



The Fairfax County Tree Commission
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035
703.324.1770

April 6, 2023

Jeffrey McKay, Chairman
Dan Storck, Environmental Committee Chairman
Members, Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, VA 22035

Sent by email to: clerktothebos@fairfaxcounty.gov

RE: Parking Reimagined Initiative

Dear members of the Board of Supervisors:

The Tree Commission (TC) supports the county's effort to upgrade its parking requirements for various levels of development. There are many benefits to reduced parking minimums. In particular, this upgrade could increase needed tree canopy and native plantings, and provide more shade for our residents. Overall, we hope that upgraded parking requirements will be accompanied by a requirement for net environmental benefits. That would be a proactive way to meet the Community-wide Energy and Climate Action Plan (CECAP) and Resilient Fairfax goals for the private sector.

Specifically, the TC recommends that Parking Reimagined requirements include the following:

- That a certain percentage of the reclaimed impermeable surface (if not all of it) from reduced required minimum parking spaces be used for increasing tree canopy or other green infrastructure and other native landscaping as required by the proposed Landscaping and Screening zoning ordinance amendment;
- That meeting the essential goals of increasing affordable housing close to transit should also provide a livable environment for all users, with adequate shade to reduce heat island effects, and improved access to green space;

- That more green infrastructure and low impact developments be required in these reclaimed spaces, which would automatically increase the amount of natural landscaping.

The Tree Commission appreciates and thanks staff for presenting information and answering questions on this project.

In summary: While right-sizing parking lots will likely result in saving developers time and money, the end goal should be increased livability for those who live in or work in and around a new or redeveloped property. Such a goal will help satisfy the intents of CECAP and Resilient Fairfax.

Sincerely,

Please email TreeCommission@fairfaxcounty.gov for official signed version of letter

Cindy Speas, Chair
Fairfax County Tree Commission

cc: Rachel Flynn, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development, (DPD)
Michael Davis, Parking Program Manager, DPD
Austin Gastrell, Planner, DPD
John Morrill, Acting Director, Office of Environmental and Energy Coordination
Larry Zaragoza, Environmental Quality Advisory Council Chair
Barbara Byron, staff support to Chairman McKay