

A Recessed Meeting of the County Board of Arlington County, Virginia, held in Room 307 of #1 Courthouse Plaza thereof on Tuesday, July 22, 2008 at 3:00 p.m.

PRESENT: J. WALTER TEJADA, Chairman  
BARBARA A. FAVOLA, Vice Chairman  
JAY FISETTE, Member  
MARY HUGHES HYNES, Member  
CHRISTOPHER ZIMMERMAN, Member

ALSO PRESENT: RON CARLEE, County Manager  
STEPHEN A. MacISAAC, County Attorney  
HOPE L. HALLECK, Acting Clerk

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**COUNTY BOARD RECESSED MEETING**

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**COUNTY BOARD BUSINESS AND REPORTS**

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**I. COUNTY BOARD REPORTS**

The Chairman announced that Arlington County has 10 new AIRE partners. These partners span many sectors including commercial real estate, retail, school, consulting services, private businesses, and non-profit. Almost every business and organization has something to gain from the Fresh AIRE initiative.

The Chairman announced that the County cable channel, AVN, has been the recipient of honors in three national video competitions. AVN won Bronze and Silver Telly statuettes for their Planet Arlington Coverage and the Professor Farr Fresh AIRE campaign. AVN also won two Communicator awards for coverage of last year's County Fair and their documentary on the Affordable Housing Crisis. The Chairman congratulated AVN and encouraged them to keep up the good work.

The Chairman announced that Barcroft Park, one of the largest and most heavily used parks in Arlington County has just completed amazing renovations. There is a new state-of-the-art children's playground that meets ADA and playground safety standards, and is designed for pre-school and school age children. Renovations also include lighted handball, tennis and basketball courts, new picnic tables, game tables, fencing and landscaping.

The Chairman announced that over the last 6 years Arlington's firefighters have raised more than \$180,000 in their "fill the boot campaign" for the Muscular Dystrophy Association (MDA) in the fight against neuromuscular diseases. In appreciation for their work, the Muscular Dystrophy Association is sponsoring Arlington County Firefighter Appreciation Week. The Chairman read the following proclamation in support of the Arlington County Firefighter Appreciation Week:

**P R O C L A M A T I O N**

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**FIREFIGHTER APPRECIATION WEEK**

**WHEREAS**, fighting fires is one of the most hazardous professions requiring physical strength, stamina, extensive training, courage and selfless concern for the welfare of our citizens; and

**WHEREAS**, firefighters throughout the state and nation have teamed up for the past 54 years with the Muscular Dystrophy Association (MDA) in the fight against neuromuscular diseases; and

**WHEREAS**, the Arlington County Professional Firefighters raised more than \$180,000 over the past 6 years with their "Fill the Boot" campaigns; and

**WHEREAS**, the Muscular Dystrophy Association and the families it serves are extremely grateful to the Arlington County Firefighters for their support and dedication; and

**WHEREAS**, in honor of the efforts of the Arlington County Firefighters, the Muscular Dystrophy Association is sponsoring Arlington County Firefighter Appreciation Week and urge all citizens to join MDA in its tribute to the dedication and support we receive from our firefighters;

**NOW, THEREFORE, I, J. Walter Tejada**, Chairman of the County Board of Arlington, Virginia, do hereby proclaim the week of **August 18 – August 24, 2008** as **FIREFIGHTER APPRECIATION WEEK**

The Chairman announced the dates and locations of the Diversity Dialogues: Wednesday, September 24, from 6:30 - 9:30 p.m.; Thursday, October 16, from 6:30 - 9:30 p.m.; and Sunday, October 26 from 1:30 - 4:30 p.m. For more information please visit the website at [www.arlingtonva.us](http://www.arlingtonva.us) and search for diversity dialogues for the most updated information.

The Chairman announced the Arlington County Fair. The fair will take place August 6-10 at Thomas Jefferson Community Center. Shuttles will run regularly from the Career Center and Ballston Mall, and an extra shuttle at Barcroft Park on the weekend every 30 minutes each day during operating hours. For more information visit the fair website at [www.arlingtoncountyfair.org](http://www.arlingtoncountyfair.org).

The Chairman wished everyone a great summer and announced that there will be no Board meetings in August.

