

SDC/WFCCA Joint Committee resolution 4-17-23

“Parking Reimagined” Amendment

WHEREAS the Sully District Council of Citizens Associations (“SDCCA”) and West Fairfax County Citizens Association (“WFCCA”) joint land use committee (the “Joint Committee”) recognizes the importance of citizen engagement and in person testimony, in the land use decision making process, and the importance of adequate minimum parking requirements to a high quality of life; and

WHEREAS both SDCCA and WFCCA have long supported protection of residential neighborhoods from development impacts, including overflow parking; and strongly support the long-standing tradition of robust citizen participation in the amendment of the Fairfax County zoning ordinance; and

WHEREAS the Joint Committee appreciated the opportunity to review the draft language with County staff for the proposed “Parking Reimagined” amendment to the Fairfax County Zoning Ordinance; and

WHEREAS after careful review, the Joint Committee has many objections to the proposed amendment;

Now, therefore, in view of the foregoing, BE IT RESOLVED as follows:

1) The Joint Committee **opposes the Parking Reimagined amendment** as currently drafted.

2) The Joint Committee expresses the following **specific objections** about the proposal, as currently drafted:

a) The reduced figure of 1.3 parking spaces per multifamily apartment is unrealistically low, does not seem to be based upon real world experience or current data regarding the number of cars in existing multifamily developments. The proposed reduction may force overflow parking into nearby neighborhoods.

b) The proposal for administrative reductions by the Director of Land Development Services (LDS) up to an additional 60%, below the minimum parking requirements, without notice or a public hearing, deprives citizens of an

opportunity to participate in the process, and comment on impacts to neighbors. This type of anti-citizen streamlining unnecessarily disrespects the importance citizen input, and may prevent identification of specific impacts to be mitigated or avoided.

c) The proposal failed to include any requirement for a quid pro quo such as additional green space or tree save in exchange for a parking reduction. An environmental benefit must be a basic component of a parking reduction. Fairfax County should require a net environmental benefit from any parking reduction, and consider issues such as stormwater management, transportation demand management, and quality of life in the evaluation of such requests.

d) The proposals to reduce minimum loading space requirements, and allow additional administrative reductions of loading spaces, may cause conflicts between delivery vehicles and the users of disabled parking spaces. Public hearings, with notice and an opportunity to be heard, are a more citizen friendly procedure for evaluating loading space waiver requests.

3) The Joint Committee endorses the positions of the Reston Citizens Association in their letter of March 17, 2023, to Supervisor Alcorn, and the Environmental Quality Advisory Council (EQAC) in their memorandum of January 13, 2023 to the Board of Supervisors.

4) The Joint Committee respectfully requests that the Planning Commission recommend **denial** of the Parking Reimagined amendment.

5) The Joint Committee respectfully requests that the Board of Supervisors **deny** the Parking Reimagined amendment.

BE IT FURTHER RESOLVED that this resolution be communicated to the Fairfax County Board of Supervisors, as well as the Planning Commission, Board of Zoning Appeals, and the Environmental Quality Advisory Council (EQAC).