

Posting Signs on Infill Lots

Development Process Committee

October 11, 2016

Posting Signs on Infill Lots

Continued discussion regarding possible implementation of new Va. Code §15.2-961.2, to allow the County to post signs on private lots when an infill lot grading plan has been submitted for review.

Presentation from September 13th DPC meeting

Development Process Committee Posting Signs on Infill Lots

Development Process Committee
September 13, 2016

Posting Signs on Infill Lots

Presentation and discussion of possible implementation of new
Via Code §15.2-961.2, to allow the County to post signs on private
lots when an infill lot grading plan has been submitted for review.

Land Development Services

Development Process Committee Authorizing Language

Code of Virginia § 15.2-961.2.

Conservation of Trees; notice of infill
lot grading plan.

An ordinance adopted pursuant to
§15.2-961.1 may allow a locality to
post signs on private property that is
proposed to be redeveloped with
one single-family home that notify
the public that an infill lot grading
plan is pending for review before the
locality. The locality may not require
the applicant to be responsible for
such posting. The failure to post the
property shall not be a ground for
denial of such grading plan.



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Development Process Committee Applicable Plan Types

Potential Plan Types

- Infill Lot Grading (ISGP) Plans
 - ISGP plans submitted per
 - Comprehensive ISGP Plans
 - Rough Grading Plans (RGP) (including 1" & subsequent submissions)
 - Rough Grading Plans (RGP) (including 1" & subsequent submissions)
 - Rough Grading Plans (RGP) (including 1" & subsequent submissions)

Target Review Times

- 21 days for ISGP
- 30 days for RGP

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Development Process Committee FY2016 Plans by District

	Infill Lot Grading Plans (ISGP)	Conservation Plans (CP)	Rough Grading Plans (RGP)	Total
Daneshville	443	22	24	489
Sully	99	8	7	114
Mount Vernon	91	6	9	106
Springfield	62	12	11	85
Mason	67	7	6	80
Hunter Mill	39	2	5	46
Brookstock	31	0	7	38
Lee	27	4	2	33
Providence	12	12	7	31
Total	871	73	78	1022

Numbers reflect total number of submissions during FY2016 (including 1" and subsequent submissions).

Development Process Committee Considerations

- Raises awareness of the community of potential construction.
- Emphasizes an avenue for community input.
- Will require additional resources to implement.
- Potentially misleads community about the "By Right" process associated with infill single family home development.
- Misses a large number of projects that can result in the loss of trees on single family home lots.



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Development Process Committee General Areas of Effort

Activity	Resource Need
Administrative Processing (Identify Plans for Posting & Route Accordingly)	Absorbed in existing resources
Sign Installation (Mix Utility, install the Sign, Tracking, Remove the Sign)	New Staff Burden, Vehicle & Material
Make Plans Available to the Public (In Person or via Internet)	Increased Staff Burden
Field Advisory Comments & Respond	Increased Staff Burden

Annually, the County receives approximately 1022 applicable plans (ISGP, CP, & RGP) including re-submissions.

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Development Process Committee Fiscal Impact - Administrative Processing

Absorbed in Existing Resources

- Identify individual plans required for posting.
- Route to sign administrative staff
- Address any policy or process changes (i.e., owner submits a form acknowledging County permission to post the property)

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Development Process Committee Fiscal Impact - Sign Installation

New Fiscal Burdens - Assumed as...

- 1.0 FTE - Engineering Tech I (Grade 16) to install approximately 1,000 signs per year
- Equipment
 - Vehicle with Gas (\$40,000 for six years + \$25,000 Capital & 1 fill up week per week)
 - Tools \$500
 - Computer \$2,600
 - Phone with wifi (\$50/month)
 - Sign materials...

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Development Process Committee Sign Types

	Project Sign	Yield Sign	A-Frame Sign	Road Closure, Front & Sign
Service Life	18 months	18 months	18 months	18 months
Storage & Transportation	Single-Side	Single-Side	Double-Side	Double-Side
Other Notes	Variable	Variable	Variable	Variable

Development Process Committee Fiscal Impact - Facilitating Plan Availability for Public

- Additional Fiscal Burdens - Assumed as...
 - 0.5 FTE - Engineering Tech III (Grade 21) to upload 1,000 plans per year to internet for accessibility
 - Equipment
 - Computer \$1,500
 - Web Content Storage \$5,000
 - If sign installation is accomplished by contract, this position would also be burdened with contract administration add 0.25 FTE.

