

**FAIRFAX COUNTY PLANNING COMMISSION  
LAND USE PROCESS REVIEW COMMITTEE  
THURSDAY, JULY 28, 2022**

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

ABSENT: Julie M. Strandlie, Mason District

OTHERS: Austin Gastrell, Planner II, Zoning Administration Division (ZAD), Department  
of Planning and Development (DPD)  
Michael Davis, Parking Program Manager, Land Development Services (LDS)  
Leslie Johnson, Division Director, ZAD, DPD  
Hayden Coddington, Office of the County Attorney  
Iain Banks, Consultant, Nelson/Nygaard Consulting Associates  
Chris Caperton, Deputy Director, DPD  
St. Clair Williams, Planner III, Urban Centers Section, DPD  
Kevin Jackson, Planning Commission Senior Deputy Clerk, Department of Clerk  
Services (DCS)

ATTACHMENTS:

- A. PARKING REIMAGINED PRESENTATION
- B. RESTON STUDY UPDATE PRESENTATION
- C. DRAFT AGRICULTURAL & RELATED USES MINIMUM PARKING  
REQUIREMENTS (*UPDATED 8/9/2022*)
- D. DRAFT RESIDENTIAL MINIMUM PARKING REQUIREMENTS
- E. PARKING REIMAGINED WHITE PAPER
- F. DRAFT INDUSTRIAL USE MINIMUM PARKING REQUIREMENTS (*RECIEVED  
8/9/22*)

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Chairman Ulfelder called the meeting to order at 7:31 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder announced that Land Use Process Review Committee would receive presentations from staff on the County's ongoing Parking Reimagined effort and an update on proposed revisions to the Reston Plan Amendment process.

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Chairman Ulfelder announced that the May 12, 2022 and May 19, 2022 minutes were before the Committee for approval. Chairman Ulfelder MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE MAY 12, 2022 AND MAY 19, 2022 MEETING MINUTES.

Commissioner Carter seconded the motion and it carried by a vote of 7-0. Commissioner Strandlie was absent from the meeting. Commissioner Niedzielski-Eichner voted as an alternate.

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

- The purpose, goals, challenges, and benefits of the Parking Reimagined effort;
- The proposed framework of the initiative, which included a comparison of sample base rates and the draft parking requirements for residential, agricultural, and industrial uses;
- The potential impact of the revised rates on urban centers, such as Tysons and Reston;
- The proposed draft text for the revised parking requirements under the initiative;
- The project timeline for review, public hearings, and approval of the initiative; and
- The additional resources available to the public on the initiative.

There was a discussion between Mr. Gastrell, Mr. Davis; Lesley Johnson, ZAD, DPD; Iian Banks, Nelson/Nygaard Consulting Associates; and multiple Committee members on the following issues:

- Concerns on minimum parking rates for residents in multi-family developments, such as Lorton Station;
- Discussion on the possibility of staff considering greater flexibility in regards to multi-family developments and the possibility of a different parking rate for ADUs/WDUs;
- Concerns on accessibility and the possibility of making specific rates for accessible parking versus basing it on the number of total spaces;
- Further discussion on the design and sizing of parking garages, as well as accessibility features;
- Inquiries to staff to include more graphics as the community engagement/public hearings process was conducted to better illustrate the comparisons and differences between the various models;
- Concerns on whether the parking rate for restaurants and offices was too high;
- Concerns regarding the revised parking rates within transportation station areas and transit oriented development;
- Concerns on whether a jurisdictional comparison/review of parking rates was conducted;
- Discussion of the possibility of lowering rates in areas with shared parking, such as office parks, shopping centers, and similar large developments;
- Concerns on charging stations for electric vehicles (EV), how much capacity was needed, and the extent to which those issues were included in the proposed framework;

- Inquiries to staff to provide a measurement of effectiveness for creating a new parking standard;
- The role of utilizing reduced parking requirements under the new rates to enhance green space or landscaping with a development;
- Clarification on the public engagement process over the course of the County's review of the Parking Reimagined initiative;
- Concerns on whether on-street parking in the urban centers would be adequately addressed in this initiative;
- Clarification on whether staff agreed with the existing parking capacity at Metro stations and in residential areas near Metro Stations;
- Clarification that the review and jurisdictional comparisons were based on data that predated the COVID-19 pandemic and the understanding that there were other ongoing trends to take into account;
- The challenges associated with providing parking for residential development along narrow streets;
- The challenges associated with accommodating emergency vehicles and pick-up/drop-off for residential developments under the proposed rates;
- Confirmation that data from similar jurisdictions outside of the County were considered in the review;
- Inquiries to supply the Commission with the data/research from the review that would be utilized in the proposal;
- Clarifications on loading zones/industrial areas since they were not mentioned in the presentation;
- The extent to which the revised parking policies accommodated or encouraged on-street parking in urban areas; and
- Clarification on staff's processes for addressing the Commission's concerns prior to the authorization for a public hearing.

Chairman Ulfelder announced that the next item on the agenda was to discuss updates on the Reston Plan Amendment.

Chris Caperton, Deputy Director, DPD, and St. Clair Williams, Planner III, Urban Centers Section, DPD, gave a PowerPoint presentation on the Reston Study Update, a copy of which is included in Attachment B, which covered the following topics:

- The general history, purpose, and overview of the plan amendment area and a general background of the process utilized by the Reston Study;
- The composition, goals, and public outreach efforts of the Reston Study Task Force;
- The topics studied and endorsed by the Task Force;
- The timeline of next steps in the process, which included community engagement, a finalized staff report, and public hearings before the Planning Commission and the Board of Supervisors.

There was a discussion between Mr. Caperton, Mr. Williams, and multiple Committee members on the following issues:

- Clarification on the timeline and community outreach efforts for the staff report;

- Clarification on the role of task force members in community meetings and how it would incorporate community feedback into the plan;
- The Tysons Plan Amendment process and what could be learned from that effort;
- The role of the Planning Commission in the review of the plan for areas such as Reston and Tysons;
- The countywide and economic impact of Reston;
- Clarifications on whether there were differences between the Reston Plan Amendment and the larger goals of the Comprehensive Plan.
- The scope and extent of the Reston Study, as well as the role of community feedback in the review process;
- The extent to which the Comprehensive Plan for Reston had changed over the years;
- The unique challenges associated with reviewing Comprehensive Plan Amendments with the scope of the proposed amendment for Reston;
- The extent to which the Comprehensive Plan accommodated and supplemented transit-oriented development in areas like Tysons and Reston; and
- A request to increase the number of graphics/images/illustrations during both the community engagement presentations and the final plan amendment.

Commissioner Carter suggested that the Planning Commission conduct a workshop with staff on the final Reston Plan Amendment to better allow the Commissioners to review and consider the material. Multiple Planning Commissioners did not object to such a workshop. There was further discussion with Mr. Caperton on the location and structure of such a workshop. Chairman Ulfelder indicated that he would discuss a potential timeline for a workshop with Jill Cooper, Executive Director, Planning Commission.

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At the conclusion of the meeting, Chairman Ulfelder thanked staff and announced that the Land Use Process Committee was adjourned.

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CLOSING

July 28, 2022

The meeting was adjourned at 9:28 p.m.  
John 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: 10/6/2022

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May 2023 by

*Lesli Leigh Diamond*

Signature of Notary

Notary registration number: 7685757

Commission expiration: 09/30/2026



