
**Zoning Committee of the Planning Commission (ZOCO)
Joint Meeting of the Long-Range Planning Committee (LRPC) and Zoning Committee
Meeting Summary
September 19, 2023, 7:00pm**

**Bozman Government Center – Conference Room 216
In-Person & Virtual Microsoft Teams Meeting**

Planning Commissioners in attendance:

Leonardo Sarli, ZOCO Chairman
Jim Lantelme, LRPC Chairman
Eric Berkey

Planning Commissioners absent:

Devanshi Patel, Chair	Tenley Peterson
Sara Steinberger, Vice-Chair	Peter Robertson
Nia Bagley	Tony Striner
Elizabeth Gearin	Daniel Weir
Karen Guevara	

Staff in attendance:

V= Joined virtually IP= Joined in-person

Natasha Alfonso (V), Principal Planner, CPHD – Planning
Kellie Brown (IP), Comprehensive Planning Supervisor, CPHD – Planning
Kristin Calkins (V), Principal Planner, DES – Transportation Planning
Anika Chowdhury (V), Associate Planner, CPHD – Planning
Andrea Mei Gaoat (IP), CPHD - Planning
Emily Garrett (IP), Associate Planner, CPHD – Planning
Rana Abu Ghazaleh (IP), Principal Planner, CPHD – Planning
Jon Lawler (IP), WSS Chief Support Engineer, DES – Water Sewer and Streets
Nick Rogers (IP), AICP, CZA, Principal Planner, CPHD – Planning
Jennifer Smith (IP), Comprehensive Planning Supervisor, CPHD – Planning

Members of the public in attendance:

- In-Person
 - Marsha Drek
 - Timothy Dugan
 - Jean Henceroth
 - Jennifer Huckabone
 - Tad Lunger
 - Jolie Bain Pillsbury
 - Aaron Roberts
 - Alice Tewell
 - Marcia Trick
- Virtual
 - Dana Bres
 - Ginger Brown
 - Sandi Chesrown
 - Loren DePina
 - Daniel Gilroy
 - Alice Hogan
 - Andrew Kaye
 - Ben Keeney
 - Anne Lancaster
 - Rebecca Lawrence
 - Jason Schwartz
 - Katie Wenger
 - Michelle Winters

Sanitary Sewer Master Plan Update

LRPC Chairman, Jim Lantelme, commenced the meeting at 7:00PM.

Mr. Lantelme invited Mr. Jon Lawler to provide a presentation on the agenda item to the meeting's attendees. He introduced staff's work on a sanitary sewer master plan.

Mr. Lawler provided an explanation of what a sanitary sewer is and how it works. He explained that both sanitary and storm sewers rely on the force of gravity in lieu of pumping systems. He provided an overview of Arlington's sanitary sewer system. He talked about the County's staffing resources that maintain and service the sanitary sewer system.

Mr. Lawler talked about the sources of sanitary sewer inflow and infiltration. He talked about the historic flows at the Water Pollution Control Plan (WPCP), which have been accommodated by the WPCP's 40 million gallon per day MGD capacity. Mr. Lawler shared data which shows decreases in the monthly flow and the three-year running average. He explained that water demand has decreased even as Arlington's population has increased.

Mr. Lawler noted that the County's sanitary sewer system is in good shape and that the majority of the sewer lines have been renewed in recent years. He explained that the sanitary sewer system and the WPCP have more than enough capacity for Arlington's expected population growth.

Mr. Lawler talked about the sanitary sewer capital improvement planning (CIP) programs. He talked about the Infiltration and Inflow (I&I) Program (\$31,800k). There are programs such as large diameter rehab, sewer main replacement program, manhole rehab, and preventative maintenance (PM) program. He also talked about the Fats, Oils, and Grease Program (FOG) on the Gravity Sewer Master Plan. Another program is the GRID Program.

Mr. Lawler discussed how a computer modeling software is used to assess the sanitary sewer system's ability to transport sewer flow in wet and dry weather conditions. He covered Sanitary Sewer Master Plan's action plan recommendations.

Mr. Lawler shared the scheduled next steps to adopt the updated Sanitary Sewer Master Plan. The schedule would involve a Request to Advertise hearing this fall and a County Board meeting to consider the plans for adoption on December 16th.

Comm. Sarli asked Mr. Lawler what the types of sewers are along Four Mile Run in South Arlington and if they are being monitored to know that they are not affected by erosion. Mr. Sarli asked Mr. Lawler to confirm if Arlington's population is truly increasing while the water usage is decreasing. Mr. Lawler confirmed these findings from his analysis, attributing the usage decrease to water saving fixtures and water conservation efforts.