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Development Process Committee Fiscal Impact - Fielding Inquiries and Advisory Comments

- Additional Fiscal Burdens - Assumed as...
 - 1.0 FTE - Engineer III (Grade 37) to:
 - Respond to inquiries (phone calls - "Yes, I just saw a sign and wondered...")
 - Point folks to electronic plans, explain process and where submit comments.
 - Receive and respond to advisory comments.
 - Burdened assumed to be 2-hour per plan for 1,000 plans per year requires 1.0 FTE (some plans will not receive any inquiries or comments - others will receive lots of calls)
 - Equipment
 - Computer \$1,500

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Development Process Committee Tally of Fiscal Impacts

Activity	Staff	Cost	Notes
Administrative Processing			
Identify individual plans required for posting	1.0 FTE	\$40,000	
Route to sign administrative staff	1.0 FTE	\$40,000	
Address any policy or process changes	1.0 FTE	\$40,000	
Sign Installation			
1.0 FTE - Engineering Tech I (Grade 16) to install approximately 1,000 signs per year	1.0 FTE	\$40,000	
Equipment			
Vehicle with Gas (\$40,000 for six years + \$25,000 Capital & 1 fill up week per week)		\$65,000	
Tools \$500		\$500	
Computer \$2,600		\$2,600	
Phone with wifi (\$50/month)		\$600	
Sign materials...		\$1,000	
Facilitating Plan Availability for Public			
0.5 FTE - Engineering Tech III (Grade 21) to upload 1,000 plans per year to internet for accessibility	0.5 FTE	\$20,000	
Equipment			
Computer \$1,500		\$1,500	
Web Content Storage \$5,000		\$5,000	
Fielding Inquiries and Advisory Comments			
1.0 FTE - Engineer III (Grade 37) to respond to inquiries, explain process, and where submit comments	1.0 FTE	\$40,000	
Equipment			
Computer \$1,500		\$1,500	
Total		\$200,000	

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Development Process Committee Posting Signs on Infill Lots

- "Go" =
 - Staff will draft proposed ordinance language
 - Staff will include fiscal impacts
 - Should Staff return to DPC or go straight to Board?
- "No Go" =
 - Call it a day with this initiative for the moment.



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Development Process Committee Posting Signs on Infill Lots

Jerry Stonefield, Code Research and Development
Bill Hicks, Director, Land Development Services


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Applicable Plan Types

- Signing will capture ~1000 Infill Lot Projects
- Will not post ~4,600 non- “site” plan residential permits although they may impact trees.
- More than half of all Infill Lot Projects are in Dranesville.
- Current Dranesville experience suggests that posting will generate much interest of neighbors in such projects.

Development Process Committee
Applicable Plan Types

- **Potential Plan Types**
 - Infill Lot Grading (INF) Plans
 - **871 INF** plans last fiscal year (including 1st & subsequent submissions)
 - Conservation (CON) Plans
 - **73 CON** plans in FY '16 (including 1st & subsequent submissions)
 - Rough Grading Plans (RGPs)
 - **78 RGPs** in FY '16 (including 1st & subsequent submissions)
- **Target Review Times**
 - 21 days for INF
 - 5 days for CON
 - 30 days for RGP
- **Plan Types NOT Included**
 - Building Permits with land disturbance less than 2,500 square feet
 - Residential Alteration Permits approximately 4,688 per year
 - Additions, Carriage Houses, Garages, Decks, Retaining Walls




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FY2016 Plans By District

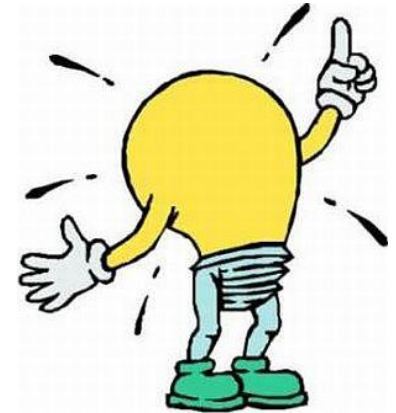
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Requests for Consideration

- Generally, what would the signs say?
- Two implementation questions:
 - Can this be applied to only one area of the County?
 - Can the program sunset after the first year if the Board so chooses?
- Is there an IT solution (i.e., e-mail notice to neighbors, etc.)?
- Costs seem high – Come back with a lower solution.



Potential Sign Language

NOTICE

A grading plan for proposed redevelopment of this parcel has been submitted to Fairfax County for review and approval.

A copy of the submitted plan may be viewed at the Records and Information Management Center at the address below.

Although the County review and approval process for this plan will not include a public hearing, comments may be submitted to Site Development and Inspections Division at the address below.