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## II. APPOINTMENTS

On motion by J. WALTER TEJADA, Chairman, and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board made the following appointments to advisory groups:

### Civil Service Commission

Reappoint Patrick Murphy

### Commission on the Status of Women

Appoint Marguerete A. Luter  
Reappoint Voncille Hines

### Community Development Citizens Advisory Committee

Appoint Gretel Laroque

### Community Services Board

Appoint Janice Macdonald

### Health Systems Agency of Northern Virginia Board of Directors

Reappoint Patricia Sanner as health care consumer representative

### Fiscal Affairs Advisory Commission

Designate Terron Davis Sims, II as Chairman  
Reappoint Frank Emerson  
Reappoint Elizabeth Ertel

### Mosaic Park Planning Team

Appoint Edward Bilich of Ashton Heights  
Joan Fitzgerald of Ashton Heights  
James Richardson of Ashton Heights

Allyson Ugarte of Ballston Virginia Square Civic Association  
Patrick Hope of Buckingham Civic Association  
John Shooshan of Shooshan Companies  
Connie McAdam of Ballston-Va Square Partnership  
Paul Holland of Park and Recreation Commission  
Terry Savela of Planning Commission

**Neighborhood Traffic Calming Committee**

Reappoint Ed Hilz  
William Johnson  
Kevin Sweeney  
Appoint Tom Petty

**Tenant-Landlord Commission**

Appoint Kelly Pulsifer as tenant representative

**Transportation Commission**

Appoint John Grant

**Trespass Towing Vehicle Advisory Board**

Appoint Susan Anderson as non-voting tenant member  
Guillermo Christensen as non-voting citizen member  
Charles Clohan as non-voting residential property member  
Capt. Brian Gough as voting ACPD member  
Sgt. Chris Hennigh as voting ACPD member  
Nancy Iacomini as voting resident member  
Det. Matt Lafley as voting ACPD member  
Al Leach as voting towing member  
Bruce MacQueen as non-voting residential property member  
John O'Neill as voting tower member  
Fred Scheler as voting tower member  
Ralph Wilcher as non-voting auto club member

**Urban Forestry Commission**

Appoint Janet Nuzum

**Multicultural Advisory Commission**

Reappoint Carlos Soles and designate as Chairman  
Appoint Ana Lucia Buckman  
Farooq Cheema  
Kristi Guillory Reid  
Carmen Lomellin

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**III. REGIONAL REPORTS**

There were no regional reports.

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**IV. COUNTY MANAGER REPORT**

The County Manager reported on the county-wide 2008 Citizen Satisfaction Survey Results. Mr. Carlee asked Christopher Tatham with ETC Institute to present the findings. To read the full report on the 2008 Citizen Satisfaction Survey Results and to view Mr. Tatham's presentation visit [www.arlingtonva.us](http://www.arlingtonva.us) and search 2008 Citizen Satisfaction Survey

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**CLOSED MEETING; CERTIFICATION OF CLOSED MEETING DISCUSSIONS**

On motion by J. WALTER TEJADA, Chairman, seconded by MARY HUGHES HYNES, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board met in a closed meeting from 4:22 p.m. to 6:30 p.m., as authorized by §2.2-3711.A.7 of the Virginia Code, for the purposes of receiving legal advice on the procedures required for the adoption of the CIP and adoption of the bond policies related to the CIP.

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On motion by Mr. Tejada, seconded by Ms. Favola and carried by a vote of 5 to 0 by roll call, the voting recorded as follows:

**Member & Vote**

- Mr. Tejada - Aye
- Ms. Favola - Aye
- Mr. Fisetete - Aye
- Ms. Hynes - Aye
- Mr. Zimmerman - Aye

the Board certified that to the best of each member's knowledge that only public business matters lawfully exempted from open meeting requirements under Chapter 37, Title 2.2 of the Code of Virginia and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board.

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**THE FOLLOWING ITEMS TO BE HEARD BEGINNING AT 6:30 P.M.**

On motion by J. WALTER TEJADA, Chairman, seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board appointed Hope Halleck as Acting Clerk.