Comm. Lantelme asked Mr. Lawler how members of the public can notify County staff if there are problems with manholes and the sewer systems. Mr. Lawler said that people can take a picture of the affected area and call (703) 228-6555 to notify DES staff.

Comm. Lantelme acknowledged the work staff is doing to maintain the Sanitary Sewer System at a relatively low cost compared to the size of the County and that the LRPC is looking forward to having this before the Planning Commission for adoption.

No public speakers provided comment on this agenda item. Comm. Lantelme adjourned the LRPC-only portion of the meeting.

Langston Boulevard Area Plan

Ms. Kellie Brown introduced the topics that would be covered in the staff presentation:

- Langston Boulevard Plan Context
- General Land Use Plan (GLUP) Amendments
- Master Transportation Plan (MTP) Amendments
- Zoning Ordinance Amendments
- Next Steps
- Discussion

Ms. Brown displayed a map of the neighborhood areas along Langston Boulevard. She shared the Plan Langston Boulevard (PLB) vision, entitled “Sustainability, Environmental Resilience, and Equity”. The primary land use goal is to transform the boulevard into a vibrant, green, multi-modal “main street” corridor with expanded land use and density for social gathering. She explained that PLB would be implemented through a combination of GLUP, MTP, and zoning amendments. Ms. Brown highlighted PLB’s recommendations, to promote increased density and expanding housing choices for the Langston Blvd corridor.

Ms. Brown talked about the Cherrydale Revitalization District on the GLUP, and that there are 18 parcels to be removed from within this district. She highlighted how Langston Boulevard is a long corridor, and that it was effective for purposes of analysis to divide it into three sections.

Ms. Kristin Calkins took over the next slide and talked about implementation of Master Transportation Plan.

Ms. Brown discussed recommendations for zoning ordinance amendments, that would shift the development of townhouses to approval by site plan within the Langston Boulevard Planning District to align with the Plan’s vision. She talked about items that still need to be considered:

- Communicate future vision Mixed-Use District and Residential District
- Set clear expectations for zoning districts.
- Maintain affordability in areas of MARKS.
- Provide sufficient incentives to create committed affordable units (CAFS) to replace MARKS.

Ms. Brown mentioned that a future GLUP map would be potentially ready for inclusion in the RTA Draft Plan (Draft 2), which would indicate new GLUP designations for certain areas that align with Plan goals. These GLUP designation recommendations would not be brought forward by the County with Plan adoption; instead, private property owners could request these amendments with applications for redevelopment along with appropriate rezoning requests to facilitate private development via special exception review.

Ms. Brown discussed several items proposed for consideration after the Plan’s adoption, including a Transfer of Development Rights (TDR) policy and a new use permit tool for areas of lesser change that would not be considered at the RTA or with Plan adoption. They would be the subject of future discussion.

Commissioners asked if staff sees the use permit tool as spurring reinvestment in areas where changes is desired to occur at a slower pace than in other parts of Arlington. Staff explained that the use permit tool would be one option among several recommended strategies to support reinvestment in the Langston Blvd. corridor to implement the Plan's goals. These strategies are intended to support both existing and new businesses.

Comm. Lantelme confirmed that the GLUP, MTP, and ZO amendments will first come to the PC and the CB as a request to advertise, at which point the scope of the proposed amendments will be established.

Public Comments and Concerns:

Comm. Sarli invited members of the public in attendance to provide feedback and comment:

- Ms. Katie Wenger, member of Arlington County's Housing Commission & V.O.I.C.E. Representative, expressed concern about community members who are burdened by the unaffordable cost of housing in Arlington, especially residents of color and immigrants. She urged the County to act on addressing the severe shortage of affordable housing.
- Ms. Alice Hogan, Alliance for Housing Solutions - advocated for a minimum of 2,500 committed affordable dwellings (CAFs) among new housing units and encouraged staff/board to consider as many tools as feasible to achieve this goal on the corridor.
- Rev. Alice Tewell, Pastor at the Clarendon Presbyterian Church, Barcroft Elementary School PTA President, and Barcroft Resident - mentioned that she is losing young adults in her parish's congregation because they must move out because rent is too high. She was also concerned about senior housing.
- Jolie Bain Pillsbury noted that access to nature is very crucial and important to the people's health.
- Aaron Roberts expressed aspirations that the future growth on the corridor would include affordable housing.

Comm. Sarli adjourned the meeting at 8:52pm.