

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 13, 2023**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commission At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Daren Shumate, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large

ABSENT: Daniel G. Lagana, Franconia District
Andres Jimenez, Commissioner At-Large

OTHERS: William Mayland, Assistant Zoning Administrator,
Zoning Administration Division (ZAD), DPD
Leslie Johnson, Zoning Administrator, ZAD, DPD
William Hicks, Director, Land Development Services (LDS)
Michael Davis, LDS
Austin Gastrell, ZAD, DPD
Jill Cooper, Department of Clerk Services (DCS)
Danielle George, DCS
Nasreen Yadullah, DCS
Satabdi Samaddar, DCS

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The meeting was called to order at 7:31 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner announced that there was one item on the agenda scheduled for a second public hearing, as necessitated by recent statutory changes by the Commonwealth of Virginia's General Assembly, to meet the requirements for processes for public notices and hearings. Chairman Niedzielski-Eichner emphasized that all previously submitted written correspondence and testimonies on these applications had been made part of the public record and would be taken into consideration by the Commission prior to the final decision.

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Chairman Niedzielski-Eichner announced that Commissioner Jimenez was absent from tonight’s meeting due to illness. He went on to acknowledge that Commissioner Jimenez led the efforts on Parking Reimagined initiative for the Commission and stated that Commissioner Sargeant would fill in accordingly.

Chairman Niedzielski-Eichner announced that Commission Lagana would also be absent due to unexpected travel delays.

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Commissioner Carter announced that Reston Comprehensive Plan Amendment was approved by Board of Supervisor on Tuesday, September 12, 2023. He then thanked the Commission and staff for their work on this item. Chairman Niedzielski-Eichner also commended Commissioner Cater for his role in evaluating, reviewing, and finalizing this amendment.

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ORDER OF THE AGENDA

Chairman Niedzielski-Eichner established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT – PARKING REIMAGINED

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT – PARKING REIMAGINED –

1. Repeal Article 6 in its entirety and replace it with new parking regulations applicable to all structures and uses.

Applicability

- Require all structures and uses to provide accessory off-street parking in accordance with the new regulations.
- Authorize temporary parking adjustment or relocation during redevelopment.
- Authorize parking reduction to allow for electric vehicle spaces and infrastructure.
- Authorize parking reduction, up to 20 (10-30) percent for landscaping of an existing parking lot.
- Define when a change in use or expansion of a structure or use requires additional parking.
- Require additional parking for expansion or change in use or structure to extent it results in a 10 (10 30) percent increase in

nominal parking supply or more than 10 (5-15) additional spaces, with exemption for an accessibility improvement.

- Require special exception to allow parking for C or I District use in a residential district.
- Define when a parking tabulation for vehicles and bicycles is required. For industrial uses, does not require a tabulation with change to another use in the industrial use classification, commercial use classification, college or university, or a specialized instruction center.
- Authorize use of an off-street parking lot as a public commuter park-and-ride lot when not fully used during the weekday.

Off-Street Parking Standards, Layout, and Design

- Require parking on the same lot as the structure requiring parking.
- Identify minimum setbacks for parking lots and parking structures.
- Limit front yard coverage, with exceptions, in R-1, R-2, R-3, and R-4 Districts.
- Establish standards for pedestrian routes and require them to be provided in parking lots for lots with 50 (20 100) or more spaces. Pedestrian routes must provide access to the principal building entrance from 25 (10-50) percent of the parking spaces. Require pedestrian access for new construction or expansion of a parking lot of more than 30 (10-50) spaces. Permit modification of these requirements to facilitate pedestrian routes.
- Require parking lots to be constructed of a dustless surface and meet the standards of the PFM.
- Require submission of a redesignation plan when parking lots are modified. Does not require a plan to be certified by an engineer or land surveyor for accessibility improvements, addition of electric vehicle charging, bicycle parking and solar canopies.
- Define when tandem parking is permitted for single-family detached, single-family attached, stacked townhouses, multifamily dwellings, company vehicles and valet parking.

Calculation of Off-Street Parking

- Provide for rounding down to the lowest whole number (or standard rounding down when the fractional unit is less than 0.5 and rounding up when the fractional unit is 0.5 or greater) when the sum of required parking results in a number containing a fraction.

- Require that square footage of permanent outdoor display and sales areas, and all areas within cellars not exclusively used for storage or mechanical equipment, be considered gross floor area.
- Exempt accessory outdoor dining areas and temporary seasonal display and sales areas from minimum parking requirements.
- Include accessory electric vehicle charging spaces as minimum required parking spaces.
- Establish that accessible parking spaces required for a use or building be based on the use or building's base rate prior to any adjustments.
- Prohibit parking of company vehicles, construction vehicles, and vehicles operated by nonresidential uses on public streets.

Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces

- Require off-street parking spaces in accordance with proposed use-based table
- Establish a separate parking rate for shopping centers from 2.5 to 4 (no minimum up to 4) spaces per 1,000 square feet of gross floor area based on the size of the shopping center.
- Permit office buildings to park all commercial uses, college, university, specialized instruction, craft beverage establishment, and small-scale production at the office rate if at least 50 (25-50) percent of the building is an office use.
- Require 10 (8-10) stacking spaces for car washes; 4 (4-5) spaces for a drive-through financial institution, drive-through pharmacy, drive-through, other lane or window; and 11 (8-11) spaces for restaurant with a drive-through.

Tiered Framework and PTC District – Off-Street Parking Requirements

- Establish parking requirements for the area defined in the Comprehensive Plan as Dulles Suburban Center, Merrifield Suburban Center or Fairfax Center to be 90 (80-100) percent of the requirement for multifamily dwellings and nonresidential uses in the proposed use-based table. (Option for 1.3-1.6 spaces per multifamily dwelling or up to 1 space per bedroom for multifamily dwellings).
- Establish parking requirements for any area designated as a Commercial Revitalization District or an area identified in the Comprehensive Plan as a Community Business Center (CBC), Commercial Revitalization Area (CRA), Urban Core of the Fairfax Center Area, or Suburban Neighborhood in the Richmond Highway Corridor to be 2 (2-3) spaces for single-

family detached dwellings, 1.8 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.8 spaces of which 0.3 space is shared per stacked townhouse unit (1-2.3 spaces per unit with up to 0.3 shared space), 80 (70-90) percent multifamily requirement in the proposed use based table (0.4-0.8 space per bedroom), and nonresidential uses at 80 (70-80) percent of the requirement.

- Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Station Area (TSA) or the Tysons Urban Center to be 2 (2-3) spaces for single-family detached dwellings, 1.3 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.3 spaces of which 0.3 space is shared per stacked townhouse unit (1-2.3 spaces per unit with up to 0.3 shared space), 0.4 spaces per multifamily bedroom (0.4 up to 0.8 space per bedroom or 60-80 percent of the requirement in the proposed use-based table), and nonresidential uses at 70 (60-80) percent of the requirement in the proposed use based table.
- Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Oriented Development or Transit Development District: 2 (2-3) spaces per single-family detached dwelling, 1.3 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.3 spaces of which 0.3 space is shared per stacked townhouse (1-2.3 spaces per unit with up to 0.3 shared space), 0.3 space per multifamily bedroom (0.3-0.7 space per bedroom or 50-80 percent of the requirement in the use-based table), and nonresidential uses at 60 (50-70) percent of the requirement in the use-based table.
- Require parking plans for the PTC District and define minimum submission requirements for parking plans. Set parking requirements for phased developments. Permit properties in the Tysons Urban Center, Transit Oriented Development, and Transit Development District as defined by the Comprehensive Plan to opt into the PTC District rates with approval when a parking plan is submitted as part of a rezoning, special exception, or site plan. Establish parking minimums and maximums for all uses in the PTC District.
- Permit parking to exceed the maximums in the PTC District with approval of a special exception. Permit parking in the PTC District to be administered by a separate entity that may charge fees.

Adjustments to Minimum Required Off-Street Parking

- Permit adjustment to parking requirements in conjunction with a rezoning or special exception.
- Permit the Board to approve parking adjustments.
- Permit the Director to adjust the parking requirement for two or more uses based on a shared parking calculation where the uses have complementary hourly parking demand.
- Permit the Director to make a 10 percent parking adjustment if a site is within 1,000 feet of a non-rail transit facility or greater adjustment up to 30 (30-50) percent if additional requirements are met.
- Permit adjustment for affordable housing where all dwelling units in a building are available at 70 percent of the Area Median Income (AMI) based on income averaging.
- Permit adjustment if within 1,000 feet of metered, public or commercially operated public parking within one-half mile of the site.
- Permit adjustment to accommodate historic structures or sites, significant trees, increased open space or improved stormwater management.
- Permit adjustment for unique characteristics of the site or use.