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**CONSENT ITEMS (ITEMS REMOVED FROM THE CONSENT AGENDA SATURDAY, JULY 19, 2008)**

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**SITE PLANS/AMENDMENTS/REVIEWS**

- 5. [SP #364 Site Plan Amendment: AHC. Limited Partnership – 7, amend condition #67 regarding use of community center; 2230 N. Fairfax Drive \(RPC #18-084-013\).](#)

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by J. WALTER TEJADA, Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which there were no speakers, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application SP #364 on file in the Office of the Zoning Administrator for an amendment to a special exception for a site plan to amend condition #67 regarding use of Woodbury Park community center to allow a Montessori preschool for the parcel of real property known as 2230 N. Fairfax Drive (RPC #18-084-013), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to all previously approved conditions, the following revised condition #67, and with a County Board review in one (1) year (July 2009):

- 67. The new community center shall contain approximately 3,700 square feet of gross floor area. The space in the center will be designed to house some or all of the following activities: community center

administration, child care, computer center, fitness room, teen center, a multi-purpose room and related uses. Community center space shall not be used for Woodbury Park management and leasing purposes. Any use of the community center space other than those listed above shall be reviewed and approved by the Zoning Administrator as meeting the intent of this condition. The applicant shall employ at least one full-time employee dedicated specifically to providing Woodbury Park community center activities. The applicant shall make best faith efforts to expand the hours of operation of the community center to maximize the community center amenities and services. Except for the students and employees of one preschool tenant, access to and use of the community center shall be limited solely to residents of Woodbury Park and to activities for Woodbury Park residents (existing and new residential buildings). The preschool shall occupy no more than 835 square feet of the community center as shown on the drawings submitted May 22, 2008. This area shall be used only for instruction of students and school events. The applicant agrees that the preschool serving students who do not reside at Woodbury Park may be permitted to use the community center only under the following conditions:

- a. Parents of students attending the program or employees of the preschool shall escort students to and from the community center at all times. Pick up and drop-off times by vehicle shall be staggered. Parents arriving for pick up and drop off by vehicle shall use the short term parking spaces off of North Fairfax Drive or any parking space where the Parking Management Plan allows public parking.
- b. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
- c. The applicant agrees that the hours of operation for the preschool are from 8:30 a.m. to 2:45 p.m. on Mondays through Thursdays and 8:30 am to 12:30 p.m. Fridays, September through the first Friday in June.
- d. The applicant agrees to limit total enrollment to 25 students. A minimum of four (4) students, but no less than one-third of the total, enrolled in the program must be residents of the Woodbury Park complex (both old and new buildings) who are low-to-moderate income as defined by the Arlington County housing guidelines and are receiving subsidized tuition paying no more than fifty (50) dollars per month. By the 2011-2012 school year, there must be a minimum of eight (8) students, but no less than one-third of the total, who are low-to moderate income as defined by the Arlington County housing guidelines and are receiving subsidized tuition and paying no more than fifty (50) dollars per month.
- e. The applicant will submit an annual report to the Zoning Administrator which includes, but is not limited to: the number of students attending the School, the number of Woodbury Park (old and new buildings) residents attending, the number of students attending on subsidized tuition, as described above, the amount of the subsidy, the progress toward securing additional long-term subsidies for tuition, and demonstrate progress toward increasing the number of subsidized low-to-moderate income residents of Woodbury Park to eight (8) by the beginning of the 2011-2012 school year. Such report shall provide the information described above for each upcoming school year and shall be provided annually on or before July 19.

[Board Report #5](#)

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6. [\*\*SP #382 SITE PLAN AMENDMENT: NATIONAL SCIENCE TEACHERS ASSOCIATION, AMEND HEIGHT OF PARKING STRUCTURE, MODIFY FAÇADE, NUMBER OF PARKING SPACES, AND EXTEND TERM OF SITE PLAN; 1801, 1805 CLARENDON BLVD., 1836, 1840 WILSON BLVD. \(RPC #17-011-019, -021, -023\).\*\*](#)

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which there were no

speakers, the Board adopted the following ordinance and took the following action:

1. BE IT ORDAINED that, pursuant to application SP #382 on file in the Office of the Zoning Administrator for an amendment to a special exception for a site plan to modify the height of the parking structure and the façade, and to extend the term of this site plan for the parcel of real property known as 1801, 1805 Clarendon Boulevard, 1836, 1840 Wilson Boulevard (RPC #17-011-019, -021, -023), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to all previously approved conditions, and the amended conditions as set forth in the document entitled "Addendum 7-22-08-A – SP #382" attached for the public record to these minutes.
2. Deferred consideration of the request to modify the project's parking to the October 18, 2008 County Board meeting.

