

A Recessed Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Tuesday, October 18, 2011 at 3:34 p.m.

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

ALSO PRESENT: BARBARA M. DONNELLAN, County Manager
STEPHEN MacISAAC, County Attorney
ILENE MUHLBERG, 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

Chairman Zimmerman announced the upcoming 4th year of the ABBIES, Arlington's Best Business Awards. He encouraged residents to visit www.arlingtonva.us, from October 26 through November 16 to cast their vote. Categories include: best 'bargain' restaurant, customer service, neighborhood bar, new business, community-based nonprofit and more. Winners will be announced at County Board meeting on November 29, 2011.

The Chairman introduced Jill Griffin of Arlington Economic Development, who provided an update on the Small Business Initiative. She introduced two videos for small business owners and potential owners, currently available on the County website, the launch of BizTeam, weekly trouble-shooting sessions for business owners with County staff and other customer service initiatives to help small business.

Mr. Zimmerman showed pictures of the work of a coalition of blacksmiths from Arlington Sister City of Ivano-Frankivsk Blacksmiths who recently visited Arlington County. They were hosted by Arlington residents and toured local sites including Mount Vernon and the black smith communities in Luray and attended an event at Gulf Branch.

Chairman Zimmerman gave an update on Arlington Mill, and announced that construction is underway. Residents may sign up for email updates by logging onto www.arlingtonva.us and searching "Arlington Mill."

The Chairman announced that the Arlington Human Rights Commission is accepting nominations for 13th Annual James B. Hunter Human Rights Awards, in honor of former County Board Member James Hunter -- who spent years in public service working on behalf of individuals with little access to government. Nominations must be submitted by November 16, 2011. To learn more or make nomination, please visit www.arlingtonva.us and search "human rights."

Finally, Chairman Zimmerman highlighted upcoming events including the Arlington Employment Center Fall Career Fair on October 21, 2011 and the Marine Corps Marathon on October 30, 2011.

Vice Chairman Mary Hynes reported that the program established cooperatively with Arlington Public Schools and Phoenix House of the Mid-Atlantic Region, among other organizations, to interrupt teen alcohol and drug abuse held their first session in September. The youngest participant was an eighth-grader, and the participants were appreciative of the refusal skills taught.

Board Member Walter Tejada introduced Warren Nelson, Chairman of the Arlington County Civil War Sesquicentennial Committee, who announced upcoming Sesquicentennial events. Mr. Nelson provided highlights including a website: www.arlcivwar.net with an events calendar and a quiz, the need for signage commemorating historically significant Civil War sights, lectures that have taken place and are planned for the future, a Civil War Ball, and the HistoryMobile, which recently made an appearance at the Arlington County Fair.

Mr. Tejada introduced residents who provided an update on the Lubber Run Amphitheater. Esther Bowring of the Lubber Run Amphitheater Foundation introduced volunteers Mr. and Mrs. Lederman and thanked the Board, the County Manager and staff for a successful season.

Mr. Tejada announced the success of the Arlington Fun Ride co-sponsored by the County and Arlington Public Schools on October 8, 2011.

Board Member Barbara Favola announced the kick-off for the 100 Homes Campaign last weekend in Arlington. Volunteers will be canvassing to identify the number homeless people so that homes may be found for these vulnerable individuals. Efforts will also be made to identify numbers of individuals at-risk of becoming homeless.

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II. APPOINTMENTS

A motion was made by CHRISTOPHER ZIMMERMAN, Chairman, to:

Advisory Board on Trespass Vehicle Towing

Appoint	Sergeant David Green as a voting member for a term ending October 31, 2012 Matt Hussmann as a non-voting member for a term ending October 31, 2012
Reappoint	Captain David Herbstreit as a voting member for a term ending October 31, 2012 Nancy Iacomini as a voting member for a term ending October 31, 2012 Al Leach as a voting member for a term ending October 31, 2012 John O'Neill as a voting member for a term ending October 31, 2012 Matthew Owens as a voting member for a term ending October 31, 2012 Fred Scheler as a voting member for a term ending October 31, 2012 Charles Clohan as a non-voting member for a term ending October 31, 2012 Joey Katzen as a non-voting member for a term ending October 31, 2012 Bruce MacQueen as a non-voting member for a term ending October 31, 2012 Ralph Wilcher as a non-voting member for a term ending October 31, 2012

Aquatics Subcommittee of Sports Commission

Appoint	Henry Adams Ickes
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Arlington Commission on Long-Term Care Residences

