

A Recessed Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Tuesday, January 25, 2011 at 3:04 p.m.

PRESENT: CHRISTOPHER ZIMMERMAN, Chair  
MARY HYNES, Vice-Chair  
BARBARA A. FAVOLA, Member  
JAY FISETTE, Member  
J. WLATER TEJADA, Member

ALSO PRESENT: BARBARA M. DONNELLAN, County Manager  
STEPHEN MacISAAC, County Attorney  
HOPE L. HALLECK, Clerk

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## **COUNTY BOARD BUSINESS AND REPORTS**

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### **I. COUNTY BOARD REPORTS**

Chairman Zimmerman announced that the County completed the first phase of its Historic Resources Inventory as preserving Arlington's architectural history is a Board priority. The inventory identifies and classifies important historic buildings across the County. This is the most comprehensive survey of historic buildings undertaken by any locality in Virginia. Nearly 400 buildings were classified and residents may view pictures of the 23 that were found to be architecturally essential on the County's website. Mr. Zimmerman added that more than one-fourth of the County is currently listed in the National Register of Historic Places. The Chairman noted that the Earle Micajah Winslow House, owned by Emilio C. Viano, was included in both the State Landmarks Register and federal National Register of Historic Places and thanked Mr. Viano for his stewardship.

Chairman Zimmerman provided an update on the Columbia Pike Land Use and Housing Initiative. An open house public forum was held on January 8 where community members met with the consultant team to discuss preferences for preservation, revitalization, and redevelopment forms along the Pike. Another public forum was held on January 24 at George Mason University and included the community, and national experts in the field of housing. The next public session will be held on January 26, 2011 at the PRCR facility on Four Mile Run Drive. For more information, see [www.arlingtonva.us](http://www.arlingtonva.us) and search "Columbia Pike."

Chairman Zimmerman next provided an update on small businesses in Arlington and announced two success stories: Dama Pastry and Café on Columbia Pike, a family-owned and operated business that has been working closely with the County's BizLaunch program since 2007; and Dr. Haroon Rashid, a family-owned medical practice that is expanding into Crystal City at the Camden Potomac Yard, who worked with BizLaunch to meet space needs.

The Chairman gave an update on the Community Energy Plan. Final touches are being put on the Community Energy and Sustainability Task Force Draft Report. The next meeting of the task force will be held on January 28, 2011 at 7:30 p.m. at Central Library. For more information and to sign up to receive project updates, please go to: [www.arlingtonva.us/energyplan](http://www.arlingtonva.us/energyplan).

Chairman Zimmerman invited residents and other interested parties to provide input on the County's federal legislative package, which articulates the Board's positions and area of interest with regard to federal issues that impact local government and residents, by contacting the County Board Office or Brian Stout, the County's Federal Liaison. For more information, go to: [www.arlingtonva.us](http://www.arlingtonva.us) and search "federal."

On a motion by MARY HYNES, Vice Chairman, seconded by J. WALTER TEJADA, Member and carried by a vote of 5 to 0, the voting recorded 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, the Board adopted the charge for the CIP working charge and designated Mary Hynes as the Board Liaison.

### **CIP Working Group Charge**

The County Board establishes the CIP Working Group, to be led by members of the Fiscal Affairs Advisory Commission (FAAC) and involve representatives from other Commissions, to assist staff and provide advice to the Board as strategies are developed to systematically address critical capital maintenance needs. This charge will expire in December 2012, unless renewed by the County Board.

#### **Background**

Over the past 3 years, Arlington County, working with outside consultants, has conducted a full condition assessment of its facilities and parks. This analysis has identified more than \$50M in critical capital maintenance needs over the next 2-8 years. (Current base funding for capital maintenance is \$4-7M annually and must fund a number of areas beyond parks and facilities.)

#### **Mission and Scope**

Develop an understanding of the County's facility and parks capital maintenance needs

- review recently conducted facility and park condition assessment information
- review and help refine staff's developed prioritization system for capital maintenance facility and park projects

Working with staff, provide advice to the County Board on strategies that could be used to systematically address the identified needs

Educate other commissions, interested groups and the public on capital needs and standards

Serve as a sounding board for staff and provide advice to the County Board during the development of the 2013-2018 CIP.

#### **Membership**

Two members of FAAC will be designated by the County Board to serve as Chair and Vice Chair of the Working Group. One member of each of the following commissions, and a representative from the Neighborhood Conservation Advisory Committee, the Arlington County Civic Federation and the Friends of the Library, will be appointed by the Board to serve as a member of the Working Group.

Aging  
Arts  
Disability  
EPAC  
Neighborhood Traffic Calming  
Parks  
Sports  
Technology  
Transportation

Staff support will be provided by appropriate Departments, as the County Manager determines. The County Board will designate a member to serve as liaison to the Working Group. The Chair, Vice Chair and staff liaison will develop the meeting schedule and agendas.