[Addendum 7-22-08-A - SP #382](#)

[Board Report #6](#)

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#### **USE PERMITS REQUEST/REVIEWS/AMENDMENTS**

10. [U-2607-88-1 Use Permit Amendment: dormitory for maximum 21 occupants \(Doorways, The Arlington Community Temporary Shelter\).](#)

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by J. WALTER TEJADA, Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which the public spoke, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-2607-88-1 on file in the Office of the Zoning Administrator for renewal of a special exception for a use permit for a dormitory for maximum 21 occupants for the parcel of real property known as (Doorways) (The Arlington Community Temporary Shelter), approval is granted and the parcel so described shall be used according to the use permit approval requested by the application, subject to all previously approved conditions, and with a County Board review in five (5) years (July 2013).

[Board Report #10](#)

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#### **CAPITAL PROJECTS**

27. [Approval of the award of a contract between the County Board and Avon Corporation for the Woodmont Community Center site renovations located at 2422 N. Fillmore St.](#)

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by J. WALTER TEJADA, Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the award of Agreement number 210-08 between the County Board of Arlington County and Avon Corporation for site renovation at the Woodmont Community Center at 2422 N. Fillmore Street in the amount not to exceed \$829,563 plus a contingency of \$100,000 for a total authorization of \$929,563.
2. Authorized the Purchasing Agent to execute the contract documents, subject to approval by the County Attorney.

[Board Report #27](#)

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29. [Drew School](#)

- A. Approval of a license agreement between Arlington School Board, as licensor, and The County Board of Arlington County, Virginia, as licensee, on a portion of the School Board-owned Drew Model School property (RPC #31026011); the portion being known as 2410 S. Kenmore St., Arlington, Virginia.

On motion by MARY HUGHES HYNES, Member seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the License Agreement attached to the County Manager's June 27, 2008 report between Arlington School Board, as Licensor ("School Board" or "Licensor"), and The County Board of Arlington County, Virginia, as Licensee ("County" or "Licensee"), on a portion of the School Board-owned Drew Model School property (RPC #31026011); the portion being known as 2410 S. Kenmore Street, Arlington, Virginia ("License").
2. Authorized the County Manager, or his designee, to execute on behalf of the County Board, the License Agreement subject to approval as to form by the County Attorney.

[Board Report #29 A](#)

- B. Award of contract for the Drew playground located on South Kenmore Street.

On motion by MARY HUGHES HYNES, Member seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the Award of Contract Number 272-08 in the amount of \$591,689.87 to Avon Corporation and approved an allocation of \$59,168.98 as a contingency for change orders for a total contract authorization of \$650,858.85.
2. Authorized the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, subject to review of such documents by the County Attorney.

[Board Report #29 B](#)

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**REQUESTS TO ADVERTISE**

42. [Fort Myer Heights North Plan](#)

- A. Consideration of the 2005 Fort Myer Heights North Plan; GP-300-04-02 General Land Use Plan amendments to add open space symbols to key locations within the Fort Myer Heights North Special District (Attachment A1: Map); and Ordinance to amend, reenact, and recodify Zoning Ordinance Section 13. "RA8-18" Apartment Dwelling Districts and Section 15. "RA6-15" Apartment Dwelling Districts to implement the recommendations of the 2005 Fort Myer Heights North Plan (Attachment A2: Zoning Ordinance Amendments).

- B. Request to Advertise the following: 1. 2008 Fort Myer Heights North Plan 2. General Land Use Plan amendments for the following: a) Amend the General Land Use Plan booklet to revise the language describing the purposes of the Fort Myer Heights North Special District (Attachment B1: Request to Advertise General Land Use Plan Amendments Resolution). b) Amend the back of the General Land Use Plan map to reflect adoption of the Fort Myer Heights North Plan (Attachment B2: Request to Advertise

General Land Use Plan Amendments Resolution). 3. Ordinance to amend, reenact, and recodify Zoning Ordinance Section 13. "RA8-18" Apartment Dwelling Districts and Section 15. "RA6-15" Apartment Dwelling Districts to add new items to the list of special exceptions in order to achieve the community's goals of preserving affordable housing, historic buildings, open space, significant trees and neighborhood scale through a strategic balance of preservation and redevelopment and to facilitate the creation of a convenient, attractive and harmonious community within the Fort Myer Heights North Special District (Attachment B3: (of the staff report) request to advertise Zoning Ordinance amendments resolution).

