes

**Type:** External User

**Name\*:** Mrs. Jennifer L Tastad  
Salutation First Name Middle Name Last Name

**Title:** Design Team Supervisor

**Email\*:** jtastad@arlingtonva.us

**Address\*:** 2100 Clarendon Boulevard  
Suite 800

Arlington Virginia 22201  
City State/Province Postal Code/Zip

**Phone\*:** (703) 228-6542 Ext.  
Phone  
###-###-####

**Fax:** ###-###-####

**Comments:**

## Organization Information

**Status\*:** Approved

**Name\*:** Arlington County

**Organization Type\*:** County Government

**Tax ID\*:** 54-6001123

**Unique Entity Identifier (UEI)\*:** W2J1JAMJ88H7

**Organization Website:** <https://www.arlingtonva.us/Home>

**Address\*:** 2100 Clarendon Boulevard  
Suite 705

Arlington Virginia 22201-  
City State/Province Postal Code/Zip

**Phone\*:** 703-228-6542 Ext.  
###-###-####

**Fax:** ###-###-####

**Benefactor:**

**Vendor ID:**

**Comments:**

## VCFPF Applicant Information

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### *Project Description*

**Name of Local Government\*:** Arlington County

Your locality's CID number can be found at the following link: [Community Status Book Report](#)

**NFIP/DCR Community Identification Number (CID)\*:** 515520

If a state or federally recognized Indian tribe,

**Name of Tribe:**

**Authorized Individual\*:** Mark Schwartz  
First Name Last Name

**Mailing Address\*:** 2100 Clarendon Boulevard  
Address Line 1  
Suite 318  
Address Line 2  
Arlington Virginia 22201  
City State Zip Code

**Telephone Number\*:** 703-228-3120

**Cell Phone Number\*:** 703-469-6384  
**Email\*:** countymanager@arlingtonva.us

Is the contact person different than the authorized individual?

**Contact Person\*:** Yes

**Contact:** Jennifer Tastad  
First Name Last Name  
2100 Clarendon Boulevard  
Address Line 1  
Suite 800  
Address Line 2  
Arlington Virginia 22201  
City State Zip Code

**Telephone Number:** 703-228-6542

**Cell Phone Number:** 703-469-6384

**Email Address:** jtastad@arlingtonva.us

**Enter a description of the project for which you are applying to this funding opportunity**

**Project Description\*:**

The project will remove hazardous material and demolish structures on two acquired properties in Waverly Hills. Compacted amended soil will bring the site to grade to promote absorption in passive open space. The properties are in an area that floods during significant rain events and are near existing storm infrastructure. Demolishing the structures is a key step to establishing future storm infrastructure and an overland relief pathway to safely convey stormwater between existing residences.

**Low-income geographic area means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.**

Is the proposal in this application intended to benefit a low-income geographic area as defined above?

**Benefit a low-income geographic area\*:** No

**Information regarding your census block(s) can be found at census.gov**

**Census Block(s) Where Project will Occur\*:** 510131006003003 and 510131007001008

**Is Project Located in an NFIP Participating Community?\*** Yes

**Is Project Located in a Special Flood Hazard Area?\*** No

**Flood Zone(s)**  
**(if applicable):**

**Flood Insurance Rate Map**  
**Number(s)**  
**(if applicable):**

# Eligibility CFPF - Round 4 - Projects

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## ***Eligibility***

Is the applicant a local government (including counties, cities, towns, municipal corporations, authorities, districts, commissions, or political subdivisions created by the General Assembly or pursuant to the Constitution or laws of the Commonwealth, or any combination of these)?

**Local Government\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration

Does the local government have an approved resilience plan and has provided a copy or link to the plan with this application?

**Resilience Plan\*:** Yes  
Yes - Eligible for consideration under all categories  
No - Eligible for consideration for studies, capacity building, and planning only

If the applicant is not a town, city, or county, are letters of support from all affected local governments included in this application?

**Letters of Support\*:** N/A  
Yes - Eligible for consideration  
No - Not eligible for consideration  
N/A - Not applicable

Has this or any portion of this project been included in any application or program previously funded by the Department?

**Previously Funded\*:** No  
Yes - Not eligible for consideration  
No - Eligible for consideration

Has the applicant provided evidence of an ability to provide the required matching funds?

