

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, FEBRUARY 16, 2023**

PRESENT: John C. Ulfelder, Dranesville District, Chairman
John A. Carter, Hunter Mill District, Vice Chairman
Mary D. Cortina, Braddock District
Peter Murphy, Springfield District
Phillip A. Niedzielski-Eichner, Providence District
Timothy J. Sargeant, Commissioner At-Large
Candice Bennett, Commissioner At-Large

ABSENT: Daniel G. Lagana, Lee District

OTHERS: Evelyn S. Spain, Sully District
Daren Shumate, Mason District
William Mayland, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Austin Gastrell, ZAD, DPD
Leslie Johnson, ZAD, DPD
Michael Davis, Parking Program Manager, Land Development Services (LDS)
Kevin Jackson, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. PARKING REIMAGINED POWERPOINT PRESENTATION
- B. PARKING REIMAGINED FEBRUARY 2023 WHITE PAPER

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Chairman John C. Ulfelder called the meeting to order at 7:31 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder announced that today's committee meeting would hear a presentation from staff on the Parking Reimagined effort, followed by the Transportation Committee meeting on plan amendments for County Parkways.

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Chairman Ulfelder announced that the minutes for the November 17, 2022 Land Use Process Review Committee meeting was before the committee for approval. Chairman Ulfelder MOVED TO APPROVE THE LAND USE PROCESS REVIEW COMMITTEE MINUTES FOR NOVEMBER 17, 2022. Commissioner Cortina seconded the motion, which carried by a vote of 7-0. Commissioner Lagana was absent from the meeting. Commissioner Niedzielski-Eichner voted as an alternate.

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Michael Davis, Land Development Services (LDS) and Austin Gastrell, Zoning Administration Division (ZAD), Department of Planning and Development (DPD) gave a PowerPoint Presentation on Parking Reimagined, a copy of which is included in Attachment A, which covered the following topics:

- Update on Staff activities since December 2022 including open houses, public correspondence on project website, and continued review and update to draft language for Zoning Ordinance 6;
- Feedback received from the Community since the draft language was released;
- How the Parking Reimagined effort tied into several County policies/initiatives and reflected multiple County values;
- How the Parking Reimagined effort supported County Environmental goals;
- Overview of off-street parking standards and how those parking rates were calculated;
- Overview of updates to Zoning Ordinance 6 tiered framework and parking rates including adjustments and ranges to allow flexibility in planning/zoning decisions;
- Overview of qualifications for developments seeking parking adjustments;
- Overview of updates to the Vehicle Loading rates section of Zoning Ordinance 6;
- Overview of new bicycle parking requirements; and
- Timeline for the Parking Reimagined effort, including final consideration by the Planning Commission and the Board of Supervisors.

There was a discussion between Mr. Davis; Mr. Gastrell; William Mayland, ZAD, DPD; Leslie Johnson, ZAD, DPD; and multiple Committee members on the following issues:

- Concerns raised by the public and community members on the Parking Reimagined effort;
- Discussion on how staff could educate the public on what the Parking Zoning Ordinance currently constitutes and what the proposed Ordinance does and does not do. Noted that the challenge is for residents to understand the ramifications for suburban and residential developments and that these are minimum parking requirements which developers are welcome to exceed;
- Discussion on the background of this effort and the zMOD project, which was the catalyst that initiated the process. Noted that this process would face a similar structure following approval with follow-on motions and a progress report similar to the recently-released zMOD progress report;
- Discussion on whether there was an opportunity to offer a pilot program in each of the districts or to introduce the Zoning Ordinance changes in phases;
- Clarification that the overarching goal of this effort was to study and implement plans to right-size and right-zone minimum parking standards/requirements;
- Noted that the County remains behind other local/regional jurisdictions in this regard including: Loudoun County, Alexandria City, Prince Georges County (MD), Montgomery County (MD), and Arlington County;
- Concerns that if the County adopted this proposal and the parking supply became too low for newly approved developments it would be too late for the County to address and resolve;

- Concerns on how to effectively implement the proposed guidelines/ordinance in order to meet Staff's goal for minimum landscaping area to exceed the required number of parking spaces;
- Clarification that the landscaping provisions only bring the County up to what they currently should be, instead of going above that threshold;
- Concerns with loading dock requirements and the potential for infringement on access to properties for handicapped persons;
- Discussion on how this effort ties into the County's Resilient Fairfax/CECAP plans for climate resiliency;
- Discussion on how this effort would affect older townhome communities and the process by which they could convert open space into new parking;
- Clarification that this effort does not reduce existing parking for developments;
- Clarification on the recent history of parking rates in townhome communities and large developments such as malls;
- Discussion on whether the proposal is ready for approval, citing community feedback regarding the Parking Reimagined project and whether it would be worth delaying the implementation timelines;
- Clarification on whether a model would be available for residents to visualize how the framework applies to their community, along with language detailing the purpose behind the project and real-world examples for each framework tier;
- Clarification on where hospitals and medical facilities fall in the parking framework;
- Clarification that the site by site review for loading docks is changing from what was initially proposed;
- Concerns that the proposal doesn't meet the parking needs of suburban communities across the County;
- Clarification on how the public can access the analyses and studies that Staff have conducted to reach the conclusions listed in the Parking Reimagined report; and
- Discussion on the relationship between reducing parking requirements in affordable housing communities.

Chairman Ulfelder thanked staff and adjourned the meeting.

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CLOSING

February 16, 2023

The meeting was adjourned at 8:49 p.m.
John C. Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Kevin Jackson

Approved: 4/27/2023

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16 day of May 2023 by

Jessica N. Fuentes-Martinez
Notary Seal

Signature of Notary

Notary registration number: 8050379

Commission expiration: 03/31/2027