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by JAY FISSETTE, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISSETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took no action on the 2005 Fort Myer Heights North Plan and the proposed Zoning Ordinance amendments to implement the 2005 Fort Myer Heights North Plan (Attachment A2 of the County Manager's July 9, 2008 report: Zoning Ordinance Amendments); deferred the proposed 2005 General Land Use Plan amendments to add open space symbols to key locations to the September 13, 2008, County Board and associated Planning Commission meetings (Attachment A1 of the County Manager's July 9, 2008 report: Map); authorized advertisement of public hearings at the September 13, 2008, County Board and associated Planning Commission meetings to consider: 1) adoption of the 2008 Fort Myer Heights North Plan; 2) adoption of resolutions attached as Attachments B1 and B2 (of the County Manager's July 9, 2008 report) to consider adoption of General Land Use Plan amendments to implement the 2008 Fort Myer Heights North Plan, including amending the General Land Use Plan booklet to revise the language describing the purposes of the Fort Myer Heights North Special District and amending the back of the General Land Use Plan map to reflect adoption of the Fort Myer Heights North Plan; and 3) adoption of the resolution attached as Attachment B3 (of the County Manager's July 9, 2008 report and the County Manager's July 18, 2008 supplemental report) to consider adoption of Zoning Ordinance amendments to implement the 2008 Fort Myer Heights North Plan, including amending, reenacting, and recodifying Zoning Ordinance Section 13. "RA8-18" Apartment Dwelling Districts and Section 15. "RA6-15" Apartment Dwelling Districts to regulate by-right building heights, to allow for site plan development up to 3.24 FAR in return for specific community benefits and to provide transfer of development rights incentives for affordable housing, historic preservation and open space purposes.

[Board Report #42 A., B.](#)

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**OTHER**

45. This item was removed.

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**THE FOLLOWING ITEMS TO BE HEARD NO EARLIER THAN 6:45 P.M.**

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**REGULAR HEARING ITEMS (REGULAR HEARING ITEMS FROM SATURDAY JULY 19, AND MONDAY, JULY 21, 2008, IF NEEDED, AS WELL AS THOSE LISTED BELOW)**

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**55. [AMENDMENTS TO THE MASTER TRANSPORTATION PLAN](#)**

A. Amendment to the County Comprehensive Plan to adopt a Bicycle Element, dated May 2008, to an amended Master Transportation Plan (MTP) and delete the 1994 Bicycle Transportation Plan.

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by JAY FISSETTE, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISSETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which the public spoke, the Board amended the County Comprehensive Plan by a) adopting a document entitled "Master Transportation Plan Bicycle Element", dated July 2008, to the Amended MTP, as set forth in the document entitled "Addendum 7-

22-08-B – MTP Bicycle Element” attached for the public record to these minutes; and b) repealing the 1994 Bicycle Transportation Plan.

[Addendum 7-22-08-B - MTP Bicycle Element](#)

[Board Report #55 A](#)

[Board Report #55 A-Attachment](#)

B. Amendment to the County Comprehensive Plan to adopt a Pedestrian Element, dated May 2008, to an amended Master Transportation Plan and delete the 1997 Pedestrian Transportation Plan.

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by JAY FISETTE, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which the public spoke, the Board amended the County Comprehensive Plan by a) adopting a document entitled “Master Transportation Plan Pedestrian Element,” dated July 2008 to the Amended MTP, as set forth in the document entitled “Addendum 7-22-08-C – MTP Pedestrian Element” attached for the public record to these minutes; and b) repealing the 1997 Pedestrian Transportation Plan.

[Addendum 7-22-08-C - MTP Pedestrian Element](#)

[Board Report #55 B.](#)

[Board Report #55 B-Attachment](#)

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**56. [ADOPTION OF THE FY 2009-2014 CAPITAL IMPROVEMENT PLAN \(CIP, THE PUBLIC HEARING FOR THIS ITEM HAS CONCLUDED\).](#)**

On motion by J. WALTER TEJADA, Chairman seconded by MARY HUGHES HYNES, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board adopted the following addition to the County's "Financial and Debt Service Policies": Voter referenda to authorize general obligation bonds should only be presented to voters when the analysis of the County's debt capacity demonstrates the ability of the County to fund the debt service for the bonds based on the County's "Financial and Debt Service Policies." Absent a compelling reason to do otherwise, the County should have the capacity to initiate construction projects within the two-year period before the next bond referendum. There should also be a demonstrated capability for the County to complete any project approved by referendum within the 8-year time period mandated under state law for sale of authorized bonds. The term "County" in this specific policy includes the Arlington County Government and any entity that receives bond funding from the County (such as the Arlington County Public Schools and the Washington Metropolitan Transit Authority).