**Evidence of Match Funds\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration  
N/A - Match not required

# Scoring Criteria for Flood Prevention and Protection Projects - Round 4

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## ***Scoring***

### **Category Scoring:**

Hold CTRL to select multiple options

### **Project Category\*:**

Acquisition of developed property consistent with an overall comprehensive local or regional plan for purposes of allowing inundation, retreat, or acquisition of structures and where the flood mitigation benefits will be achieved as a part of the same project as the property acquisition.

**Is the project area socially vulnerable?** (based on ADAPT Virginia's Social Vulnerability Index Score)

### **Social Vulnerability Scoring:**

Very High Social Vulnerability (More than 1.5)

High Social Vulnerability (1.0 to 1.5)

Moderate Social Vulnerability (0.0 to 1.0)

Low Social Vulnerability (-1.0 to 0.0)

Very Low Social Vulnerability (Less than -1.0)

**Socially Vulnerable\*:** Low Social Vulnerability

**Is the proposed project part of an effort to join or remedy the community's probation or suspension from the NFIP?**

**NFIP\*:** No

**Is the proposed project in a low-income geographic area as defined below?**

"Low-income geographic area" means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.

**Low-Income Geographic Area\*:** No

**Projects eligible for funding may also reduce nutrient and sediment pollution to local waters and the Chesapeake Bay and assist the Commonwealth in achieving local and/or Chesapeake Bay TMDLs. Does the proposed project include implementation of one or more best management practices with a nitrogen, phosphorus, or sediment reduction efficiency established by the Virginia Department of Environmental Quality or the Chesapeake Bay Program Partnership in support of the Chesapeake Bay TMDL Phase III Watershed Implementation Plan?**

**Reduction of Nutrient and Sediment Pollution\*:** No

**Does this project provide "community scale" benefits?**

**Community Scale Benefits\*:** More than one census block

**Expected Lifespan of Project**

**Expected Lifespan of Project\*:** Over 20 Years

**Comments:**

Additional project category: All hybrid approaches whose end result is a nature-based solution  
Social Vulnerability score listed above is for 1601 N Taylor Street. Social Vulnerability score for 1922 N Upton St is "very low social vulnerability".

## Scope of Work - Projects - Round 4

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### ***Scope of Work***

#### **Upload your Scope of Work**

Please refer to Part IV, Section B. of the grant manual for guidance on how to create your scope of work

#### **Scope of Work\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Scope of Work Narrative.pdf

**Comments:**

### ***Budget Narrative***

#### **Budget Narrative Attachment\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Budget Narrative.pdf

**Comments:**

## Scope of Work Supporting Information - Projects

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### ***Supporting Information - Projects***

**Provide population data for the local government in which the project is taking place**

**Population\*:** 243760.00

**Provide information on the flood risk of the project area, including whether the project is in a mapped floodplain, what flood zone it is in, and when it was last mapped. If the property or area around it has been flooded before, share information on the dates of past flood events and the amount of damage sustained**

**Historic Flooding data and**

**Hydrologic Studies\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Historic Flooding Data and Hydrologic Studies.pdf

**Include studies, data, reports that demonstrate the proposed project minimizes flood vulnerabilities and does not create flooding or increased flooding (adverse impact) to other properties**

**No Adverse Impact\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_No Adverse Impact.pdf

**Include supporting documents demonstrating the local government's ability to provide its share of the project costs. This must include an estimate of the total project cost, a description of the source of the funds being used, evidence of the local government's ability to pay for the project in full or quarterly prior to reimbursement, and a signed pledge agreement from each contributing organization**

**Ability to Provide Share of**

**Cost\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Ability to Provide Share of Cost.pdf

**A benefit-cost analysis must be submitted with the project application**

**Benefit-Cost Analysis\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Benefit Cost Analysis.pdf

If applicable, provide the Department with the current floodplain ordinance by link or attachment.

**Local Floodplain Management**

**Regulations:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Floodplain Ordinance.pdf

**Provide a list of repetitive loss and/or severe repetitive loss properties. Do not provide the addresses for the properties, but include an exact number of repetitive loss and/or severe repetitive loss structures within the project area**

**Repetitive Loss and/or Severe**

**Repetitive Loss Properties\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Repetitive Loss.pdf

**Describe the residential and commercial structures impacted by this project, including how they contribute to the community such as historic, economic, or social value. Provide an exact number of residential structures and commercial structures in the project area**

**Residential and/or Commercial**

**Structures\*:**

The only structures impacted by this project are the two homes on the two project locations - 1922 N Upton Street and 1601 N Taylor Street. The County acquired these properties on a voluntary basis to provide overland relief for the undersized storm sewer system and assess plans to expand the storm system capacity in order to reduce flood risk to the community.