Off-Street Loading

- Require loading spaces for most uses, including any incremental change or expansion of use.
- Require loading spaces to be on the same lot as use it serves, subject to approved exceptions.
- Prohibit encroachment on loading spaces, with some exceptions.
- Establish minimum standards for loading spaces in terms of location, design, and size. Require loading spaces for each use and permit the Director to determine loading requirement if not clearly identified.
- Require loading spaces for uses based on the classification of the use, except no loading spaces are required for a structure under 10,000 (5,000-25,000) square feet. Require adequate receiving facilities for structure under 10,000 (5,000-25,000) square feet to be determined by a need for such facilities. For Agricultural and Related Uses classification, require no loading spaces. For Residential Uses classification, require up to two spaces for multifamily dwelling, congregate living facility and residence hall. For all uses in Public, Institutional, and Community Uses classification, require up to five spaces. For Commercial Use classification require up to five spaces. For all uses in Industrial Uses classification, require up to five spaces. For a Public, Institutional, and Community Uses classification and Commercial Use classification no more than three spaces are required if located in a Commercial Revitalization District,

Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center.

- Authorize adjustment of loading space requirements.

Bicycle Parking Requirements

- Establish minimum bicycle parking requirements for a use or building, including a requirement that each use provide at least two bicycle parking spaces, unless otherwise specified. Establish minimum features required and locational requirements for bicycle parking spaces. Authorize adjustment of the required number of bicycle spaces by rezoning, special exception or site plan.
 - Establish separate bicycle parking minimum requirements for uses or sites located in areas defined as Commercial Revitalization Areas or areas defined by the Comprehensive Plan as Community Business Centers, Commercial Revitalization Areas, the Urban Core of the Fairfax Center Area, and Suburban Neighborhoods in the Richmond Highway Corridor. Establish separate bicycle minimum parking requirements for uses or sites located in areas defined by the Comprehensive Plan as Transit Station Areas, Transit Orient Districts, Transit Oriented Developments, or the Tysons Urban Center.
2. Update and modify other parking-related provisions to correlate with proposed Article 6, including, without limitation:
- Add or modify definitions of Loading Space, Bicycle Parking, Parking Tabulation, Tandem Parking, Valet Parking, Stacking Space, Street Line, and Transit Facility to replace parking areas with parking lot.
 - Authorize modification of open space and other site features to permit addition of parking and loading spaces subject to increase in area up to 10 (10-30) percent.

COUNTYWIDE. PUBLIC HEARING.

There were no disclosures from the Commission.

Michael Davis, Department of Land Development Services (LDS), presented the staff report addendum dated August 16, 2023, a copy is in the electronic date file. Mr. Davis was joined by William Mayland, Assistant Zoning Administrator, Zoning Administration Division (ZAD), Department of Planning and Development (DPD; Leslie Johnson, ZAD, DPD; William Hicks, LDS; Austin Gastrell, ZAD, DPD; and Stacy Strunk, DPD. He noted that staff recommended adoption of the Parking Reimagined Zoning Ordinance Amendment.

Commissioner Bennett voiced her appreciation for the coordinated efforts by staff that resulted in the progress made to the parking area around Hill Top in Alexandria.

There was a discussion between Mr. Mayland, Mr. Davis, and multiple Commissioners on the following:

- The importance of including accessible parking spaces that were consistent with the standards prescribed by the Americans with Disabilities Act;
- Clarification on the language pertaining to parking accommodations for large trucks or vehicles at loading and receiving facilities;
- Explanation on the increase in parking minimums for religious assembly facilities, but not for Child Care facilities;
- The extent to which the proposed tiered framework in the proposed amendment for determining parking aligned with the Comprehensive Plan;
- Explanation of parking requirements proposed for multifamily units in Transit Station Areas (TSA);
- Efforts to ensure adequate flexibility in determining appropriate parking for a variety of uses;
- Staff's justification for the proposed bedroom requirements for multifamily residential units;
- Concerns about the impact of parking reduction minimum requirements for multifamily dwellings in the Mount Vernon District;
- The extent to which the standards utilized by the County for determining parking rates at various residential developments were similar to those of neighboring jurisdictions;
- The concerns raised by the public regarding the impact of reducing parking requirements on established residential communities; and
- Staff's explanation of the difference between 15% adjustment and 30% adjustment in transit-related parking.

Chairman Niedzielski-Eichner called the first listed speaker and recited the rules for public testimony.

Gary Maupin, Reston, spoke in opposition of the proposed amendment for the following reasons:

- The analysis submitted that supported the exchange for parking was not adequate to justify the proposed amendment;
- The proposed amendment was not consistent with the equity initiatives set forth in Fairfax County's One Fairfax Policy;
- The proposed plan would negatively impact low-income residents, minorities, and persons with disabilities; and
- The amendment conferred inappropriate authority to the Director of LDS.