Appoint	John Graykowski for a term ending October 31, 2014
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Commission on Aging

Reappoint Delegate Patrick Hope for a term ending October 31, 2014

Commission on the Status of Women

Appoint Lizabeth Czepiel for a term ending October 31, 2014
Krysta N. Jones for a term ending October 31, 2014

Community Services Board

Appoint Keith Whyte for a term ending June 30, 2014

Economic Development Commission

Reappoint Byrant Monroe for a term ending October 31, 2014

Fire Trial Board

Appoint Michael Staples for a term ending October 31, 2012

Historic Affairs and Landmark Review Board

Appoint Mark Turnbull

Planning Commission

Appoint Christopher Forinash for a term ending October 31, 2015
Karen Kumm Morris for a term ending October 31, 2015

Police Trial Board

Appoint Raymond Harp for a term ending October 31, 2012
Reappoint William Rhodes for a term ending October 31, 2012 and designate as Chairman
Jesse Porter, Jr. for a term ending October 31, 2012

Public Facilities Review Committee

Reappoint Charles Monfort as the Planning Commission representative for a term ending October 31, 2013

Urban Forestry Commission

Reappoint Steven Campbell for a term ending October 31, 2014
Ed Hilz for a term ending October 31, 2014

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

A motion was made by MARY HYNES, Vice Chairman, seconded by J. WALTER TEJADA, Member to adopt a revised Charter for the Emergency Preparedness Advisory Commission (EPAC) Charter. [Clerk's note: as set forth in the document entitled "Addendum-10-18-11-A- EPAC Charter" attached for the public record to these minutes.]

[Addendum-10-18-11-A- EPAC Charter](#)

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III. REGIONAL REPORTS

Board Member Mary Hynes provided an update on Metro Fare Policy Principles including ease of use, customer satisfaction, equity across the region and maximizing ridership. Ms. Hynes gave an overview of the Fare Model and Evaluation Process.

Ms. Hynes provided information regarding Metro's post-event analysis of the suicide on the orange line the previous week.

Board Member Jay Fiset reported on his attendance at the Solar Workshop at the Metropolitan Washington Council of Governments and the Northern Virginia Transportation Commission meeting on October 6, 2011.

Board Member Barbara Favola gave an update on the work of the Metropolitan Washington Council of Governments Chesapeake Bay Committee on meeting TMDL goals.

Board Member Walter Tejada provided an update on the Metropolitan Washington Council of Governments Board of Directors action taken recently to oppose proposed legislation HR 18-24 which seeks to make modifications to the Metropolitan Washington Airports Authority.

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IV. COUNTY MANAGER REPORT

County Manager Barbara Donnellan introduced Ajit Arya from the Department of Technology Services who announced that the County has been awarded the Digital Counties Certificate from the Center for Digital Government. The Manager and Mr. Arya thanked the staff of the Department of Technology Services.

The County Manager announced that October is National Energy Awareness Month and in commemoration of this month, the County is putting Energy Performance Labels in County buildings. Additional information is available at www.arlingtonva.us; please search "Energy Report Cards."

The Manager provided an update on the Long Bridge Park opening. There will be a ribbon cutting on November 5, 2011.

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CLOSED MEETING; CERTIFICATION OF CLOSED MEETING DISCUSSIONS

A motion was made by CHRISTOPHER ZIMMERMAN, Chairman, seconded by MARY HYNES, Vice Chairman, to convene a closed meeting as authorized by Virginia Code sections 2.2-3711.A.3 and 7 for the purpose the purposes of consultation with the County Attorney and appropriate staff concerning the following:

the terms of an agreement with the Department of Justice relating to immigration related discrimination;

the scope of the County Board's authority in establishing terms applicable to transfers of development rights;

the terms of a potential amendment to the conditions applicable to Site plan #18; and

potential amendments to the County's sign regulations.

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A FAVOLA, Member - Aye, JAY FISETTE-Aye, J. WALTER TEJADA, Member – Aye.

The Board met in a closed meeting from 5:03 p.m. to 6:37 p.m.

