

Board of Supervisors Land Use Policy Committee

October 26, 2021

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
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Committee Chair)

The Land Use Policy Committee (Committee) meeting was called to order at 1:34 p.m.

Committee Chair Smith requested acceptance of the summary of the September 28, 2021, Committee meeting. The summary was accepted.

The Tysons Tracker:

Barbara Byron, Director, Department of Planning and Development (DPD) introduced the [Tysons Tracker](#), the new Comprehensive Plan Implementation Monitoring Platform. Staff also in attendance were Suzie Battista, Urban Centers Section Director, DPD, Daniel White, GIS Analyst, DPD, Tom Biesiadny, Director Fairfax Department of Transportation (FCDOT), Sean Switzer, FCDOT, and Beth Elliot, Urban Centers Section, DPD.

Suzie Battista and Daniel White presented an overview of the Tysons Tracker, including 2021 reporting highlights. The Tyson's Tracker is a land use planning and development tool built on an interactive, web-based, GIS platform and will replace the printed Tysons Comprehensive Plan implementation annual report. Ms. Battista presented an overview of the data included in the tracker, and highlighted the coordination efforts between agencies to produce the components. She demonstrated the features and functions by exhibiting the information available in the Land Use and Implementation sections as well as a link to the separate webpage showing the status of implementation of the Tysons Comprehensive Plan follow-on motions.

Discussion ensued related to the benefits it provides for constituents as a means to access information as well as view and interact with the data, the frequency of data updates, the development dashboard for tracking all accomplishments since Plan adoption and annually, and future enhancements of the application.

Inspections of Existing Buildings:

William D Hicks, Director, Land Development Services (LDS), presented the response to a Board matter by Chairman McKay on July 13, 2021. Also in attendance were Jack Weyant, Director, Department of Code Compliance (DCC), Sara Silverman, Office of the County Attorney, Chief John Walser, Office of the Fire Marshal (OFM), and Jay Riat, Building Official, LDS.

In the Board Matter, the Board requested staff to investigate current resources and capabilities for voluntary inspections of aging buildings; identify possibilities for additional county resources; review best practices in other jurisdictions; evaluate what options exist under the Virginia Maintenance Code, including at the state level, to ensure buildings are proactively maintained; and report to the Committee.

Mr. Hicks stated the effort was a collaboration of multiple county agencies, and an analysis estimated there are approximately 210 buildings that are 25 years old and older and 75 feet tall and taller. The applicable parts of the Uniform Statewide Building Code (USBC) are: the Virginia Construction Code that applies to the construction of buildings; the Virginia Maintenance Code that applies to existing buildings throughout their life, and the Virginia Fire Safety Regulations that apply both during construction and throughout the life of the building.

Mr. Hicks described the current resources and capabilities of the DCC complaint-based inspection program, and voluntary professional inspections that a building owner may conduct. The possibilities for additional county resources could include enhanced tracking of requests for easier reference, augment county staff with contract services, or creating additional county staff positions. When reviewing other jurisdictions, it is noted that the International Building Code and the USBC do not include a Building Recertification program. Only Miami-Dade and Broward counties in Florida currently have such a program, and Los Angeles is developing one. Finally, Mr. Hicks described that options under current codes are limited. The current program is complaint-based. There is existing optional authority that could allow a program for rental properties, but that does not focus on structural issues. He noted that the state and international council are initiating efforts to evaluate options to address building concerns. County staff is engaged in those efforts.

Discussion ensued regarding the limitations of, and possible changes to, existing laws and regulations, and outreach to existing building owners. The consensus of the Committee was for a proactive outreach campaign to provide information and support for building owners, with a focus on the structural components of the buildings. Questions were asked about anticipated or necessary changes to the law and standards. Several Committee members expressed the desire for the county to be involved with the state efforts to develop new standards for property maintenance. Mr. Hicks stated that LDS staff are already engaged in process that will develop

changes to the codes. County Executive Bryan Hill said that staff will respond with additional information.

The Committee meeting adjourned at 2:40 p.m.

The next Committee meeting is scheduled for January 11, 2022, at 9:30 a.m.