Kevin O'Brien, 2599 Ontario Rd NW, Washington D.C., representing the Washington Area Bicyclist Association, voiced appreciation for the consideration for bike parking in the proposed Zoning Ordinance Amendment. Mr. O'Brien also presented multiple considerations for additional bicycle parking, as outlined in his written statement, a copy of which is in the date file.

Katie Oosterbee, 12500 Fair Lakes Circle, Fairfax, representing Peterson Companies, spoke in support of the proposed amendment. A copy of Ms. Oosterbee's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sally Horn, 7837 Montvale Way, McLean, representing: McLean Citizens Association, spoke in opposition to the proposed amendment and voiced multiple recommendations for revisions to address her concerns. A copy of Ms. Horn's written statement is in the date file.

Aaron Wilkowitz, representing YIMBYs of Northern Virginia, spoke in support of the proposed amendment. A copy of Mr. Wilkowitz's written statement is in the date file.

Susan Jollie, 7503 Walton Lane, Annandale, representing Hummer Woods Civic Association, spoke in opposition to the proposed amendment voiced multiple recommendations for revisions to address her concerns. A copy of Ms. Jollie's written statement is in the date file.

Andy Zavala, Herndon, spoke in opposition to the proposed amendment. A copy of Mr. Zavala's written statement is in the date file.

Jill Norcross, 11956 Grey Squirrel Lane, Reston, representing Northern Virginia Affordable Housing Alliance spoke in support of the proposed amendment. A copy of Mr. Norcross's written statement is in the date file.

Richard Romero, 6559 Windham Avenue, Alexandria, representing Seichou Karate Limited, spoke in support to the proposed amendment because it would reduce burden incurred by businesses in the County for providing excessive and unnecessary parking.

Dennis K. Hays, 1398 Old Quincy Lane, Reston, representing Reston Citizens Association, spoke in opposition to parking requirements for multifamily units. A copy of Mr. Hays's written statement is in the date file.

Shawn Endsley, 11400 Summer House Court, Reston, spoke in opposition to the proposed amendment, aligning himself with previous speakers regarding the impact on low-income residents and minority communities. A copy of Mr. Endsley's written statement is in the date file.

Lynne Mulston, 11472 Links Drive, Reston, representing Reston 2020, spoke in opposition to the amendment in its current form because of the potential impact on multifamily residential communities. A copy of Ms. Mulston's written statement is in the date file.

Mark Crawford, 4604 Monterey Drive, Annandale, spoke in opposition to the reduction of parking rates suggested in the proposed amendment. A copy of Mr. Crawford's written statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response; therefore, opened the floor to the Commission for further discussion.

There was a discussion between Mr. Davis; Ian Banks, Consultant, Nelson & Nygaard Consulting Associates; and multiple Commissioners on the following issues:

- Staff’s response to comments from the public that the research conducted to justify the proposed parking standards was not adequate;
- The standards, goals, guidelines, and considerations staff utilized in conducting research on existing and proposed parking requirements;
- The criteria staff utilized in determining minimum parking requirements for certain developments under existing and proposed standards;
- Clarification on the extent to which lowering the minimum parking requirements reduced vehicle usage over time;
- Clarification on the extent to which the director of LDS would utilize administrative authority to grant additional parking reductions under the proposed amendment;
- The criteria that the director of LDS would utilize in approving additional parking reductions;
- Clarification on staff’s projections regarding the future demand for bicycle parking provisions and staff’s justifications for the proposed bicycle parking requirements under Parking Reimagined;
- Clarification on the limitations of the existing County and *Virginia Code* standards for providing bicycle parking;
- Clarification the scope and methodology of research staff conducted on the prevalence of vehicle usage for residents within a transit-oriented development;
- The extent to which the proposed parking rates for multifamily residential development under Parking Reimagined compared to those utilized by neighboring jurisdictions;
- The extent to which the proposed parking rates under Parking Reimagined adequately reflected the urban, suburban, and rural areas of the County;
- The changing demographics and housing requirements throughout the County and the extent to which transportation needs for such populations would be impacted; and
- The extent to which the proposed parking standards under Parking Reimagined adequately reflected the current and projected population data for the County.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Sargeant for action on this case.

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There was a discussion between Mr. Davis and multiple Commissioners regarding the possibility of further deferring consideration of the proposed amendment to incorporate additional amendments into a final motion and the extent to which the Commission was prepared to make a motion.

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The Commission went into recess at 10:14 p.m. and reconvened in the Board Auditorium at 10:30 p.m.

