

Board of Supervisors Land Use Policy Committee

November 22, 2022

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman

James Walkinshaw, Braddock District

John Foust, Dranesville District

Walter Alcorn, Hunter Mill District

Rodney Lusk, Franconia District

Dan Storck, Mount Vernon District

Dalia Palchik, Providence District

Pat Herrity, Springfield District

Kathy Smith, Sully District (Committee Chair)

Penelope Gross, Mason District (Vice Chairman), participated remotely in this Committee meeting from her residence in the Mason District for a medical reason.

The Land Use Policy Committee (Committee) meeting was called to order at 1:31 p.m.

Chairman McKay asked Supervisor Gross 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 Supervisor Gross conform with the policy for electronic participation. Supervisor Alcorn seconded the motion and it carried by a vote of nine, with Supervisor Gross not participating in the vote on this motion.

The summary of the October 4, 2022, Committee meeting was accepted without change.

Parking Reimagined:

Austin Gastrell, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), and Michael Davis, Parking Program Manager, Land Development Services (LDS), presented the update on the Parking Reimagined project goals and conceptual framework. Staff in attendance were William Hicks, Director, LDS, Tracy Strunk, Director, DPD, Leslie Johnson, Zoning Administrator, DPD, Bill Mayland, DPD, David Stoner, Office of the County Attorney (OCA), and Hayden Coddling, OCA. Also in attendance was Iain Banks from the consultant team Nelson/Nygaard.

Mr. Gastrell provided an update of the progress of the Parking Reimagined project that has occurred from the June 14, 2022, Committee and the project goals and community values. The draft proposed Ordinance text is now posted online for public review and comment. Mr. Davis

described the provided a summary of the proposed changes to the administrative provisions, including calculation of off-street parking rates, tiered framework, and proposed categories of administrative and Board approvable adjustments. Mr. Gastrell described loading requirements and bicycle parking provisions. The presentation concluded with a discussion of the outreach, timeline, and the next steps.

Discussion ensued regarding the proposed changes to the provisions regarding electric vehicle charging; incentives for revitalization districts; methodology of rounding; rates for live/work uses, manufactured houses; group household. Additional discussion focused on parking rate administrative adjustments, including processing and limitations, reductions for adaptive reuse of existing sites; parking districts; historic sites; tree preservation and shared spaces in mixed-use developments. Staff will include ranges of options for the Board's consideration when the amendments are advertised. With the concurrence of the committee, staff will continue with the project.

Government Center Visioning Study:

Ryan Stewart, Planning Division, DPD, presented the scope and approach of the Government Center Visioning study. The study will develop a shared vision for the campus and provide a framework for realizing the vision. The approach will engage a consultant team, decision makers, county agencies and stakeholders, including residents and business. The study will result in a vision plan and identify follow-on efforts.

Discussion ensued regarding the background and intent of the study, areas of the campus that are subject to the study, specifically the surface parking lot, and providing community services and gathering space. With the concurrence of the committee, staff will continue with the study.

Policy Plan Review Process:

Leanna O'Donnell, Director, Planning Division, DPD, presented overview of approach to review and update the Policy Plan. The holistic review will include researching data, needs and trends, with the goal of updating and streamlining the Plan, aligning with Strategic Plan and One Fairfax, and adding new policies as necessary. The update will include community and stakeholder engagement and proceed in phases.

Discussion ensued regarding the interaction with various parts of the Comprehensive Plan, and the timeline of when various elements will be presented to the Board. With the support of the committee, staff will continue with the update.

The Committee meeting adjourned at 2:52 p.m.

The next Committee meeting has been rescheduled to February 14, 2023, at 1:30 p.m.