**If there are critical facilities/infrastructure within the project area, describe each facility**

**Critical Facilities/Infrastructure\*:**

Neither of the acquired properties - 1922 N Upton Street and 1601 N Taylor Street - are or are near critical facilities.

**Explain the local government's financial and staff resources. How many relevant staff members does the local government have? To what relevant software does the local government have access? What are the local government's capabilities?**

**Financial and Staff Resources\*:**

Arlington County has successfully delivered multiple residential demolition and land restoration projects. The County has technical and financial staff with experience managing state and federal infrastructure grants. The county uses Computer Aided Drafting (CAD) software and Trimble Utility Construct to design and track the process of each demolition property in order to obtain the necessary permits for demolition activities. County employees pursue all soft tasks, including preliminary surveys, inspections, design drawings, and permits. On-call professional services contracts are in place to assist with any tasks outside the existing County staff's scope or availability. Key staff members are listed below.

Project Manager: John Clemons / Sarah Kaykhosravi

Engineering Design Team Supervisor: Jennifer Tastad

Engineering Design Team Supervisor: Zoran Dragacevac

Design Engineer: Jaime Rojas

Construction Inspection/Management: Emilio Lemeni-Olivera

Stormwater Outreach Specialist: Aileen Winkvist

Department of Environmental Services Chief Operating Officer: Hui Wang

Department of Environmental Services Director: Greg Emanuel

If the project proposed does not employ a nature-based or hybrid solution and the total project cost is greater than \$2 million, describe at least one alternative that could reasonably address the issue identified. Please also consider the No Action Option as a third alternative as part of the analysis. Explain these alternatives and the reason the proposed project was selected.

**Alternatives:**

**Identify and describe the goals and objectives of the project. Include a description of the expected results of the completed project and explain the expected benefits of the project. This may include financial benefits, increased awareness, decreased risk, etc.**

**Goals and Objectives\*:**

The project has two goals focusing on reducing flood impacts in the short term and managing stormwater in the long term.

- a. Short-term goal: Reduce property damage and other harms (public safety, environmental contamination, damage repair) from repeated flooding in residential areas.
- b. Long-term goal: Prepare acquired properties in strategic locations for future major stormwater improvements and establishment of infrastructure in the overland relief path.

The project objectives are straightforward and achievable within the agreement period.

- a. Remove hazardous material from structures on two properties
- b. Demolish structures on two properties
- c. Restore land on two properties to permeable, passive grass area, maintaining as many existing trees as possible

The County's long-term goal of implementing stormwater improvements includes objectives beyond the agreement period. The County has the additional objective of investigating, determining, and implementing a broader stormwater management strategy in Waverly Hills and the Spout Run watershed.

The project will result in permeable surface over the entirety of the two properties. The properties are in low lying areas; during rain events, water can collect at these locations without damaging homes and structures and can infiltrate over time. Because the residential structures at these locations will be demolished, fewer homes in the

Waverly Hills area will be damaged by flood impacts. In addition, these projects are critical to the County's long-term plan to create more public space in the neighborhood to further improve stormwater infrastructure. The benefits of reducing impacts of flooding are numerous and encompass financial, environmental, and public safety outcomes. The properties will remain as open green space, which also carries ecological and health benefits for the community.

**Outline a plan of action laying out the scope and detail of how the proposed work will be accomplished with a timeline identifying expected completion dates. Determine milestones for the project that will be used to track progress.**

**Explain what deliverables can be expected at each milestone, and what the final project deliverables will be. Identify other project partners**

**Approach, Milestones, and Deliverables\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Approach Milestones and Deliverables.pdf

**Where applicable, briefly describe the relationship between this project and other past, current, or future resilience projects. If the applicant has received or applied for any other grants or loans, please identify those projects, and, if applicable, describe any problems that arose with meeting the obligations of the grant and how the obligations of this project will be met**

**Relationship to Other Projects\*:**

This project is tied to several other County efforts that are ongoing, completed, or planned for the future. The County has successfully completed acquisition and demolition of seven residential properties within the last three years. Five of these properties are in the Waverly Hills area. Several of these are close to large-diameter storm sewer pipes. Once the County acquires a cluster of adjoining properties along the overland relief path, several options for stormwater management will be developed. Options may include upsizing pipes and installing parallel systems, underground detention, grassed swales, and bioswales.