On a motion by MARY HYNES, Vice Chairman, seconded by JAY FISETTE, Member and carried by a vote of 5 to 0, the voting recorded 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, the Board authorized the County Manager to execute the George Mason University Arlington Campus Advisory Board Memorandum of Understanding with direction to the Manager to ensure that the County Board appoints the Chair and 10 members (four of which are liaisons from other Board-appointed groups, one is designated by the School Board and the remaining five are "at-large"). [Clerk's note: as set forth in the document entitled "Addendum 1-25-11-A1- GMU Advisory Board MOU" attached for the public record to these minutes.]

Ms. Hynes introduced representatives from the Partnership for Children, Youth and Families: Linda Henderson, Chair, Kim Durand, Coordinator and Amy Graham, Data Coordinator. Ms. Graham presented the data from the Youth Risk Behavior Survey which was conducted March, 2010. The survey showed that youth are largely "better-off" than they were three to six years ago.

Ms. Favola reported that Commission on Status of Women is celebrating its 25-year anniversary, and will host a Woman of Vision award. The Commission is accepting nominations. For forms and more information, please visit: [www.arlingtonva.us/Departments/Commissions](http://www.arlingtonva.us/Departments/Commissions) and look for the Commission on the Status of Women.

Ms. Favola announced that the Arlington legislative delegation created and approved a joint resolution on January 12, 2011 applauding the Commission on the Status of Women.

Ms. Favola reported that the Metropolitan Washington Council of Governments Chesapeake Bay Committee has elected Ms. Favola as Chair.

[Addendum 1-25-11-A1- GMU Advisory Board MOU](#)

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## II. APPOINTMENTS

On a motion by CHRISTOPHER ZIMMERMAN and carried by a vote of 5 to 0, the voting recorded 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, the Board made the following appointments, to include Crystal City Citizen Review Council appointments for terms ending January 31, 2013:

### **Board of Equalization of Real Estate Assessments**

**Appoint** Jack Goodman for a term ending January 31, 2012

### **Commission on Long-Term Care Residences**

**Appoint** Linda Kim for a term ending January 31, 2014

### **Community Services Board**

**Appoint** Bharati Patel for a term ending January 31, 2014

### **Community Development Citizens Advisory Committee**

**Appoint** Lincoln Cummings as Commission on Aging representative for a term ending January 31, 2014

### **Economic Development Commission**

**Appoint** Roger Aberth for a term ending January 31, 2014  
Gregory Raines for a term ending January 31, 2014

### **Environment & Energy Conservation Commission**

**Reappoint** Alex Sanders for a term ending January 31, 2014

### **Human Rights Commission**

**Appoint** Leni Gonzalez for a term ending January 31, 2014

**Information Technology Advisory Commission**

**Reappoint** Frank Reeder for a term ending January 31, 2014

**Neighborhood Traffic Calming Committee**

**Appoint** Kris Sleeth for a term ending January 31, 2014

**Park and Recreation Commission**

**Reappoint** Neil Sigmon for a term ending January 31, 2014

**Transportation Commission**

**Appoint** Terry Serie as Planning Commission representative for a term ending January 31, 2014

Jaime Areizaga-Soto for a term ending January 31, 2014

**Urban Forestry Commission**

**Reappoint** Dean Amel for a term ending January 31, 2014

Nora Palmatier for a term ending January 31, 2014

**CRYSTAL CITY CITIZEN REVIEW COUNCIL**

**To represent Crystal City Residents**

Jim Whittaker

Judy Freshman

Christer Ahl

**To represent Crystal City landowners**

Douglas Abbot

Mitch Bonanno

**To represent the Crystal City Business Improvement District**

Rob Mandle

**To represent the Aurora Highlands Civic Association**

Cory Jacobson Giacobbe

Michael Dowell

**To represent the Arlington Ridge Civic Association**

Rich Kelly

Katie Buck

**To represent the Planning Commission**

Terry Savela

**To represent the Transportation Commission**

John Grant

**To represent the Park and Recreation Commission**

Neal Sigmon

**To represent the Citizens Advisory Commission on Housing**

Larry Withers

**To represent the Environment and Energy Conservation Commission**

Shannon Siart

**To represent the Economic Development Commission**

Frank Poli

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**III. REGIONAL REPORTS**

Mr. Tejada reported that the General Assembly’s House Subcommittee on Immigration will be taking up bills on immigration on Friday, January 28, 2011 at noon. Delegate Patrick Hope has been appointed to this Subcommittee.

Mr. Tejada announced the Metropolitan Washington Council of Governments Board of Directors has scheduled a presentation from the Riders Advisory Council in relation to the Moving Metro Forward report, at the Council of Governments headquarters, 777 N. Capitol Street, NE on February 9, 2011 at noon.

Ms. Hynes announced that in December, the WMATA Board decided to create a governance committee. Ms. Hynes provided an update on the goals and plan.

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**IV. COUNTY MANAGER REPORT**

The County Manager announced the real estate assessments have been sent, and property values are up over 6.3% overall. The 2011 real estate assessment increase nearly eliminates the decline of 7.2% of last year. Assessments of commercial properties have increased 12% and residential properties increased 1.4%.