On motion by J. WALTER TEJADA, Chairman seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board adopted the Fiscal Year 2009 - 2014 Capital Improvement Program as presented in Attachments A-1 and A-2 of the County Manager's July 17, 2008 revised report.

On motion by J. WALTER TEJADA, Chairman seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board authorized the Debt Affordability plan in Attachment C (of the County Manager's July 17, 2008 revised report) to support the Capital Improvement Program.

[Board Report #56](#)

[Board Report #56-Attachment 1](#)

[Board Report #56-Attachment 2](#)

[Board Report #56-Revised](#)

[Board Report #56 Revised-Attachment 1](#)

[Board Report #56 Revised-Attachment 2](#)

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**57. APPROVAL OF RESOLUTIONS AND QUESTIONS TO INCLUDE IN THE 2008 BOND REFERENDA.**

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by JAY FISETTE, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the roll call voting recorded as follows:

**Member & Vote:**

- Mr. Tejada – Aye
- Ms. Favola – Aye
- Mr. Fisetete – Aye
- Ms. Hynes – Aye
- Mr. Zimmerman

the Board took the following actions:

1. Adopted the resolution as set forth in the document entitled "Addendum 7-22-08-D – 2008 Bond Referenda Resolutions" attached for the public record to these minutes, as summarized below, and the explanation of the referendum questions to appear in publications, at voter registration sites, and polling places as detailed in Attachment B of the County Manager's July 15, 2008 report, in order to initiate and facilitate the November 4 bond referenda.

a.	Metro	\$ 10,000,000
b.	Community Infrastructure	10,800,000
c.	Utilities	50,000,000
e.	Arlington Public Schools	<u>99,425,000</u>
	TOTAL	\$170,225,000

2. Requested that the Electoral Board list the referenda on the ballot in the order detailed in the County Manager's July 15, 2008 report as shown in the Ballot Layout section on page 2 of the report.
3. Directed the County Manager to take all the steps necessary to ensure that the information provided to voters by the County is printed in both English and Spanish.

[Addendum 7-22-08-D – 2008 Bond Referenda Resolutions](#)

[Board Report #57](#)

[Board Report #57-Revised](#)

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**58. FIRE STATION NO. 3**

- A. Approval of Exchange Agreement Between County Board of Arlington County, Virginia and Crown Real Properties, LC to Exchange Parcels of Property Located along 21st Rd. N. Between Lee Highway and Old Dominion Dr. By Which County Would Acquire a Total of Approximately 12,118 Square Feet Identified as RPC Nos. 06011006 and 0601105 and Portions of RPC Nos. 06011041 and 06012018, and Accept Dedication of a Total of Approximately 6,946 Square Feet Identified as RPC No. 06012017 and Portion of RPC No. 06012018; and by Which Crown Would Acquire Approximately 1,311 Square Feet of County Property Identified as Portion of RPC No. 06012001; Such Exchange of Parcels Enabling the County to Construct New Fire Station Number 3. (There is no report for this item.)

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by CHRISTOPHER ZIMMERMAN, Member and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the Exchange Agreement in Attachment 1 of the County Manager's July 1, 2008 report between County Board of Arlington County, Virginia ("County") and Crown Real Properties, LC ("Crown") to exchange parcels of property located along 21<sup>st</sup> Road North between Lee Highway and Old Dominion Drive by which County would acquire a total of approximately 12,118 square feet identified as RPC Nos. 06011006 and 0601105 and portions of RPC Nos. 06011041 and 06012018; and by which Crown would acquire approximately 1,311 square feet identified as a portion of RPC No. 06012001; such exchange of parcels enabling the County to construct new Fire Station Number 3.
  2. Authorized the Real Estate Bureau Chief, or his designee, to accept, on behalf of the County Board, the dedication of a total of approximately 6,949 square feet identified as RPC No. 06012017 and a portion of RPC No. 06012018, consistent with the requirements of the Exchange Agreement.
  3. Authorized the Real Estate Bureau Chief, or his designee, to execute the Exchange Agreement, all Exhibits thereto requiring the execution on behalf of the County, and all related documents necessary for the exchange of the properties and fulfillment of any requirements of the Exchange Agreement or exhibits thereto and to accept any and all real property interests to be conveyed to County Board pursuant to the terms of the Exchange Agreement, and to effectuate a consolidation of the Fire Station Parcel, subject to approval as to form of all documents by the County Attorney.
- B. An ordinance to vacate a portion of 21st Road N., beginning at a point which is 9.79 Feet North of the northernmost boundary of Lee Highway at the intersection of 21st Road North, running north and west, and abutting RPC# 06-011-001, 06-011-041, 06-011-005, 06-011-006, 06-011-007, 06-012-018 & 06-012-001, with conditions.

