

# Stormwater Management

---

LOB #380:

## **COMMERCIAL REVITALIZATION DISTRICTS**

### **Purpose**

The Commercial Revitalization District maintenance program was developed to provide maintenance services for the seven delineated commercial districts in Fairfax County. In FY 1997, the Board of Supervisors approved the policy for County maintenance of improvements in commercial revitalization districts to provide routine grounds maintenance and care of landscape amenities that are installed by bond funds in the commercial districts.

### **Description**

The funding for the active maintenance programs is provided in a capital project in Fund 30010, General Construction and Contributions. The funding identified in the operating program is for the staff time of 0.25 FTE, which provides oversight and a limited amount of in-house maintenance support. The maintenance services are 100 percent provided by contracted services for both routine and non-routine maintenance.

<b>Active Commercial Revitalization Districts Inventory</b>
Annandale
Bailey's Crossroads/Seven Corners
McLean
Route 1 (Richmond Highway)
Springfield

#### Routine Maintenance

Routine maintenance services provide maintenance of streetscape elements and also have overlapping maintenance responsibilities in the bus shelter maintenance program. All CRDs have bus shelters that were built to match the various themes within each district. The routine maintenance services in this program are similar to those in the Park and Ride maintenance program with the exception of snow removal:

- Grass Mowing
- Weed Control
- Turf Management
- Tree/Plant/Shrub Care
- Trash Removal
- Bus Shelter Maintenance
- Site Inspections
- Irrigation Maintenance
- Sign Maintenance

#### Non-Routine Maintenance

Monthly inspections from the awarded contractor and County staff verify routine maintenance services and identify non-routine deficiencies. Most non-routine work revolves around reinvigorating maintenance areas with enhanced planting plans plus replacing dead plant material. Information signs and other streetscape elements such as lighting and seasonal flower rotations are handled on a non-routine basis. Non-routine items are also identified during County CRD walkthroughs with community groups. These walkthroughs help develop wish lists for enhancements.

# Stormwater Management

---

Funding within Fund 30010, General Construction and Contributions, for the Commercial Revitalization Districts is the main funding source for this program which supports the five districts. Funding in the amount of \$750,000 supports service on the following: Grass Mowing, Weed Control, Turf Management, Tree/Plant/Shrub Care, Trash Removal, Bus Shelter Maintenance, Site Inspections, Irrigation Maintenance, and Sign Maintenance. The newly established Tyson's Silver Line is also funded in Fund 30010. The \$460,000 allocated will allow the Silver Line to be maintained with the same level of service as the CRDs. Additional enhancements were installed in Annandale in FY 2015. Enhancements are also planned for the McLean CRD. Both will require additional funding – not only for routine services, but a dedicated reinvestment plan for infrastructure such as brick paver sidewalks. The CRD program is mostly maintained by contracted services. The contract is managed by Stormwater staff. As additional enhancements are implemented, additional County resources will be required to ensure proper maintenance.

This LOB is performed with 0/0.25 FTE. The actual FTE time worked on any Agency 87 Transportation program during the year varies and is dependent upon the weather conditions. Snow and flood response takes precedence over the other programs and can result in extended staff time for emergency response.

Fund 40100, Stormwater Services, includes 23.0 FTE positions related to transportation operations maintenance provided by the Maintenance and Stormwater Management Division. All funding for the transportation-related salary expenses and equipment is recovered from Agency 87, Unclassified Administrative Expenses, in the General Fund.

## Benefits

The program benefits residents, business owners and visitors. Aesthetic landscaping is observed by the community and businesses and creates an expectation of beauty. This standard facilitates an environment to be boasted. It encourages an investment from residents and business owners ensuring a community that is worthy of being showcased. Enhancements help attract developers to build business centers, shopping centers and walkable communities:

- Encourages re-development and expansion
- Encourages businesses and residents to plant roots in CRDs
- Provides a common link between businesses and residents
- High maintenance level grants a sense of pride to residents of the CRDs
- Encourages private landowners to match or exceed CRD maintained area standards

## Mandates

This Line of Business is not mandated.

## Trends and Challenges

The main trends that are associated with this LOB include:

- The County is enhancing many of the areas with drought and salt-tolerant plants. Plant loss has been greatly reduced.
- VDOT is evaluating the replacement of brick paver crosswalks with high visibility crosswalks. If this occurs, County maintenance would be reduced.
- The Office of Community Revitalization (OCR) is developing a strong rapport with residents, business owners and County staff to develop an all-inclusive CRD enhancement approach.

# Stormwater Management

- Additional enhancements are being installed in the CRD areas, requiring increased funding.

The major challenges that this LOB faces include:

- Streetscape enhancements are typically located in medians and VDOT Right-of-Way
- Plants are often in locations with little water and high salt content due to snow de-icing operations
- Brick paver crosswalks and walkways require higher maintenance than standard walkways
- CRD maintenance areas can be sporadic with VDOT maintained areas sprinkled in between. A majority of the complaints received are in reference to VDOT maintained areas.
- CRDs are comprised of a variety of maintenance items including, but not limited to benches, light poles, signs, landscaped areas, brick pavers, tree boxes and a windmill.

## Resources

Category	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted
<b>LOB #380: Commercial Revitalization Districts</b>			
<b>FUNDING</b>			
<u>Expenditures:</u>			
Operating Expenses	\$14,465	\$18,954	\$0
<b>Total Expenditures</b>	<b>\$14,465</b>	<b>\$18,954</b>	<b>\$0</b>
Total Revenue	\$0	\$0	\$0
<b>POSITIONS</b>			
Authorized Positions/Full-Time Equivalents (FTEs)			
<u>Positions:</u>			
Regular	0 / 0	0 / 0	0 / 0
<b>Total Positions</b>	<b>0 / 0</b>	<b>0 / 0</b>	<b>0 / 0</b>

## Metrics

Metric Indicator	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate	FY 2017 Estimate
Routine Expenditures	\$225,180.48	\$225,180.48	\$225,180.48	\$238,000.00	\$250,000.00
Non-Routine Expenditures	\$99,798.52	\$226,731.60	\$228,228.02	\$230,000.00	\$225,000.00

Routine maintenance expenditures are the heart of the program. Landscaping accounts for approximately 95 percent of the routine maintenance schedule. The costs have remained consistent over the last three fiscal years; however, additional enhancements were installed in Annandale. Additional enhancements are also planned in the McLean CRD.

Non-routine expenditures can be repairs and/or enhancements to the CRDs and typically assigned to one of six different categories: pavers, vegetation/beds, watering/irrigation, signs/banners, trees and bus shelters. Additional funding in FY 2014 permitted increased enhancements across the CRDs. Non-routine expenditures increased 127 percent from FY 2013 to FY 2014. Expenditures remained consistent in FY 2015 and are expected to follow this trend in FY 2016 and FY 2017.