

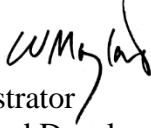



County of Fairfax, Virginia


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

DATE: August 30, 2023

TO: Planning Commission

FROM: William Mayland, AICP 
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SUBJECT: Parking Reimagined Staff Report Addendum

With the publication of the staff report addendum dated August 16, 2023, updates were recommended to several subsections. Revisions to the transit-related adjustment in subsection 6100.6.C were proposed for clarity and to provide additional options. Staff has continued to review this subsection and feels additional editorial revisions are appropriate to improve its clarity.

Staff recommends replacing the text proposed in the staff report addendum with the revised text below. For ease of review the proposed text is not presented in a strikethrough and underline format. Subsection 6100.6.C(1) relating to the permitted 10 percent adjustment by the Director is not proposed to be revised. The two options provided in the [staff report addendum](#) are also not proposed to be revised.

However, subsection 6100.6.C(2) is revised and reformatted for clarity. The intent of this subsection is to permit the Board to approve a transit related adjustment for properties located within 1,000 feet of a transit stop. It excludes areas designated as transit-oriented development or zoned PTC. The Director can also approve this adjustment, but the adjustment would be limited to 30 percent of the required parking under the base rate or tiered framework, whichever is applicable. Further, for an administrative approval, the applicant will have to demonstrate compliance with two of the three identified elements (TDM, bike parking, walk score). These are objective elements that can be clearly met and do not require demonstration of a proportional relationship.



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Therefore, staff recommends that the Planning Commission substitute the provisions of subsection 6100.6.C in the staff report addendum with the following language.

C. Transit-Related Parking Adjustment

- (1)** For uses not subject to subsection 6100.5, a 10 percent adjustment of the minimum parking requirements in Tables 6100.2 or 6100.3 may be approved when the use is located within 1,000 feet walking distance of a transit stop. For purposes of this subsection, a transit stop includes a streetcar, bus rapid transit, express bus service, or bus stop that serves a rail station or transit facility that will be constructed or implemented within 10 years after approval of the adjustment.
- (2)** A transit-related adjustment, greater than the 10 percent permitted under subsection 6100.6.C(1), or greater than the minimum parking requirements under subsection 6100.5, may be approved when it meets the following criteria:
 - (a)** The use is located within 1,000 feet walking distance of a transit stop as defined in subsection 6100.6.C(1).
 - (b)** The use is not located within an area identified in subsection 6100.5 as a Transit Oriented Development or PTC District.
 - (c)** An administrative adjustment may only be approved if:
 - 1.** The use meets the location restrictions of 6100.6.C(2)(a) and (b); and
 - 2.** The adjustment does not exceed 30 percent of the required parking of subsection 6100.4 or 6100.5, as applicable; and
 - 3.** At least two of the following supporting elements are met:
 - (a)** A proffered transportation demand management (TDM) program that meets Fairfax County Department of Transportation criteria.
 - (b)** Bicycle parking provided in accordance with Section 6102.
 - (c)** A walk or bike score of greater than 70 in accordance with the most recent Walk Score® methodology.

Please note of copy of this memorandum will be posted on the [Parking Reimagined webpage](#) after distribution to the Planning Commission.

CC: Rachel Flynn, Deputy County Executive
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