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, after a duly advertised public hearing, at which there were no speakers, the Board took the following actions:

1. Enact the Ordinance as set forth in the document entitled "Addendum 7-22-08-E – Vacation Portion of 21<sup>st</sup> Road North" attached for the public record to these minutes, To Vacate a Portion of 21<sup>st</sup> Road North, Beginning at a Point Which is 9.79 Feet North of the Northernmost Boundary of Lee Highway at the Intersection of 21<sup>st</sup> Road North, Running North and West, and Abutting RPC Nos. 06011001, 06011041, 06011005, 06011006, 06011007, 06012018 & 06012001, with Conditions.
2. Authorized the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services, to execute, on behalf of the County Board, all Deeds of Vacation and other documents necessary to effectuate the Ordinance of Vacation set forth in above reference addendum, subject to approval as to form by the County Attorney.

[Addendum 7-22-08-E – Vacation Portion of 21st Road North](#)

- C. Approval of a development agreement between the County Board and Crown Real Properties for cooperative work at the Fire Station No. 3 site on Old Dominion Drive.

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by J. WALTER TEJADA, Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board approved the Development Agreement in the County Manager's July 11, 2008 report between the County Board of Arlington, Virginia and Crown Real Properties, LC and authorized the County Manager, or his designee, to execute the Development Agreement, and all related documents, subject to approval as to form by the County Attorney.

- D. Approve the award of a contract for the construction of 21st Road North - from North Stafford Street to Lee Highway, Invitation to Bid No. 303-08, Project No. FST3.

On motion by BARBARA A. FAVOLA, Vice Chairman seconded by J. WALTER TEJADA, Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the award of Contract No. 303-08 to Rustler Construction, Inc. for the construction of the 21<sup>st</sup> Road North Project, in the amount of \$967,036.00 and authorized an allocation of \$96,704.00 as a contingency for change orders and increased quantities, and \$48,352.00 for stipulated price items. The total project authorization is therefore \$1,112,092.00.
2. Authorized the Purchasing Agent to execute the contract documents after conveyance of the properties to be exchanged pursuant to the Exchange and Development Agreements between Crown Real Properties, LC and the County Board, subject to review by the County Attorney.

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**59. APPROVAL OF A GROUND LEASE BETWEEN COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA AND PUBLIC PRIVATE ALLIANCES, LLC, ON COUNTY PROPERTY LOCATED AT 4975 COLUMBIA PIKE, ARLINGTON, VIRGINIA (RPC #22001004). (THERE IS NO REPORT FOR THIS ITEM.)**

On motion by CHRISTOPHER ZIMMERMAN, Member seconded by BARBARA A. FAVOLA, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: J. WALTER TEJADA, Chairman - Aye, BARBARA A. FAVOLA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, MARY HUGHES HYNES, Member - Aye, CHRISTOPHER ZIMMERMAN, Member - Aye, the Board took the following actions:

1. Approved the Ground Lease in Exhibit A of the County Manager's July 18, 2008 report between the County Board of Arlington County, Virginia and Public Private Alliances, LLC ("PPA"), on County property located at 4975 Columbia Pike, Arlington, Virginia, RPC #22001004 (the "Property").
2. Authorized the Real Estate Bureau Chief, or his designee, to execute the Ground Lease in Exhibit A of the County Manager's July 18, 2008 report on behalf of the County Board, and all related documents, subject to approval as to form by the County Attorney.
3. Authorized the County Manager, or his designee, to execute, on behalf of the Board, any amendments to the Ground Lease, or other documents, which are beneficial to the County or are reasonably required in order for PPA to obtain a Permitted Leasehold Mortgage (as defined in the Ground Lease) or other financing permitted by the Ground Lease, and which do not adversely affect the County's financial or other interests under the Ground Lease, subject to approval as to form by the County Attorney.

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**ADJOURNMENT**

Without objection, at 10:17 p.m. the Board adjourned the meeting.

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J. WALTER TEJADA, Chairman

ATTEST:

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HOPE L. HALLECK, Acting Clerk  
Approved: October 18, 2008