
Long Range Planning Committee (LRPC) of the Planning Commission
Meeting Summary
Tuesday, February 28, 2023
7:00 p.m.

This meeting was a hybrid virtual/in-person public meeting held through electronic communication means.

Planning Commissioners in attendance:

James Lantelme (LRPC Chair) (in-person)
James Schroll (in-person)
Daniel Weir (virtual)
Devanshi Patel (virtual)
Elizabeth Gearin (in-person)
Leonardo Sarli (in-person)
Sara Steinberger (in-person)
Tenley Peterson (in-person)

Staff in attendance:

Aaron Shriber (CPHD – Planning) (in-person)
Anika Chowdhury (CPHD – Planning) (in-person)
Anthony Fusarelli, Jr (CPHD – Planning) (in-person)
Jennifer Smith (CPHD – Planning) (in-person)
Jill Hunger (CPHD – Planning) (virtual)
Kellie Brown (CPHD – Planning) (virtual)
Kris Krider (CPHD – Planning) (in-person)
Matt Pfeiffer (CPHD – Planning) (virtual)
Nick Rogers (CPHD – Planning) (virtual)

Other

Jeffrey Williams
William Richardson
A. Kaye
Melissa Mahan
Lauren Riley
Evan Pritchard
Collier Cook
Ginger Brown
Barbara Johnson
Jacqueline Snelling

Commissioner Lantelme opened the meeting at 7:00 p.m.

Commissioner Lantelme recognized Planning Division management and staff as well as Planning Commission members in attendance, as well as Planning staff.

A staff presentation by Anthony Fusarelli (Planning Director, CPHD – Planning) on the preliminary draft work program for 2023-2024 highlighted a change in approach to presenting and discussing the work program with the County Board. This year, the work program materials will be presented and discussed during the Department of Community Planning, Housing and Development (CPHD) budget work session with the County Board, streamlining the presentation compared to previous years. Staff presentation was followed by discussion with the following questions and comments, which covered a range of topics including:

- The presentation of the work program and organization of the Planning Division
- Potential staff cuts and expressed concerns about potential decrease in staff resources and no shortage of additional items to add to the work program that “need” to be done
- Ongoing priorities, including procedural and regulatory updates, relating to:
 - Concerns about the Special GLUP Study process with strong support for adjustment to the process and approach
 - Interest in timing of a potential East Falls Church Area Plan update, as well as an update to the plan for Cherrydale
 - Initiatives for commercial resiliency, aiming for consistency among cycling conditions for entitled projects and retail plan policies
 - Ongoing and upcoming plans and studies, such as the Missing Middle Housing Study
- The Special GLUP study process received criticism for its time-consuming and detailed nature, leading to a discussion about potential changes to streamline the reporting mechanism
- Emphasis on the need for staff training on racial equity and the development of communication tools and resources to better convey the purpose and content of Special GLUP studies
- Concerns were expressed about the focus on developers in land use discussions, with one PC member voicing frustration. The LRPC discussed the need to update outdated plans as conditions change and the importance of providing timely updates to inform the community
- Concern on challenges of maintaining momentum on community projects and the potential impact of staff departures and burnout due to the extensive list of projects
- Interest expressed in transitioning from units/acre approach to a floor area ratio approach for regulating housing in low residential areas
- Need for improved communication regarding the status of the Crystal City Building Heights Study and questions about its timing
- Emphasis on avoiding further delays in completing the planning and implementation components for the Plan Langston Boulevard effort
- Interest in conducting analysis and policy formulation on temporary residential to hotel conversions before the next application is received
- Request for better and more timely communication regarding staff changes within the Planning Division

- Discussion on the status of development applications and whether the current volume is expected to continue, with focus on the heavy balance towards residential programs over office spaces
- Request for status updates on specific development applications, such as 1616 Fort Myer Drive and Key Bridge Marriott.
- Racial equity was emphasized as a crucial aspect of all projects, with a focus on applying a racial equity lens to identify community benefits

Public Comment

There were no public comments expressed at this meeting.

Next Steps

The LRPC expressed appreciation to staff for their work and Mr. Fusarelli acknowledged that not all suggestions could be accommodated in the current year's work program, however, a list of potential additions would be considered.

Chair Lantelme adjourned the meeting at approximately 8:42 p.m.