Board of Supervisors Land Use Policy Committee

May 20, 2025

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
James Bierman, Jr., Dranesville District
Rodney Lusk, Franconia District
Walter Alcorn, Hunter Mill District
Andres Jimenez, Mason District
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)

Board Member absent:

Dan Storck, Mount Vernon District

The Land Use Policy Committee (Committee) meeting was called to order at 9:32 a.m.

The summary of the March 11, 2025, Committee meeting was accepted without change.

Policy Plan:

Kelly Atkinson, Director Planning Division (PD), Department of Planning and Development (DPD), Corinne Bebek, Senior Planner, PD, DPD, Michael Burton, Senior Planner, PD, DPD, and Bob Pikora, Senior Planner, Fairfax County Department of Transportation (FCDOT) presented the Environment, Land Use, and Transportation Elements of the Policy Plan amendment. Also in attendance was Tracy Strunk, Director, DPD, Katrina Newtson, PD, DPD, Carly Aubrey, PD, DPD, Jeff Hermann, Chief, Site Analysis and Transportation Planning, FCDOT, Mike Garcia Chief, Transportation Planning Section; and Taylor Waymire, Planner II, FCDOT. Ms. Atkinson introduced Noah Mack, an intern working in the Planning Division office for the summer.

Corinne Bebek summarized the process, outreach, schedule and strategy for the revisions to the Policy Plan elements. She described that the Environment Element has been edited to address the Board, staff and public comments, reduce redundancies, eliminate outdated information, align with other policies, enhance and add new policies, and revise the structure. Discussion ensued with input from staff regarding balancing the level of specific detail within the elements with the high-level, countywide nature of the policy plan; the outreach that has been conducted; simplifying the complexity of the plan; determination of equivalent standards; compatibility with

other requirements and balancing potential upfront cost impacts with mitigating impacts of proposed development and the potential long-term savings.

Michael Burton detailed the existing and proposed structure and policies in the Land Use Element, including retail, industrial and office repurposing, suburban village centers, placemaking and arts, equitable development and data centers. Discussion ensued with input from staff regarding the development of policies for repurposing existing buildings; the proposed criteria related to data centers; the provisions related to housing, transportation and transit, public facilities and infrastructure; and the flexibility and application of the criteria on future applications.

Bob Pikora discussed the Transportation Element, including public comments received, new objectives added to the policy, such as safety, active transportation, technology and updated maps. Discussion ensued with feedback from staff regarding keeping the Policy Plan broad and flexible with a context sensitive approach, congestion mitigation and balancing transportation modes.

With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 10:56 a.m.

The next Committee meeting is scheduled for June 17, 2025, at 9:30 a.m. – 12:00 p.m.