A motion was made by CHRISTOPHER ZIMMERMAN, Chairman, seconded by MARY HYNES, Vice Chairman to certify 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

were convened were heard, discussed, or considered by the Board. The motion was adopted by a vote of 5 to 0 by roll call as follows:

Member & Vote

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

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CONSENT ITEMS

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USE PERMITS REQUEST/REVIEWS/AMENDMENTS

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- 13. **U-3306-11-1 USE PERMIT OF ARLINGTON DESIGNER HOMES, INC TO MODIFY SETBACK AND YARDS ON A PIPE STEM LOT, LOCATED AT N. NOTTINGHAM STREET (RPC# 01-075-020).**

Following a duly advertised public hearing at which there were speakers, a motion was made by BARBARA A. FAVOLA, Member, seconded by JAY FISETTE, Member to defer the subject use permit to the November 19, 2011, County Board meeting. The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

Board Report #13

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VACATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS & LEASES

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- 14. **ENACTMENT OF AN ORDINANCE TO VACATE: 1) ALL OF THAT PORTION OF A TEN (10) FOOT DRAINAGE EASEMENT LOCATED ON LOTS "M", "N" AND ON THE SOUTHERLY PART OF LOT "O"; 2) ALL OF THAT PORTION OF A FIVE (5) FOOT SANITARY SEWER EASEMENT LOCATED ON LOT "N" AND ON THE SOUTHERLY PART OF LOT "O"; AND 3) ALL OF THAT PORTION OF A TEN (10) FOOT STORM SEWER EASEMENT LOCATED ON LOT "N" AND ON THE SOUTHERLY PART OF LOT "O," SAID LOTS BEING PART OF A RESUBDIVISION OF LOTS 44-60 INCLUSIVE, TUCKAHOE VILLAGE, LOCATED AT THE NORTHEAST CORNER OF 22ND STREET NORTH AND NORTH KENTUCKY STREET, (RPC # 10-009-013 AND -014), WITH CONDITIONS.**

Following a duly advertised public hearing at which there were speakers, a motion was made by J. WALTER TEJADA, Member, seconded by JAY FISETTE, Member to defer the enactment of the ordinance to vacate: 1) all of that portion of a ten (10) foot drainage easement located on Lots "M", "N" and on the southerly part of Lot "O"; 2) all of that portion of a five (5) foot sanitary sewer easement located on Lot "N" and on the southerly part of Lot "O"; and 3) all of that portion of a ten (10) foot storm sewer easement located on Lot "N" and on the southerly part of Lot "O," said lots being part of a Resubdivision of Lots 44-60 Inclusive,

Tuckahoe Village, located at the northeast corner of 22nd Street North and North Kentucky Street, (RPC # 10-009-013 and -014), with conditions to the November 19, 2011, County Board meeting. The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report #14](#)

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ORDINANCES, PLANS AND POLICIES

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24. [AMEND THE PHASE 1 HISTORIC RESOURCES INVENTORY \(HRI\) LIST; AND ADOPT THE PHASE 1 HRI GOALS AND POLICY OBJECTIVES.](#)

Following a duly advertised public hearing at which there were speakers, a motion was made by CHRISTOPHER ZIMMERMAN, Chairman, seconded by JAY FISETTE, Member to:

- 1) Amend the Phase 1 Historic Resources Inventory (HRI) list by moving 3401 Fairfax Drive from the "Demolished" to "Minor" category and 4800 31st Street South from the "Important" to "Essential" category; and
- 2) Adopt the Phase 1 Historic Resources Inventory (HRI) Goals and Policy Objectives (with revised language to Goal #4, Policy Objective #4 in revised Attachment A). [Clerk's note: as set forth in the document entitled "Addendum-10-18-11-B- HRI" attached for the public record to these minutes.]

With unanimous consent, a substitute motion was made by JAY FISETTE, Member, seconded by BARBARA A. FAVOLA, Member to make the following revisions to the Phase 1 Historic Resources Inventory (HRI) Goals and Policy Objectives Goal #4, Policy Objective #4:

4. PROMOTE THE PRESERVATION OF THE ESSENTIAL HISTORIC BUILDINGS IN THE HRI.

- The County will strive to protect all Essential properties and will use all available tools to ensure their continued stewardship and preservation.
- The County will actively collaborate with owners of Essential properties to preserve the buildings' historical and material integrity to the maximum extent possible.
- The County will require that new development proposals affecting all Essential properties be reviewed by the Historical Affairs and Landmark Review Board (HALRB).
- The County will actively promote Transfer of Development Rights (TDR) in exchange for building preservation. ~~However, a TDR received from a historic site listed in the HRI will not be used on a project that proposes the demolition of another Essential, Important, or Notable resource in the HRI.~~ However, a TDR received from an historic site for purposes of historic preservation by a receiving site plan ~~listed in the HRI will not be used on a project that proposes the demolition of a an Essential or Important resource~~ listed historic resource is strongly discouraged unless the combined community benefits derived from the sending and receiving sites are determined by the County Board to outweigh the loss of the receiving sites' historic resource and address valuable community initiatives ~~in the HRI. The County will consider whether a TDR could be used in a site plan that involves the demolition of a Notable resource in the HRI.~~
- The County will appropriately weigh the impact on Essential properties when awarding bonus density to development proposals.

