

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
PARKING REIMAGINED WORKSHOP
THURSDAY, JUNE 22, 2023**

PRESENT: Andres Jimenez, Chair, Commissioner At-Large
Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commission At-Large
Evelyn S. Spain, Secretary, Sully District
Mary D. Cortina, Braddock District
Daniel G. Lagana, Franconia District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Daren Shumate, Mason District
Candice Bennett, Commissioner At-Large

ABSENT: John C. Ulfelder, Parliamentarian, Dranesville District
Peter F. Murphy, Springfield District

OTHERS: William Mayland, Assistant Zoning Administrator, Zoning Administration
Division (ZAD), Department of Planning and Development (DPD)
Tracey Strunk, Director, DPD
Leslie Johnson, Zoning Administrator, ZAD, DPD
Austin Gastrell, Planner III, ZAD, DPD
Michael Davis, Parking Program Manager, Land Development Services (LDS)
Kevin Jackson, Senior Deputy Clerk, Planning Commission
Iain Banks, Principal Planner, Nelson/Nygaard
Kevin Fellin, Principal, Wells + Associates
Will Johnson, Vice President, Wells + Associates
Marissa Rose, Associate, McGuire Woods

ATTACHMENTS:

- A. PARKING REIMAGINED STAFF PRESENTATION
- B. JUNE 7, 2023 MEMORANDUM REGARDING PARKING REIMAGINED
- C. ATTACHMENT 1: PROPOSED ARTICLE 6 – DRAFT TEXT
- D. ATTACHMENT 2: SUMMARY OF NOTABLE CHANGES
- E. ATTACHMENT 3: PARKING COMPARISON WITH NOTES
- F. ATTACHMENT 4: JURISDICTIONAL COMPARISON OF SELECT RATES
- G. ATTACHMENT 5: LOADING COMPARISON WITH NOTES

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The meeting was called to order at 7:29 p.m., by Chairman Andres Jimenez, in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Jimenez announced that tonight's meeting would consist of a workshop regarding the Parking Reimagined initiative and associated Zoning Ordinance Amendment. He then gave a brief overview of the history, purpose, and goals of this initiative. He explained that the Commission would receive a presentation from staff regarding the updated zoning amendment draft text and there would be opportunities for questions and further discussion among Commissioners.

Planning Commissioner Chairman Philip A. Niedzielski-Eichner noted that tonight's workshop regarded a critical issue amongst the community and provided an opportunity to determine what outcomes could be achieved to better both the Zoning Ordinance and quality of life in the County.

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Chairman Jimenez established the following meeting agenda:

1. Staff Presentation
2. Questions and Answers
3. Roundtable Discussion

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PARKING REIMAGINED ZONING ORDINANCE

AMENDMENT – A public workshop will be held with briefings from various County staff regarding the Parking Reimagined effort. COUNTYWIDE.

STAFF PRESENTATION

William Mayland, Zoning Administration Division (ZAD), Department of Planning and Development (DPD); Austin Gastrell, ZAD, DPD; and Michael Davis, Land Development Services gave the presentation which covered the following topics:

- A timeline on the Parking Reimagined effort, which began with a staff presentation to the Commission and Board of Supervisors (BOS) and would conclude with consideration of the Zoning Ordinance Amendment by the Commission and BOS;
- Overview of how the staff met project goals through the proposal and how staff's proposed measures would help resolve parking challenges;
- Overview of the reaction to the proposal and primary concerns raised in community feedback sessions;
- Overview of the significant modifications to the proposal since the last staff presentation to the Land Use Process Review Committee in February 2023;
- Explanation of the revisions to the parking rates for residential development;

- Overview of the tiered framework for the revised parking rates, including what the proposal contained and the policies the proposal did not affect;
- Explanation of the upcoming Landscaping and Screening Zoning Ordinance Amendment (ZOA), which was covered at the May 25, 2023 Land Use Process Review Committee meeting, and how it tied into the work of the Parking Reimagined effort to support the County's environmental goals;
- Visual example of how the Parking Reimagined and upcoming Landscaping and Screening ZOA could affect developments by increasing green space and pedestrian accessibility;
- Explanation of the right-sized parking approach, the vision behind it, and how it was used to guide this effort; and,
- Comparison with other jurisdictions as to parking reform efforts and long-term goals.