In many parts of this watershed, public space is limited, difficult to access, and often not contiguous. In part to create more public space for public stormwater infrastructure, the County has implemented its Voluntary Property Acquisition to Reduce Flood Risk program. Through this program, the County is hoping to acquire property and thereby increase the amount of space available for a natural overland relief path during flood events. This program is currently ongoing. The County engages with property owners in several ways, including letters, community meetings, and web postings.

**For ongoing projects or projects that will require future maintenance, such as infrastructure, flood warning and response systems, signs, websites, or flood risk applications, a maintenance, management, and monitoring plan for the projects must be provided**

**Maintenance Plan\*:**

CID515520\_Arlington County Property Demolitions\_CFPF\_Maintenance Plan.pdf

**Describe how the project meets each of the applicable scoring criteria contained in Appendix B. Documentation can be incorporated into the Scope of Work Narrative**

**Criteria\*:**

1. Eligible Projects, up to 30 points

Other nature-based approach (20) - the project implements a nature-based approach by replacing impervious surface with permeable grassy area.

2. Social Vulnerability Index Score, up to 10 points.

Low Social Vulnerability (-1.0 to 0.0) (0) - The property at 1601 N Taylor St is in an area with a Social Vulnerability Index Score of -0.2.

Very Low Social Vulnerability (Less than -1.0) (0) - The property at 1922 N Upton St is in an area with a Social Vulnerability Index Score of -1.4.

3. Community scale of benefits, up to 30 points.

More than one census block (30) - The project encompasses two project sites, which are in two different census



blocks.

4. Expected lifespan of project, up to 10 points.

Over 20 Years (10) - Once the land areas are restored to permeable grassland, the project sites may be maintained as such into perpetuity. The County is committed to leaving the land undeveloped, except to install stormwater infrastructure.

5. Remedy for NFIP probation or suspension (yes 5, no 0)

No, the project does not serve as a remedy for NFIP probation or suspension.

6. Proposed project part of a low-income geographic area (yes 10, no 0)

No, the project sites are not in low-income geographic areas.

7. Proposed project implements a Chesapeake Bay TMDL BMP (yes 5, no 0)

The project does not directly implement a Chesapeake Bay TMDL best management practice, however, the project outcomes are in line with Impervious Area Disconnection and Soil Amendments, Urban Nutrient Management, and Urban Tree Planting BMPs.

## Budget

### ***Budget Summary***

**Grant Matching Requirement\*:** Projects that will result in nature-based solutions - Fund 70%/Match 30%

Is a match waiver being requested?

**Match Waiver Request** No

Note: only low-income communities are eligible for a match waiver.

\*:

**Total Project Amount (Request +** \$465,701.00

**Match)\*:** \*\*This amount should equal the sum of your request and match figures

**REQUIRED Match Percentage** \$139,710.30  
**Amount:**

## BUDGET TOTALS

Before submitting your application be sure that you meet the match requirements for your project type.

**Match Percentage:**

30.00%

Verify that your match percentage matches your required match percentage amount above.

**Total Requested Fund Amount:** \$325,990.70

**Total Match Amount:** \$139,710.30

**TOTAL:** \$465,701.00

### ***Personnel***

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### ***Fringe Benefits***

Description	Requested Fund Amount	Match Amount	Match Source
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Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Travel***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Equipment***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Supplies***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Construction***

Description	Requested Fund Amount	Match Amount	Match Source
Construction	\$325,990.70	\$139,710.30	Cash
	<b>\$325,990.70</b>	<b>\$139,710.30</b>	

#### ***Contracts***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Maintenance Costs***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***PreAward and Startup Costs***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

#### ***Other Direct Costs***

Description	Requested Fund Amount	Match Amount	Match Source
	No Data for Table		

# Long and Short Term Loan Budget - Projects - VCFPF

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**Budget Summary**

Are you applying for a short term, long term, or no loan as part of your application?

