



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Fairfax County Transportation Advisory Commission Meeting Notes

REGULAR MEETING – January 19, 2021, 7:30 p.m.

Held electronically due to the COVID-19 pandemic

Web Site: <https://www.fairfaxcounty.gov/transportation/tac/meetings>

Note-Taker: Jeremy Hancock

TAC Members in Attendance: Chair Mike Champness (Dranesville), Vice Chair MaryPauline Jones (Fairfax Area Disability Services Board), Secretary Roger Hoskin (Mason), Kevin Morse (Braddock), Alexis Glenn (Lee), Pete Sitnik (Mount Vernon), Jeremy Hancock (Providence) and Eric Thiel (Springfield).

TAC Members Absent: M. David Skiles (Sully) and Linda Sperling (At-Large).

Others in Attendance: Stephen Tarditi, Director of Market Intelligence, Fairfax County Economic Development Authority.

FCDOT staff: Brent Riddle and Calvin Lam.

Special Guests/Observers: N/A

Opening Remarks of Chair, Roll Call, and Electronic Meeting and FOIA Procedures

The meeting was called to order by Chair Champness at 7:34 p.m. To fulfill procedural obligations of virtual meetings, Chair Champness and Vice Chair Jones performed the opening procedures for a virtual meeting via WebEx. Consideration of the meeting notes from the November and December meetings were postponed until the February meeting.

Review of Richmond Highway Market Study

Stephen Tarditi, Director of Market Intelligence, Fairfax County Economic Development Authority, provided a review of the ongoing economic study of the Richmond Highway Corridor. The Fairfax County Economic Authority selected Partners for Economic Solutions to conduct a market study of the Richmond Highway corridor in southeastern Fairfax County. The study's objective is to review and analyze the potential impact of the existing development pipeline and long-term land use plans for the area. Considerations of the study include the planned nine BRT stations and economic development, including Amazon HQ2 and new tourist attractions. A copy of the slides that were presented are included with these notes.

The study reviewed Community Business Centers designed in the comprehensive plan and transportation solutions in the Embark Richmond Highway initiative. Consultants met with stakeholders and surveyed the corridor. The firm also conducted a follow-up study to understand the impact of COVID on existing businesses.

Study area includes 9,000 rental units, 1.4 million square feet of office, 3.3 million square feet of retail. There has not been significant development since the early 2000's. Overall, the retail market is healthy with vacancy rate below 10%. The demand of retail does not seem high going forward, so it is important for the county to retain current retail. Impact from Amazon HQ2 will not likely be seen for many years. What will expedite development if area around Huntington metro station is a momentum builder.

The consultants found that the impact of COVID-19 during study was not significant.

Consultant also reviewed hotel inventory. Pre-pandemic there were healthy occupancy rates above 70%. Additional development is not expected in the short term. National Harbor may also impact hotel development in creating competition. Future develop is likely to occur in the northern side of the corridor. Final recommendations are set to be presented to Economic Advisory Commission on February 16th.

Public Comment Period

There were no members of the public attending the meeting who wished to speak.

Other Business and Announcements

Commissioners discussed the agenda for the upcoming work session, as well as the February meeting.

Chairman Champness updated the TAC on the January meeting of the Board of Supervisor's Transportation Committee, which included an update on Active Fairfax and phase two of the Silver Line.

Commissioner Sitnik updated the TAC on his attendance of the Trails, Sidewalks and Bikeways Committee.

Commissioner Hancock discussed the results of the Shreve Road Corridor Study and recent community meeting concerning transportation safety along Blake Lane.

Commissioner Westenhoff raised concern about the WebEx platform and need to make sure meetings are easily accessible to everyone.

Adjournment

The meeting was adjourned at 10:05 p.m.