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Chairman Niedzielski-Eichner explained that, due to recent legislative changes regarding public hearings and notification procedures, deferring consideration of the proposed amendment was not feasible, noting that the Board of Supervisors was scheduled to conduct a public hearing on this item on Tuesday, September 26, 2023.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR PARKING REIMAGINED AND ADOPTION OF THE STAFF-RECOMMENDED OPTIONS AND THE PROPOSED AMENDMENTS TO APPENDIX 1 RELATING TO PREVIOUS APPROVALS AS SET FORTH IN THE STAFF REPORT ADDENDUM DATED AUGUST 16, 2023, ALONG WITH THE AMENDMENT TO SUBSECTION 6100.6.C SET FORTH IN THE STAFF MEMORANDUM TO THE PLANNING COMMISSION DATED AUGUST 30, 2023. FINALLY, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M., JANUARY 1, 2024, TO ALLOW STAFF TIME TO UPDATE THE COUNTY WEBSITE, DEVELOP TRAINING MATERIALS, AND PROVIDE TRAINING TO STAFF AND OTHER STAKEHOLDERS.

Commissioner Bennett seconded the motion.

Chairman Niedzielski-Eichner passed the gavel and duties of the chair to Secretary Spain.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR THE MULTIFAMILY DWELLING UNIT REQUIREMENT TO BE 1.45 SPACES PER DWELLING UNIT IN TABLE 6100.2 LOCATED ON PAGE 13 OF THE STAFF REPORT ADDENDUM.

Commissioner Ulfelder seconded the amendment to the main motion.

Commissioner Niedzielski-Eichner remarked on the proposed changes to the multifamily dwelling unit requirement in the suburban revitalization areas. He noted that the base rate of 1.3 spaces per unit was proposed by staff without accounting for Fairfax County residents' experience. Commissioner Niedzielski-Eichner went on to state that the impact of implementing Parking Reimagined requirements would be better understood overtime. If approved, Commissioner Niedzielski-Eichner announced his intent to move on a follow-on motion to recommend to the Board of Supervisors that they direct staff to collect, analyze, and report on the data over the course of five years to better understand the implications of the proposed changes.

Secretary Spain called on staff for their response to the proposed amendment.

Mr. Davis provided an explanation of staff recommendation on parking demands in multi-family housing.

Commissioner Carter stated that he would prefer that the number of parking spaces for multifamily dwelling units be based on the number of bedrooms per unit. He also expressed concern that the base rate of 1.3 space per unit was not adequate. Commissioner Carter acknowledged that this was an important step in moving forward. Therefore, supported the proposed amendment.

Commissioner Shumate stated that did not support this amendment based on how the average rate of parking was determined and the data to support the recommendation.

Commissioner Ulfelder voiced concerns about the impact on surrounding residential neighborhoods and noted his support for the proposed amendment.

Commissioner Bennett aligned herself with the statement made by Commissioner Ulfelder.

Commissioner Cortina and Spain stated their support for staff's recommendation.

The motion carried by a vote of 8-2. Commissioners Cortina and Shumate voted in opposition. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner resumed duties of the gavel and chair.

Commissioner Cortina made the following amendment to the main motion where she MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR THE RELIGIOUS ASSEMBLY USE AND RELIGIOUS ASSEMBLY WITH PRIVATE SCHOOL, SPECIALIZED INSTRUCTION CENTER, OR CHILDCARE CENTER REQUIREMENT TO BE 1 SPACE PER 4 SEATS IN TABLE 6100.2 LOCATED ON PAGE 14 OF THE STAFF REPORT ADDENDUM.

Commissioner Sargeant seconded the amendment to the main motion.

Commissioner Cortina provided a brief explanation on the importance of this motion.

Commissioner Shumate made a point of clarification on the matter of increased parking noted on page 14 of the staff report addendum.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner passed the gavel and duties of the chair to Secretary Spain.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR THE MULTIFAMILY DWELLING UNIT REQUIREMENT TO BE 0.6 SPACES PER BEDROOM FOR TRANSIT STATION AREAS IN TABLE 6100.7 LOCATED ON PAGE 22 OF THE STAFF REPORT ADDENDUM.

Commissioners Ulfelder and Sargeant seconded the amendment to the main motion.

There was a brief discussion on parking reduction minimum among the Commissioners.

The motion was carried by a vote of 8-2. Commissioners Cortina and Shumate voted in opposition. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR THE MULTIFAMILY DWELLING UNIT REQUIREMENT TO BE 0.4 SPACES PER BEDROOM FOR TRANSIT-ORIENTED DEVELOPMENT AREAS IN TABLE 6100.8 LOCATED ON PAGE 22 OF THE STAFF REPORT ADDENDUM.