If you are not applying for a loan, select "not applying for loan" and leave all other fields on this screen blank

Long or Short Term*:	Not Applying for Loan
Total Project Amount:	\$0.00
Total Requested Fund Amount:	\$0.00
TOTAL:	\$0.00

**Salaries**

Description	Requested Fund Amount
No Data for Table	

**Fringe Benefits**

Description	Requested Fund Amount
No Data for Table	

**Travel**

Description	Requested Fund Amount
No Data for Table	

**Equipment**

Description	Requested Fund Amount
No Data for Table	

**Supplies**

Description	Requested Fund Amount
No Data for Table	

**Construction**

Description	Requested Fund Amount
No Data for Table	

**Contracts**

Description	Requested Fund Amount
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Description	Requested Fund Amount
No Data for Table	

### Other Direct Costs

Description	Requested Fund Amount
No Data for Table	

## Supporting Documentation

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### Supporting Documentation

Named Attachment	Required Description	File Name	1
Detailed map of the project area(s) (Projects/Studies)	Arlington County quad map showing location of the two properties to be demolished, as well as properties previously demolished and restored under the Voluntary Property Acquisition Program.	CID515520_Arlington County Property Demolitions_CFPF_Detailed Map.pdf	
FIRMette of the project area(s) (Projects/Studies)	One FIRMette provided for each property.	CID515520_Arlington County Property Demolitions_CFPF_FIRMette for Both Sites.pdf	
Historic flood damage data and/or images (Projects/Studies)	Map showing location of historic flooding calls	CID515520_Arlington County Property Demolitions_CFPF_2019 Flood Calls Reported Comparison.pdf	
A link to or a copy of the current floodplain ordinance	Current Arlington County Floodplain Ordinance	CID515520_Arlington County Property Demolitions_CFPF_Floodplain Ordinance.pdf	
Maintenance and management plan for project	Description of post-construction maintenance plan for project.	CID515520_Arlington County Property Demolitions_CFPF_Maintenance Plan.pdf	
A link to or a copy of the current hazard mitigation plan	Current Northern Virginia Hazard Mitigation Plan	CID515520_Arlington County Property Demolitions_CFPF_Hazard Mitigation Plan.pdf	
A link to or a copy of the current comprehensive plan	Attached above is the Essential Guide to Arlington County's Comprehensive Plan. Full copies of each individual plan can be found at the following link: <a href="https://www.arlingtonva.us/Government/Projects/Plans-Studies/Comprehensive-Plan">https://www.arlingtonva.us/Government/Projects/Plans-Studies/Comprehensive-Plan</a>	CID515520_Arlington County Property Demolitions_CFPF_Comprehensive Plan.pdf	

Named Attachment	Required Description	File Name	1
Social vulnerability index score(s) for the project area	There are difference scores for each property: a. 1601 N Tyler St: Vulnerability Index Score: -0.2 [Low Social Vulnerability (-1.0) to 0.0]] b. 1922 N Upton St: Vulnerability Index Score: -1.4 [Very Low Social Vulnerability (Less than -1.0)]	CID515520_Arlington County Property Demolitions_CFPF_Social Vulnerability Index.pdf	
Authorization to request funding from the Fund from governing body or chief executive of the local government	Funding commitment letter from the County Manager.	CID515520_Arlington County Property Demolitions_CFPF_Funding Commitment Letter.pdf	
Signed pledge agreement from each contributing organization	Attached is the funding commitment letter signed by the County Manager. There are no other contributing organizations for this project.	CID515520_Arlington County Property Demolitions_CFPF_Funding Commitment Letter.pdf	
Maintenance Plan	A description of the post-construction maintenance plans for the project sites.	CID515520_Arlington County Property Demolitions_CFPF_Maintenance Plan.pdf	
<i>Benefit-cost analysis must be submitted with project applications over \$2,000,000. in lieu of using the FEMA benefit-cost analysis applicants may submit a narrative to describe in detail the cost benefits and value. The narrative must explicitly indicate the benefits of a flood mitigation project and compares those benefits to its cost-effectiveness.</i>			
Benefit Cost Analysis	A full analysis is not required due to the project's total cost.	CID515520_Arlington County Property Demolitions_CFPF_Benefit Cost Analysis.pdf	
Other Relevant Attachments	Approval to submit application from Certified Floodplain Manager	CID515520_Arlington County Property Demolitions_CFPF_Letter from Floodplain Manager.pdf	

### Letters of Support

Description	File Name	Type	Size	Upload Date
	No files attached.			

## Resilience Plan

### Resilience Plan

Description	File Name	Type	Size	Upload Date
Approved Arlington County Resilience Plan	CID515520_Arlington County Property Demolitions_CFPF_Resilience Plan.pdf	pdf	2 MB	11/26/2025 10:46 AM

Description	File Name	Type	Size	Upload Date
DCR Approval of	CID515520_Arlington County Property	pdf	144	11/26/2025
Arlington County	Demolitions_CFPF_DCR Approval Letter of Arlington		KB	10:47 AM
Resilience Plan	Resilience Plan.pdf			