For information:



<http://www.fairfaxcounty.gov/myneighborhood/>

Site Construction Hotline: 703-324-7470, TTY 711.

Land Development Services
12055 Government Center Parkway, 5th floor
Fairfax, Virginia, 22035-5503.

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

NOTICE

A grading plan for proposed redevelopment of this parcel has been submitted to Fairfax County for review and approval.

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Site Address: _____

A copy of the submitted plan may be viewed at the Records and Information Management Center at the address below.

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Please reference the Plan Number and address listed above in any correspondence.

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Implementation Questions

- Can this effort be focused on one sector of the County?
 - Technically “Yes” but Practically “No”
 - Need to have legitimate government purpose to limit the scope.
- Can the program be set up as a pilot sun setting for a discrete amount of time?
 - This is feasible.



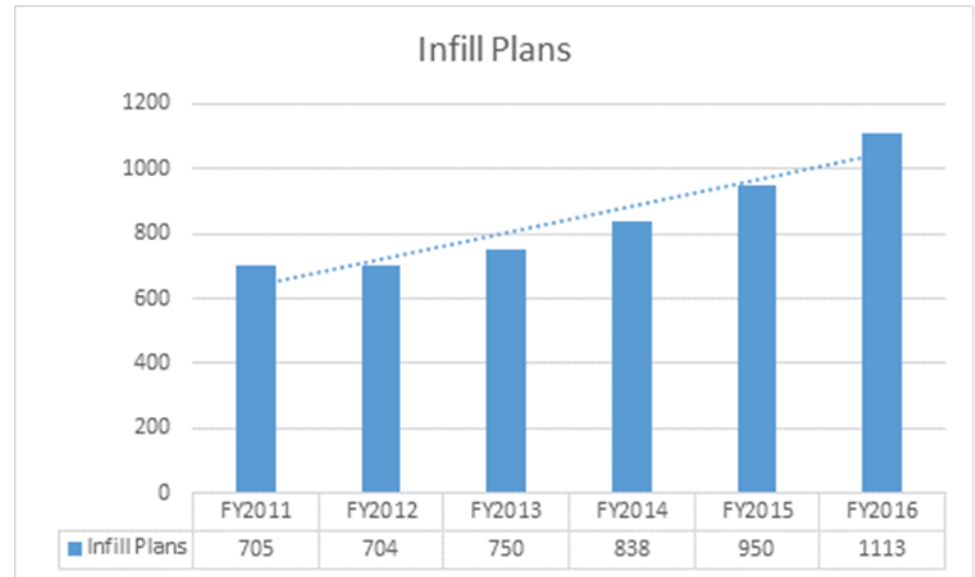
Possible IT Solutions – Issue Alerts/Notices

- Existing Technology – Snail Mail
 - Existing GIS application can produce mailing lists of adjacent owners
 - Staff exercise for 1,000 plans per year.
 - Timing eliminates this option
- Almost-But-Not-Quite Existing Technology...
 - Functionality could exist but has never been deployed.
 - Will require some launch costs (likely measured in tens of thousands)
 - Concerns regarding ties to aging databases.
- Wait for new PLUS – Land Use Database to be in place
 - Actual product has not yet been selected.
 - Full launch will be three years from now.
- Third Party-Hosted “Zillow”-like Application
 - Probably could be found and launched.
 - Would take some yet-to-be-determined money to make happen.



Workload

- 60% increase in INF-type plans since 2012.
- What does posting these projects do to workload?
 - Administrative Burden
 - Installation Burden
 - Advisory Comment Burden



General Areas of Effort

Activity	September Proposal	Post Only Requested Plans	Contractor Installed	IT Notice Solution
Administrative Processing	\$0	\$0	\$0	\$0
Sign Installation	\$95,144	\$95,144	\$45,000	\$30K - \$100K
Electronically Serve Plans to the Public	\$48,784	Only As Requested \$0	Only As Requested \$0	Potentially Included within Alert Upgrade \$0
Field Advisory Comments & Respond	\$128,804	\$128,804	\$128,804	\$128,804
Totals	\$272,737	\$223,948	\$173,804	\$173,804

Requested direction on Posting Signs on Infill Lots

- Do we proceed with Code Amendment?
 - Proposed ordinance language:
 - Should the Code include a built-in sunset clause?
 - Staff will include fiscal impacts
 - Implementation before FY 2018?

If yes, Staff will move forward to Board for Authorization to Advertise amendment

- Do we proceed with IT solution(s)?
 - Would not require Code amendment to publish plan submittal.
 - Potential interference with efforts to keep aging systems up and running

If yes, Staff will move forward with IT development

Posting Signs on Infill Lots



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