

Board of Supervisors Land Use Policy Committee

October 1, 2024

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
James Bierman, Jr., Dranesville District
Rodney Lusk, Franconia District
Andres Jimenez, Mason District
Dan Storck, Mount Vernon District
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)
Walter Alcorn, Hunter Mill District was absent from the meeting.

The Land Use Policy Committee (Committee) meeting was called to order at 11:10 a.m.

The summary of the July 23, 2024, Committee meeting was accepted without change.

Annual Comprehensive Plan Amendment Work Program Update:

Graham Owen, Branch Chief, Planning Division, Department of Planning and Development, presented the annual update to the Comprehensive Plan Amendment Work Program and considerations for the 2025 Site-Specific Plan Amendment (SSPA) process. Mr. Owen provided a summary of recently adopted and ongoing plan amendments and a description of the upcoming SSPA cycle and process elements. The goals of the SSPA include reducing the overall timeline, increasing inclusion and community engagement, and achieving better balance of resources for long range planning. Mr. Owen described areas of improvement and next steps in the process.

Discussion ensued with input from staff regarding staff resources for the process, transportation studies, manufactured housing, outreach, speed and flexibility of the process. With the support of the Committee, staff will continue with the amendment process as discussed.

Multi-family Development and Repurposing Office to Residential:

Joe LaHait, Deputy Director, Department of Management and Budget and Keenan Rice, MuniCap, Inc. presented a study of the fiscal impact of urban infill multifamily development and repurposing office to residential housing. Mr. Rice described the methodology, and assumptions of the study, including rents and occupancy rates, and considerations unique to urban infill multifamily development. Mr. Rice presented the key findings, summary of results and conclusions. Based on the quantitative analysis, urban infill multifamily development would generate significant positive impacts for the county, compared to vacant office buildings.

Discussion ensued regarding the beneficial information and importance of the study; the issues with office vacancy including the impacts of vacant buildings on the immediate vicinity as well as the entire county; the need for affordable residential developments; the changes in office occupancy patterns and projections of vacancy rates and challenges of reoccupying office buildings, especially after the pandemic; finding the balance between office and residential; mixed-use developments; economic growth; and additional areas that could be studied, such as ancillary impacts and benefits, and owner-occupied residential developments.

The Committee meeting adjourned at 12:30 p.m.

The next Committee meeting is scheduled for November 26, 2024, at 11:00 a.m.