
**Zoning Committee of the Planning Commission (ZOCO)
Meeting Summary
November 7, 2023 7:00pm**

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

V= Joined virtually IP= Joined in-person

Planning Commissioners in attendance:

Leonardo Sarli, ZOCO Chairman (IP)
Jim Lantelme, LRPC Chair (IP)
Karen Guevara (IP)

Planning Commissioners absent:

Denyse “Nia” Bagley
Eric Berkey
Elizabeth Gearin
Devanshi Patel, PC Chair
Tenley Peterson
Peter Robertson
Sara Steinberger, PC Vice Chair
Tony Striner
Daniel Weir

Staff in attendance:

Andrea Gaoat (IP), Fall Intern, CPHD – Planning
Clifton Hogan (IP), Principal Planner, CPHD - Zoning
Matt Mattauszek (V), Development Master Planner, CPHD – Planning
Olivia Sontag (IP), Principal Planner, CPHD – Planning

Members of the public in attendance:

None

Errors in Zoning Text Amendments

ZOCO Chair Comm. Sarli commenced the meeting at 7:00PM.

Comm. Sarli invited Mr. Hogan to speak about technical corrections to errors in the Arlington County Zoning Ordinance (ACZO) such as citation errors, grammatical errors, and diagrammatic errors.

Comm. Sarli asked Mr. Hogan to confirm about the distance limitation with a religious building parking requirement being 600 feet. Mr. Hogan said if he recalled correctly, the limitation is indeed 600 feet. Comm. Sarli also wanted to know if this value was arbitrary or not. Mr. Hogan said that it is arbitrary and that it is the proposed language as specified in §14.3.3.B.3 of the staff memo.

Affordability Requirements for Elder Care Uses in the N-FBC

Comm. Sarli invited Ms. Sontag to speak about affordability requirements for elder care uses in the Columbia Pike Neighborhoods Form Based Code (N-FBC). Ms. Sontag said that elder care uses were first introduced to the zoning ordinance in November 2019. She mentioned that one of the biggest challenges with elder care is that the unit costs are extremely high. She mentioned that while elder care uses are categorized under residential development, the affordable housing requirements were developed in consideration of multifamily development, and that elder care uses are dissimilar to multifamily uses which creates incompatibility with the N-FBC's affordability requirements for elder care. She said that the amendment would create a new category for elder care uses in the ACZO.

She said that elder care uses would be relocated into a non-residential development category, which would allow elder care development projects to meet the N-FBC affordable housing requirements by providing a cash contribution to the County's Affordable Housing Investment Fund (AHIF).

She displayed the anticipated schedule of the next steps:

- December 16 & 19 – County Board Hearing for Request to Advertise (RTA)
- January 2024 – Housing Commission (HC) meeting
- February – Planning Commission (PC) Meeting and County Board hearing for amendment

Comm. Guevara asked Ms. Sontag if she has studied other counties or municipalities that have had successful on-site CAFs or subsidies. Ms. Sontag said that she has used the City of Alexandria's policies and development practices as a case study for incorporating affordability in elder care projects on Columbia Pike.

Comm. Lantelme expressed that elder care housing is at a deficit in Arlington. Comm. Guevara expressed that there should be more creative thinking in the process of developing affordable elder care housing.

Green Building Standards Columbia Pike Form Based Code

Ms. Sontag went over the project scope for green building standards. She mentioned that the Columbia Pike Commercial Form Based Code (FBC) does not have existing requirements, and that the N-FBC requires LEED Silver or a lower-rated certification. The timeline of the project is as follows:

- December 2023 – RTA – County Board meeting
- February 2024 – Amendments – County Board meeting

She mentioned that the outreach for this project involved counterparts within CPHD, planners from the City of Alexandria, and two architecture firms (KGD and Cunningham-Quill).

She displayed and explained the key findings of the green building certifications explored, as well as a map of the FBC boundaries on Columbia Pike.

Ms. Sontag discussed the key findings for green building standards. She explained that it is

crucial to have a wider variety of green building requirements than currently referenced in the FBCs.

Ms. Sontag displayed a chart of proposed updates for both the FBC and N-FBC. She mentioned that the updates involve:

- LEED Gold or Earthcraft Gold / Equivalent Certification
- Energy Optimization
- Additional Prerequisites

She displayed the schedule of the next steps.

- November 15: Form Based Code Advisory Working Group Meeting
- December 18: Climate Change, Energy and Environment Commission
- December 16 & 19: County Board Hearing for RTA
- February 2024: Planning Commission Meeting and County Board Hearing for Amendment

Comm. Sarli mentioned that the more efficient a building is, the affordability will increase.

Comm. Sarli concluded the meeting at 7:50pm.