Commissioner Ulfelder seconded the amendment to the main motion.

There was a brief discussion between Commissioners Cortina, Shumate, and Niedzielski-Eichner.

The motion was carried by a vote of 8-2. Commissioners Cortina and Shumate voted in opposition. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR MULTIFAMILY DWELLING UNITS IN THE PTC DISTRICT IN TABLE 6100.9 LOCATED ON PAGE 23 OF THE STAFF REPORT ADDENDUM TO HAVE A MINIMUM PARKING REQUIREMENT OF 0.3 SPACES PER BEDROOM WHEN LOCATED LESS THAN 1/8 MILE TO A METRO STATION AND 0.35 SPACES BETWEEN 1/8 AND 1/4 MILE TO A METRO STATION AND 0.4 SPACES PER BEDROOM WHEN BETWEEN 1/4 MILE TO 1/2 MILE TO A METRO STATION.

Commissioner Ulfelder seconded the amendment to the main motion.

There was a brief discussion among the Commission on the staff's recommendation on the sets of distances.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND THE TRANSIT RELATED ADJUSTMENT IN SUBSECTION 6100.6.A(4) LOCATED ON PAGE 26 OF THE STAFF REPORT ADDENDUM TO ADD THE FOLLOWING: (C) IT HAS NOT BEEN DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR THAT: (1) FEWER SPACES THAN THOSE REQUIRED BY THIS ARTICLE WILL ADEQUATELY SERVE THE USE; AND (2) THE REDUCTION WILL NOT

ADVERSELY AFFECT THE AREA WITHIN A QUARTER MILE RADIUS OF THE APPLICANT SITE.

Commissioner Ulfelder seconded the amendment to the main motion.

There was a discussion between Mr. Davis, Mr. Mayland, and multiple Commissioners on the proposed changes during which the following concerns were raised regarding the motion:

- Concern regarding the ambiguity of the extent to which director of LDS could approve or deny a parking reduction request;
- Concern regarding the ambiguity of when a parking reduction request would be approved or denied during the review process for an application;
- Concern regarding the criteria utilized by the director of LDS for granting a parking reduction request and how such criteria compared to those considered by the Board of Supervisor;
- The justification for staff’s preference to preserve the authority of the director of LDS to approve or deny a parking reduction request;
- The recourse for assessing issues that arose in a development after a parking reduction request was granted; and
- Clarification on the standards and guidelines by which the director of LDS would evaluate a parking reduction request under the proposed amendment to the motion.

The motion failed by a vote of 4-5-1. Commissioners Cortina, Bennett, Sargeant and Shumate voted in opposition. Commissioner Murphy abstained from the vote. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner resumed duties of the gavel and chair.

Commissioner Carter made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND SUBSECTION 6100.6.A(4)(A) LOCATED ON PAGE 26 OF THE STAFF REPORT ADDENDUM TO ADD “OR APPROVED” AFTER PENDING TO READ: (A) THERE IS A PENDING OR APPROVED REZONING, SPECIAL EXCEPTION, OR PROFFERED CONDITION AMENDMENT APPLICATION FOR THE SITE.

Commissioners Sargeant, Ulfelder, and Cortina seconded the amendment to the main motion.

There was a discussion between Mr. Davis and multiple Commissioners on the role of the director of LDS in the process of approving a parking reduction request for pending applications.

The motion was carried by a vote of 6-3-1. Cortina, Bennett, and Shumate voted in opposition. Commissioner Murphy abstained from the vote. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Cortina made the following amendment to the main motion where she MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF

SUPERVISORS TO AMEND THE ADJUSTMENT FOR THE TRANSIT RELATED ADJUSTMENT IN SUBSECTION 6100.6.C(2) LOCATED IN THE PLANNING COMMISSION MEMORANDUM DATED AUGUST 30, 2023, TO PERMIT A 15 PERCENT ADJUSTMENT INSTEAD OF A 30 PERCENT ADJUSTMENT.

Commissioner Niedzielski-Eichner seconded the amendment to the main motion.

There were brief comments made by Commissioner Cortina and Commissioner Shumate.

