

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, DECEMBER 1, 2022**

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

ABSENT:

OTHERS: William Mayland, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Leslie Johnson, ZAD, DPD
Michael Davis, Land Development Services (LDS)
Hayden Coddling, Office of the County Attorney
Iain Banks, Consultant, Nelson/Nygaard Consulting Associates
Kevin Jackson, Senior Deputy Clerk, Fairfax County Planning Commission

ATTACHMENTS:

- A. PARKING REIMAGINED POWERPOINT PRESENTATION
- B. PARKING REIMAGINED NOVEMBER 2022 WHITE PAPER

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Chairman John C. Ulfelder called the meeting to order at 7:33 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 tonight's committee meeting would receive a presentation from staff on the Parking Reimagined effort, followed by a joint committee meeting with the Housing Committee on the preservation of affordable housing and recommendations from the Manufactured Housing Task Force.

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Michael Davis, Land Development Services (LDS); William Mayland, Zoning Administration Division (ZAD), Department of Planning and Development (DPD); Leslie Johnson, ZAD, DPD; Hayden Coddling, Office of the County Attorney; and Iain Banks, Nelson/Nygaard Consulting Associates gave a PowerPoint Presentation on Parking Reimagined, a copy of which is included in Attachment A, which covered the following topics:

- Update on activities staff have engaged in since Summer 2022 on the Parking Reimagined effort;
- Identification of project goals, community values, and explanation on how this effort addressed and aligned with those efforts;
- Explanation of the tiered parking framework, relevant parking standards, and the parking rates under Article 6 of the Zoning Ordinance;
- Explanation of the parking adjustment proposals under Parking Reimagined;
- Explanation of the minimal bicycle parking requirements;
- Simulation using the Fairfax County Jade application to show how the public would be able to access information on parking requirements for a specific area; and
- Overview of the Parking Reimagined timeline, including next steps and final consideration by the Planning Commission and the Board of Supervisors.

There was a discussion between Mr. Davis, Mr. Mayland, Ms. Johnson, Ms. Coddington, Mr. Banks, and multiple Committee members on the following issues:

- Discussion on how the County would approach setting new standards for Electric Vehicle (EV) charging stations and the existing challenges for implementing EV infrastructure;
- Discussion on the parking needs for residents in affordable housing communities;
- Discussion on the inclusion of affordable housing rates and bedroom counts in the final recommendations under Parking Reimagined;
- Concerns regarding the prevalence of vehicle ownership throughout the County and the lack of pedestrian friendly streets;
- Explanation on the tiered framework for County Transit Station Areas (TSAs);
- Explanation of the factors for development could potentially affect the proposed rates/minimum parking needed;
- Discussion on the potential flexibility to provide increased parking rates for properties farther away from public transportation;
- Concern regarding the impact of Parking Reimagined on residents who relied on vehicles to get to work;
- Clarification on waivers for loading space requirements;
- Clarification on on-street parking considerations under Parking Reimagined;
- Clarification on how the County could incentivize developers to build Level 3 EV charging stations in areas with a significant need;
- Clarification on whether a Transportation Demand Management (TDM) program would be implemented through this effort;
- Discussion on the opportunity to add a percentage of open space in lieu of parking spaces as a zoning application component;
- The usage of metered parking in more urbanized areas;
- The various office and retail areas of the County that had an abundance of underutilized parking space and the extent to which Parking Reimagined targeted such areas for adaptive reuse;
- Discussion of the challenges with enforceability of several proposals under Parking Reimagined, which could also lead to opportunities to maximize incentives for developers who enhance open/green spaces;

- Noted that DPD has hired a consultant team to examine the landscape/greenery review process;
- Clarification on the requirements and standards for parking lot landscaping;
- Clarification of parking rates for group housing under Article 6 of the Zoning Ordinance;
- Discussion of the opportunity for micro-transit initiatives that could assist with the local transportation needs;
- Discussion of public comment received by the Planning Commission; and
- Discussion on the proposed new parking rates for high schools.

Chairman Ulfelder thanked staff and adjourned the meeting.

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CLOSING

December 1, 2022

The meeting was adjourned at 8:35 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.

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 Fuentes-Martinez
Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027