- The County will actively encourage owners of Essential properties to take maximum advantage of available financial incentives (e.g., Federal and state rehabilitation tax credits, preservation easements, County real estate tax exemption for rehabilitation).
- The County will encourage owners of Essential properties to take advantage of available zoning tools (e.g., site plans and use permits, TDR, local historic district designation).
- The County will pursue local historic district designation with all Essential properties where owner consent is present, and will give designation priority to those Essential properties threatened with demolition.

The motion was adopted by a vote of 4 to 1 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - No, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report #24](#)

[Board Report #24-Supplemental Report](#)

[Addendum-10-18-11-B- HRI](#)

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CAPITAL PROJECTS

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28. PENROSE SQUARE

- A. Approval of an award of contract for the construction of Penrose Square Public Plaza ("Plaza") located at 2503 Columbia Pike - Invitation to Bid Number 576-12.
- B. Approval of Award of Contract to Artist Richard Deutsch for fabrication and installation of artwork for Penrose Square.

Following a duly advertised public hearing at which there were speakers, a motion was made by CHRISTOPHER ZIMMERMAN, Chairman, seconded by JAY FISETTE, Member to:

1. Approve the Award of Contract Number 576-12 in the amount of \$1,411,000 to Meridian Construction Company, Inc., and approve an allocation of \$211,650 as a contingency for change orders, for a total contract authorization of \$1,622,650.00.
2. Authorize the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, after the review and approval of such documents by the County Attorney.

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report #28 A](#)

[Board Report # 28 B](#)

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APPROPRIATIONS, GRANT APPLICATIONS & OTHER CONTRACTS

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32. APPROVAL OF RECEIPT OF \$1,243,000 PURSUANT TO A NEW STANDARD PROJECT ADMINISTRATION AGREEMENT BETWEEN THE COUNTY BOARD OF ARLINGTON COUNTY, AND THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR FUNDING PORTIONS OF THE COUNTY'S BIKESHARING PROGRAM.

Following a duly advertised public hearing at which there were speakers, a motion was made by JAY FISETTE, Member, seconded by CHRISTOPHER ZIMMERMAN, Chairman to:

1. Approve the acceptance of grant funds pursuant to a Standard Project Administration Agreement between the County Board of Arlington County, Virginia, and the Commonwealth of Virginia, Department of Transportation ("VDOT"), for the County's Bikesharing Program ("Agreement") in the amount of \$1,243,000.
2. Authorize the County Manager to execute the Agreement and other required documents for use of Congestion Mitigation Air Quality ("CMAQ") Funds FY 2012, subject to the review and approval of the Agreement and documents as to form by the County Attorney.
3. Appropriate \$1,243,000 in CMAQ funds (for 313.346002.43515.B02K) to the FY 2012 Transportation Capital Program.

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report # 32](#)

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REQUESTS TO ADVERTISE

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34. REQUEST TO ADVERTISE ENACTMENT OF AN ORDINANCE TO AMEND, REENACT AND RECODIFY § 25.1-12 (RATE SCHEDULE, TOLLS, PAYMENT) OF CHAPTER 25.1 (TAXICABS) OF THE ARLINGTON COUNTY CODE BY (1) AMENDING SUBSECTIONS 25.1-12(A) AND 25.1-12(D) RELATING TO THE INITIAL DROP AND EXTRA PASSENGER CHARGES, RESPECTIVELY, TO BECOME EFFECTIVE JANUARY 1, 2012, AND (2) ADDING NEW SUBSECTION 25.1-12(L) RELATING TO PAYMENT OF FARES BY CREDIT CARD, TO BECOME EFFECTIVE APRIL 1, 2012.