The motion was carried by a vote of 8-2. Commissioners Spain and Shumate voted in opposition. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Cortina made the following amendment to the main motion where she MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND SUBSECTION 6101.2.M(1) AND 6101.2.M(2)(A) LOCATED ON PAGE 31 OF THE STAFF REPORT ADDENDUM, FOR CLARITY TO READ AS FOLLOWS:

- (1) ADEQUATE RECEIVING FACILITIES ARE NOT SUBJECT TO THE SIZE RESTRICTIONS FOR LOADING SPACES IN SUBSECTION 6101.2, IF IT CAN BE DEMONSTRATED TO THE DIRECTOR THAT A SMALLER LOADING SPACE IS SUFFICIENT FOR LOADING ACTIVITIES WITHOUT ENCROACHING INTO, OR INTERFERING WITH TRAFFIC CIRCULATION, DRIVE AISLES OR OTHER PARKING SPACES.
- (2) (A) RESERVED PARKING SPACE SUFFICIENT FOR LOADING ACTIVITIES.

Commissioner Niedzielski-Eichner seconded the amendment to the main motion.

There was a brief discussion between Mr. Mayland and Commissioner Cortina.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner passed the gavel and duties of the chair to Secretary Spain.

Commissioner Niedzielski-Eichner made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPTION FOR STANDARD ROUNDING FOR PARKING REQUIREMENTS IN SUBSECTION 6100.3.B LOCATED ON PAGE 12 AND THE OPTION FOR STANDARD ROUNDING FOR BICYCLE PARKING IN SUBSECTION 6102.1.B LOCATED ON PAGE 33 OF THE STAFF REPORT ADDENDUM.

Commissioner Ulfelder seconded the amendment to the main motion.

Commissioners Niedzielski-Eichner and Commissioner Shumate made comments on the proposed amendment.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner resumed duties of the gavel and chair.

Commissioner Sargeant made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND OF THE TABLE REFERENCE IN SUBSECTION 6100.1.D(2)(D) LOCATED ON PAGE 8 OF THE STAFF REPORT ADDENDUM FROM TABLE 4100.2 TO TABLE 4101.1 AND 4101.2.

Commissioner Murphy seconded the amendment to the main motion.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Sargeant made the following amendment to the main motion where he MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND THE APPENDIX LOCATED ON PAGE 42 OF THE STAFF REPORT ADDENDUM AND REMOVE THE WORDS “ITS BEING IN” LOCATED IN PARAGRAPH B(1)(C) SINCE IT IS REDUNDANT.

Commissioner Murphy seconded the amendment to the main motion.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner passed the gavel and duties of the chair to Secretary Spain.

Commissioner Niedzielski-Eichner stated that the extended multi-year process of updating the County’s parking ordinance has engendered extensive public interest that would likely continue, particularly regarding decision the proposed amendment might delegate to the director of LDS. Therefore, Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF LAND DEVELOPMENT SERVICES TO ESTABLISH BEFORE JANUARY 1, 2024, A READILY ACCESSIBLE “MONITORING PARKING IMPLEMENTATION” LINK TO A WEBPAGE THAT, AMONG OTHER PURPOSES, PERMITS THE PUBLIC TO SIGN UP FOR A LIST SERVE AND BE NOTIFIED WHEN A REQUEST IS MADE FOR A PARKING REDUCTION THAT IS NOT A PART OF A LAND USE ENTITLEMENT APPLICATION AND ASSOCIATED PUBLIC HEARING.

Commissioner Shumate seconded the follow-on motion.

There was a discussion between Mr. Hicks, Mr. Davis, and multiple Commissioners on public notification procedures for matters related to parking reduction requests.

The motion was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Niedzielski-Eichner stated that the impact of implementing the Parking Reimagined Ordinance requirements would only be understood over time. Therefore, Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO DIRECT LAND DEVELOPMENT SERVICES AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT TO MONITOR THE EFFECT OF ADOPTED CHANGES TO THE PARKING REQUIREMENTS TO INCLUDE COLLECTION OF RELEVANT DATA TO ASSESS THEIR EFFECT. THE RELEVANT DATA COULD INCLUDE TRENDS IN PROVIDED PARKING, THE NUMBER OF REQUESTS AND APPROVALS OF PARKING ADJUSTMENTS, OPERATIONAL EFFECTS OF THE ORDINANCE CHANGES ON PARKING-RELATED PROCESSES, OUR EXPERIENCE WITH THE TRANSPORTATION DEMAND MANAGEMENT PROGRAM, AND OTHER RELEVANT MEASURES OF EFFECTIVENESS. DATA COLLECTION SHOULD BE DESIGNED TO HELP EVALUATE WHETHER FURTHER MODIFICATIONS TO THE ORDINANCE ARE WARRANTED. WHILE DATA WILL BEGIN TO ACCUMULATE FROM THE EFFECTIVE DATE, A REPORT TO THE BOARD WILL BE PROVIDED NO SOONER THAN JANUARY 1, 2027, AND NO LATER THAN DECEMBER 31, 2029, TO ALLOW TIME TO GAUGE THE SIGNIFICANT, LONG-TERM EFFECTS OF THE ADOPTED CHANGES.