ROUNDTABLE DISCUSSION

There was a discussion between Mr. Mayland; Mr. Gastrell; Mr. Davis; Leslie Johnson, Zoning Administration Division (ZAD), Department of Planning and Development (DPD); Tracy Strunk, DPD; and multiple Commissioners on the following:

- Support for how the Parking Reimagined effort could contribute towards the County's environmental goals;
- Discussion on how reducing parking requirements in Transit Station Areas (TSAs) could contribute to increasing the stock of affordable housing throughout the County;
- Support for the modifications made to the current version of the proposal after the feedback given at a previous Land Use Process Review Committee meeting in regard to the residential parking rates;
- Clarification regarding how accessibility concerns were addressed in the proposal;
- Explanation that the proposed pedestrian routes through parking lots was significant feature of the proposed modifications;
- Explanation that the County would provide the appropriate number of handicapped and accessible parking spaces, as mandated by the State of Virginia's Building Code;
- Explanation of efforts to create public transit spaces that led directly to amenities compared to existing conditions in which pedestrians had to transverse parking lots to access malls, shopping centers, and other key developments;
- Clarification on how loading space requirements were addressed in the updated proposal;
- Explanation that by creating Adequate Receiving Facilities (ARF), which were dedicated loading spaces, the proposal broadens the definition for loading space features
- Explanation of the importance of updating parking and loading space requirements that had not been subject to significant revisions since 1985;
- Discussion regarding the enforcement of parking requirements as it related to commercial parking lots;
- Clarification regarding whether the MVCCA concerns regarding parking rates in the Huntington TSA were addressed;
- Discussion regarding the existing parking challenges in Huntington and similar urban areas throughout the County;

- Clarification on how the proposal could lead to more green spaces in current parking lots across the County;
- Clarification regarding whether on-street parking counted towards the parking rate requirements in TSAs;
- Clarification regarding the rates for each use category and how they differed from the existing parking requirements prescribed by the Zoning Ordinance;
- Explanation that the tabulation formulas were simplified in the proposed tiered framework, which would provide greater flexibility and clarity;
- Concerns regarding malls and large shopping centers where the minimum parking rate requirements were still too high and could contribute to heat island effects;
- Concerns regarding office buildings wherein the minimum parking rate requirements were still excessive;
- Concerns that recent trends in telework had impact the parking requirements for office development;
- Discussion on removing one space from the minimum parking rate range from each category listed in the proposal's tiered framework;
- Discussion regarding the opportunity to create more walkable transit areas and open spaces to better urbanize certain parts of the County;
- Discussion regarding a follow-on motion to the Board of Supervisors (BOS) to direct funding towards the development of walkable transit areas;
- Clarification regarding the minimum parking rate requirements in TSAs versus the rates utilized in Commercial Revitalization Districts (CRDs);
- Clarification regarding the staff coordination on the County's sustainability and climate efforts.
- Clarification regarding the role and limited scope of the Zoning Ordinance in furthering the county's efforts towards sustainability;
- Clarification on the status of mixed-use live/work developments and how this proposal addressed the parking rates for those types of developments;
- Clarification regarding the parking rates for congregate living facilities;
- Discussion on the public engagement process for the proposed amendment;
- Concerns regarding the distinction between non-engagement by the public versus staff inadequately addressing the concerns brought forward by the public;
- Clarification that the changes to parking requirements would affect only new development and renovations, not existing developments;
- Clarification that parking rates currently rounded up when calculating the parking rate for a development, but the rates under the proposal would round down for vehicles and round up for bicycle parking;
- Discussion on the potential error band regarding the proposed parking ranges and the County's ability to make corrections if needed;
- Discussion on creating the right balance between developments having enough parking to avoid spillover into neighboring properties and not creating excessive parking;
- Explanation that the proposal allowed flexibility for developers to get approval for residential development parking rate adjustments from the BOS;
- Discussion regarding what the County could do to incentivize developers to create more open space;

- Clarification on staff's proposed parking rate ranges;
- Clarification on the language for the Commission's recommendation to the BOS;
- Discussion on the potential for follow-on motions to address related parking issues that were not acknowledged in the proposed ZOA;
- Clarification that for large facilities, such as data centers and self-storage, the parking requirements only applied to the office square-footage of the use type;
- Clarification that facilities like stadiums and arenas were only permitted in the County through a Special Exception application and the parking rates would be determined through that process;
- Discussion on whether the proposed office parking rates made the County competitive with other jurisdictions; and,
- Explanation of the Planning Commission consideration process for rendering an appropriate decision for this proposed amendment.

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Chairman Jimenez thanked staff for their participation in this workshop. Commissioner Jimenez adjourned the meeting at 9:29 p.m.

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The meeting was adjourned at 9:29 p.m.
Andres Jimenez, Chairman

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Kevin Jackson
Approved on: October 11, 2023

Jacob Caporaletti

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 26 day of October 2023, by

[Handwritten Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