Following a duly advertised public hearing at which there were speakers, a motion was made by JAY FISETTE, Member, seconded by J. WALTER TEJADA, Member to authorize advertisement of a public hearing

on November 19, 2011, regarding the adoption of the attached Ordinance (Attachment A) to amend, reenact and recodify § 25.1-12 of the Arlington County Code by:

- a. Amending subsections 25.1-12(A) and (D) relating to the initial drop and extra passenger charges, respectively, to become effective January 1, 2012, or
- b. Amending subsections 25.1-12(A), (B), (C) and (D) relating to the initial drop, mileage, waiting time and extra passenger charges, to become effective January 1, 2012, and
- c. Adding new subsection 25.1-12(L) relating to payment of fares by credit card, to become effective April 1, 2012.

[Clerk’s note: as set forth in the document entitled “Addendum-10-18-11-C- Taxicabs” attached for the public record to these minutes.]

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report #34-Revised Report](#)

[Addendum-10-18-11-C- Taxicabs](#)

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OTHER

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38. MAGNOLIA COMMONS

- A. Allocation of Fiscal Year (FY) 2012 Affordable Housing Investment Fund (AHIF) financial assistance as a loan to AHC Inc. (AHC) to support the acquisition and renovation of Magnolia Commons apartment complex.

Following a duly advertised public hearing at which there were speakers, a motion was made by BARBARA A. FAVOLA, Member, seconded by J. WALTER TEJADA, Member to:

- 1. Appropriate \$1,776,658 in loan repayments (101.357000.91102) to the FY 2012 Affordable Housing Investment Fund (101.495130.91102).
- 2. Appropriate \$2,190,449 in Housing Reserve Fund fund balance (799.359910.72402) to the FY 2012 Affordable Housing Investment Fund (101.495130.91102).
- 3. Appropriate \$4,157,999 from the FY 2011 projected fund balance (101.386000.10301) that remained unspent and unallocated from the prior fiscal year to the FY 2012 Affordable Housing Investment Fund (101.495130.91102).
- 4. Allocate up to \$13,266,315 in FY 2012 Affordable Housing Investment Fund funds (101.495130.91102) to AHC Inc. (101.456300.91102), or its designated County-approved ownership affiliate (AHC Limited Partnership - 22), in the form of a subordinated, residual receipts loan, subject to the terms and conditions outlined in this report, and as revised in the supplemental report dated October 11, 2011, to assist with the acquisition and renovation of Magnolia Commons apartment complex.

5. Authorize the County Manager to execute the required documents for an Affordable Housing Investment Fund subordinated residual receipts loan of up to \$13,266,315 to AHC Inc., or its designated County-approved ownership affiliate (AHC Limited Partnership – 22), and authorize the trustees for the County's Deed of Trust to execute the required loan and subordination documents, subject to approval by the County Attorney.
 6. Authorize the County Manager, with the concurrence of the County Attorney, to act as the County Board's representative in approving financing or program revisions that are necessary to remove any ambiguity or inconsistency or which improve the County's financial security or financial position, and which changes do not adversely affect the County financially, prior to or after execution of the County's financing documents.
- B. Consideration of the financing through the Arlington Industrial Development Authority of AHC Inc.'s Magnolia Commons residential housing project.

Adopt the proposed resolution authorizing the Arlington County Industrial Development Authority (the "IDA") to issue up to \$32 million in tax exempt revenue bonds for the financing of the AHC's purchase and renovation of the Magnolia Commons multifamily housing property.

RESOLUTION OF THE COUNTY BOARD
OF ARLINGTON COUNTY, VIRGINIA
WITH RESPECT TO INDUSTRIAL DEVELOPMENT AUTHORITY
FINANCING FOR AHC INC.

WHEREAS, the Industrial Development Authority of Arlington County, Virginia (the "Authority") has considered the application of AHC Inc. ("AHC") requesting the issuance of the Authority's revenue bonds in an amount not to exceed \$32,000,000 (the "Bonds") to assist AHC and AHC Limited Partnership – 22 ("LP-22" and, together with AHC, the "Borrower"), an entity affiliated with and controlled by AHC, in (a) financing and refinancing certain of the costs of the acquisition, renovation and equipping of a multifamily residential rental housing facility known as Magnolia Commons to be owned by LP-22 consisting of approximately 198 rental units housed in approximately 8 buildings containing approximately 148,500 total square feet of space and located on approximately 8.5 acres at 5201-5205 8th Street South and 830-858 South Frederick Street, Arlington, Virginia 22204 and (b) financing costs of issuance, funding of any required reserves and other financeable expenditures (collectively, the "Project"), and has held a public hearing on September 27, 2011;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds;

WHEREAS, the Authority issues its bonds on behalf of the County of Arlington, Virginia (the "County"), the Project is located in the County and the County Board of Arlington County, Virginia (the "Board") constitutes the highest elected governmental unit of the County;

WHEREAS, the Authority has recommended that the Board approve the issuance of the Bonds; and

WHEREAS, a copy of the Authority's resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, a certificate of the public hearing and a Fiscal Impact Statement have been filed with the Board. [Clerk's note: as set forth in the document entitled "Addendum-10-18-11-D- IDA" attached for the public record to these minutes.]