Commissioner Ulfelder seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Chairman Niedzielski-Eichner resumed duties of the gavel and chair.

Commissioner Cortina explained that Parking Reimagined Tiered Framework supported the Fairfax County Comprehensive Plan’s “Concept for Future Development” that directed employment and residential growth to higher intensity mixed-use centers. The successful transition to urban areas depended on adequate walkability, both within an urban center and between nearby communities. Therefore, Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISORS DIRECT DEPARTMENT OF TRANSPORTATION STAFF TO CONTINUE ITS WORK TO IDENTIFY WALKABILITY NEEDS/GAPS FOR ALL MIXED-USE CENTERS, AND POTENTIAL ARRANGEMENTS FOR FINANCING THE PUBLIC SHARE OF PEDESTRIAN INFRASTRUCTURE IMPROVEMENTS; AND TO FACILITATE COOPERATIVE FUNDING AGREEMENTS WITH THE PRIVATE SECTOR; AND TO RETURN TO THE BOARD WITH ITS RECOMMENDATIONS. PUBLIC AND PRIVATE REINVESTMENT IN MIXED-USE CENTERS IS CRITICAL TO RESPONSIBLY MANAGING FUTURE GROWTH AND EXPANDING HOUSING AND ECONOMIC OPPORTUNITIES FOR ALL IN THE COUNTY.

Commissioners Bennett and Niedzielski-Eichner seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Cortina explained that to address feedback from residents throughout the Parking Reimagined process, the proposed amendment allocated a percentage of the space made

available from parking reductions toward trees and green space. Therefore, she MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT, RATHER THAN INCORPORATING FORMULAS INTO THE PARKING RATE STRUCTURE AND ADDING FURTHER COMPLEXITY, THE BOARD OF SUPERVISORS DIRECT LAND DEVELOPMENT SERVICES AND DEPARTMENT OF PLANNING AND DEVELOPMENT STAFF TO CONTINUE THEIR EFFORTS THROUGH THE RESILIENT FAIRFAX IMPLEMENTATION PLANNING PROCESS TO EXAMINE COUNTY CODES THAT DIRECTLY ADDRESS IMPERVIOUSNESS, OPEN SPACE, TREES, AND GREEN SPACE REQUIREMENTS. REDUCTIONS IN PARKING REQUIREMENTS SHOULD PROVIDE ADDITIONAL OPPORTUNITIES TO ENCOURAGE MORE CLIMATE-READY DEVELOPMENT.

Commissioners Bennett and Niedzielski-Eichner seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION ADVISE THE BOARD OF SUPERVISORS THAT IT IS SUPPORTIVE OF STAFF EFFORTS CURRENTLY UNDERWAY ON THE LANDSCAPING AND SCREENING AMENDMENT OF THE ZONING ORDINANCE TO INCREASE THE PERCENTAGE OF REQUIRED TREE CANOPY IN PARKING LOTS AND STREET TREE REQUIREMENTS.

Commissioner Bennett seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF LAND DEVELOPMENT SERVICES TO REVIEW THE ACCESSIBLE PARKING DESIGN STANDARDS IN THE PUBLIC FACILITIES MANUAL AND THE CODE OF VIRGINIA TO DETERMINE IF ADDITIONAL SIGNAGE IS NECESSARY TO DISCOURAGE VEHICLES FROM BLOCKING ACCESSIBLE SPACES AND ROUTES AND TO DIRECT DELIVERY VEHICLES TO THE CORRECT DELIVERY LOCATION.

Commissioners Bennett and Murphy seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS ADD TO ITS STATE LEGISLATIVE AGENDA AUTHORIZING THE COUNTY TO ESTABLISH GUIDELINES OR REQUIREMENTS FOR ELECTRIC VEHICLE CHARGERS WITH NEW DEVELOPMENT.

Commissioner Bennett seconded the follow-on motion, which was carried by a vote of 10-0. Commissioners Jimenez and Lagana were absent from the meeting.

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS CONSIDER WAIVING COUNTY FEES FOR OLDER TOWNHOME COMMUNITIES THAT MAY SEEK A MINOR VARIATION FOR PARKING RELIEF.

Commissioner Murphy seconded the follow-on motion, which was carried by a vote of 9-1. Commissioner Cortina voted in opposition. Commissioners Jimenez and Lagana were absent from the meeting.

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The meeting was adjourned at 12:41 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

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

By: Satabdi Samaddar
Approved on: November 15, 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 28 day of November, 2023, by

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

