

Board of Supervisors Land Use Policy Committee

March 15, 2022

Government Center Board Auditorium

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman

Penelope Gross, Mason District (Vice Chairman)

James Walkinshaw, Braddock District

John Foust, Dranesville District

Walter Alcorn, Hunter Mill District

Rodney Lusk, Lee District

Dan Storck, Mount Vernon District

Pat Herrity, Springfield District

Kathy Smith, Sully District (Committee Chair)

Dalia Palchik, Providence District, participated remotely in the Committee meeting from her residence in the Providence District for a medical reason.

The Land Use Policy Committee (Committee) meeting was called to order at 9:33 a.m.

Chairman McKay asked Supervisor Palchik to confirm that she is connected to the meeting remotely, and the Chairman verified that her voice was clear, audible and at an appropriate volume to be heard by the Committee in the meeting room. Chairman McKay moved the Committee certify that the voice of the remotely participating member could be heard and further moved that the remote participation by Supervisors Palchik conform with the policy for electronic participation. Committee Chair Smith seconded the motion and it carried by a vote of nine, with Supervisor Palchik not participating in the vote on the motion.

Committee Chair Smith requested acceptance of the summary of the February 15, 2022, meeting. The summary was accepted with one correction to the attendees.

Parking Reimagined:

Michael Davis, Parking Program Manager, Land Development Services (LDS), presented the update on the Parking Reimagined project goals and conceptual framework. Also in attendance were William Hicks, Director, LDS, Barbara Byron, Director, Department of Planning and Development (DPD), Leslie Johnson, Zoning Administrator, DPD, Jan Leavitt, LDS, Bill Mayland, DPD, Austin Gastrell, DPD, as well as Chris Forinash and Iain Banks from the consultant team Nelson\Nygaard.

Mr. Davis described the project goals to update and simplify the parking rates and streamline the review and approval process. These are informed by community feedback and an analysis of best

practices, experience and innovations. The conceptual framework includes a three-tiered approach to parking regulations. Tier 1 would cover the low-density areas of the county, Tier 2 the medium density/intensity, and Tier 3 would be the highest intensity areas such as Tysons. Defined transit areas would also be considered to determine applicable parking rates. Austin Gastrell presented the concepts for establishing minimum bicycle and electric vehicle charging (EVC) parking requirements and described environmental considerations of reduced parking, as well as the project timeline.

Discussion ensued regarding bicycle use, guidelines, racks and supporting infrastructure; EVC demand and use; leveraging existing excess parking; creating public parking garages, including near metro; parking lot landscaping considerations; application of requirements to older existing developments including townhomes and schools; and costs and flexibility of the requirements. Several Committee members requested a higher resolution parking tier map. The consensus of the Committee was support of the tiered approach to parking requirements, and requirements for bicycle and EVC. Staff will continue with the project and continue with outreach, including meetings with individual Board members.

Airport Noise Comprehensive Plan Amendment:

Barbara Byron introduced the Comprehensive Plan Amendment related to airport noise policy. Also in attendance were Corinne Bebek, Kelly Atkinson, Leanna O'Donnell, and Joseph Gorney of the Planning Division, DPD. The county's consultant Nick Johnson of Johnson Aviation, Inc., participated by telephone.

Corinne Bebek provided an overview of the Airport Noise Policy Plan amendment and provided an update of the community outreach efforts. The proposed Policy Plan amendment would permit residential uses within the adopted 60 to 65 DNL (day-night level average) airport noise contours subject to certain considerations, including: pre- and post-construction noise studies when warranted, construction and building materials standards, disclosures and aviation easements. Ms. Bebek described the numerous community outreach meetings, feedback received and remaining schedule of the proposed Plan amendment.

Discussion ensued with input from staff and Mr. Johnson regarding the 1993 adopted noise contours and the 2019 Metropolitan Washington Airports Authority noise contours, how each were determined and what they represent, and the areas and uses that are covered. Additional discussion included the operations and growth of the airport and the measurement and mitigation of maximum interior noise levels. Ms. Byron stated staff will provide a copy of the presentation from a November 2021 meeting of the Dulles Master Plan Study Technical Advisory Group related to the growth of the airport.

The Committee meeting adjourned at 11:17 a.m.

The next Committee meeting is scheduled for May 17, 2022, at 1:30 p.m.