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. The Board approves the issuance of the Bonds by the Authority for the benefit of the Borrower, as required by Section 147(f) of the Code and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code"), to permit the Authority to assist in the financing of the Project.

2. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. The issuance of revenue bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the County of Arlington, Virginia and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof will be pledged to the payment of such Bonds. Neither the County of Arlington, Virginia nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor.

3. This resolution shall take effect immediately upon its adoption.

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report # 38 A.](#)

[Board Report #38 A-Supplemental](#)

[Board Report #38 B](#)

[Addendum-10-18-11-D- IDA](#)

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

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REGULAR HEARING ITEMS

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43. [MONUMENT VIEW](#)

A. [GP-316-11-2 General Land Use Plan Amendment to modify Note 20 to revise the amount of development density to be allocated to the Monument View Site Plan \(SP #400\) site area within the "North Tract Special Planning District" which is an area generally bordered by Shirley Highway Interstate 395 on the west, the George Washington Memorial Parkway on the north and east, and 10th Street South on the south.](#)

- B. [SP #400 Site Plan Amendment for Monument View to permit a 453,422 square foot office building in lieu of 352 dwelling units, 323,229 square feet of office and 3,512 square feet of retail, and a comprehensive sign plan in the C-O-1.5 Zoning District under Section 36.H of the Zoning Ordinance. Property is approximately 204,966 square feet, located at 550 South Clark Street, 320 6th Street South, 901 South Clark Street, 608 South Ball Street, and portions of South Clark Street. The density of the previously approved Site Plan is 3.32 FAR. The proposed density is 2.21 FAR. Modification of Zoning Ordinance requirements include: parking, signage and other modifications as may be necessary to achieve the proposed development plan. \(RPC# 34-024-345, 34-025-001, -003, -004, and -005.\)](#)

Following a duly advertised public hearing at which there were speakers, a motion was made by JAY FISETTE, Member, seconded by BARBARA A. FAVOLA, Member to:

1. Adopt the resolution to amend the General Land Use Plan to revise the amount of development density to be allocated to the Monument View Site Plan (SP #400) site area within the "North Tract Special Planning District" which is an area generally bordered by Shirley Highway Interstate 395 on the West, the George Washington Memorial Parkway on the North and East, and the southern edge of 10th Street South. (See Attachment 1).

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

Following a duly advertised public hearing at which there were speakers, a motion was made by JAY FISETTE, Member, seconded by BARBARA A. FAVOLA, Member to:

2. Adopt the ordinance to approve a site plan amendment to SP #400 to permit an all office development consisting of a 453,422 square foot office building in lieu of a mixed-use development containing 352 dwelling units, 323,229 square feet of office and 3,512 square feet of retail, and approval of a comprehensive sign plan, subject to all previously approved conditions as amended and the addition of conditions #83 through 87. [Clerk's note: as set forth in the document entitled "Addendum-10-18-11-E- Monument View" attached for the public record to these minutes.]

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

A motion was made by CHRISTOPHER ZIMMERMAN, Chairman, seconded by J. WALTER TEJADA, Member to direct the County Manager to work in collaboration with the Planning Commission to develop specific principles to guide the design of future development on the remaining unplanned site area in the North Tract Special Planning District. Such guiding principles are to be presented to the Planning Commission and the County Board for potential amendment to the adopted vision and goals for this district.

The motion was adopted by a vote of 5 to 0 as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, JAY FISETTE, Member - Aye, J. WALTER TEJADA, Member – Aye.

[Board Report #43](#)

[Board Report #43-Supplemental Report](#)

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ADJOURNMENT

Without objection, at 12:48 a.m. on October 19, 2011 the Board adjourned the meeting.

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CHRISTOPHER ZIMMERMAN, Chairman

ATTEST:

HOPE L. HALLECK, Clerk
Approved: November 19, 2011