Ms. Donnellan reported that the East Falls Church Revised Area Plan released on January 7, 2011. Ms. Donnellan summarized the Revised Area Plan and the processes leading to its development. The Manager announced that the Long Range Planning Committee held one meeting in January, and additional meetings are scheduled for February 8 and 24, 2011. Another community meeting will be held on February 9, from 7-9 p.m. in the Parish Hall at Resurrection Evangelical Lutheran Church at 6201 Washington Boulevard. A request to advertise for the East Falls Church plan is planned for the March Board meeting with adoption in April. The Revised Area Plan and a list of upcoming meetings are available on the County’s East Falls Church webpage.

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

On a motion by CHRISTOPHER ZIMMERMAN, Chairman, seconded by BARBARA A FAVOLA, Member and carried by a vote of 5 to 0, the voting recorded as follows: the voting recorded 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 4:33 p.m. to 6:38 p.m., as authorized by Virginia Code sections 2.2-3711.A.3 and 7 for the purpose of discussing the following:

one matter involving the acquisition of publicly held real property where discussion in public could adversely affect the County’s negotiating position;

consultation with the County Attorney concerning the County Board’s authority to extend the deadline for payment of taxes where good cause is shown;

consultation with the County Attorney concerning Case Number 1:09-cv-01570 pending in the United States District Court for the District of Columbia; and

consultation with the County Attorney concerning BZA case V-10458-10-App-1.

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

**Member & Vote**

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

**CONSENT ITEMS (ITEMS REMOVED FROM THE CONSENT AGENDA SATURDAY, JANUARY 22, 2011)**

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**18. APPROVAL OF SOLE SOURCE CONTRACT FOR CONSULTANT SERVICES TO DESIGN ART HOUSE PHASE 1 IMPROVEMENTS, INCLUDING SITE UTILITY, STORMWATER, GRADING AND SURFACING, BUS WASH AND COMPRESSED NATURAL GAS (CNG) FUELING FACILITIES; AND AN OPTIONAL TASK FOR CONSTRUCTION ADMINISTRATION.**

Board Report #18

Following a duly advertised public hearing at which there were speakers, on a motion by JAY FISETTE, Member, seconded by BARBARA A FAVOLA, Member and carried by a vote of 5 to 0, the voting recorded 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, the Board took the following actions:

1. Approved the award of a contract for consultant services with PBS&J to design ART House Phase 1 improvements at a cost not to exceed \$517,506 with an optional task for construction administration services at a cost not to exceed \$347,465, and authorized an allocation of \$86,496 as a contingency, for a total contract authorization of \$951,467; and
2. Authorized the Purchasing Agent to execute the contract documents for consultant services, subject to legal review by the County Attorney.

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

**ADDITIONAL ITEMS**

1. On a motion by CHRISTOPHER ZIMMERMAN, Chairman, seconded by BARBARA A FAVOLA, Member and carried by a vote of 5 to 0, the voting recorded as follows: the voting recorded as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A FAVOLA, Member - Aye, JAY FISETTE-Aye, J. WALTER TEJADA, Member, the Board approved the tenth amendment to the employment agreement with the County Attorney, and authorize the Chairman to sign the amended agreement.
2. On a motion by CHRISTOPHER ZIMMERMAN, Chairman, seconded by JAY FISETTE, Member and carried by a vote of 5 to 0, the voting recorded as follows: the voting recorded as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A FAVOLA, Member - Aye, JAY

FISETTE-Aye, J. WALTER TEJADA, Member, the Board approved the second amendment to the Clerk to the Board's employment agreement, and that the Chair be authorized to execute it on behalf of the Board.

**3. APPROVAL OF A SECOND AMENDMENT TO DEED OF LEASE FOR OFFICE SPACE LOCATED AT 1100 NORTH GLEBE ROAD IN ARLINGTON COUNTY, VIRGINIA (RPC 14013049).**

On a motion by JAY FISETTE, Member, seconded by CHRISTOPHER ZIMMERMAN, Chairman, seconded by J. WALTER TEJADA, Member and carried by a vote of 5 to 0, the voting recorded 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, the Board took the following actions:

1. Approved the attached Second Amendment to Deed of Lease between AEW Core Property Trust (U.S.), Inc., as Landlord, and the County Board of Arlington County, Virginia, as Tenant, for 16,115 square feet of office space located at 1100 North Glebe Road, Arlington, Virginia (RPC 14013049). [Clerk's note: as set forth in the document entitled "Addendum 1-25-11-A- AEW Core Property Trust Lease" attached for the public record to these minutes.]
2. Authorized the Real Estate Bureau Chief, or his designee, to execute the Second Amendment to Deed of Lease and all related documents necessary to extend the deadline for the County to exercise its option to extend the term of the lease, subject to approval as to form of all documents by the County Attorney.

[Addendum 1-25-11-A- AEW Core Property Trust Lease](#)

**4. APPROVAL OF AN AGREEMENT OF SALE FOR THE ACQUISITION OF FEE SIMPLE AND EASEMENT INTERESTS IN THE PROPERTY KNOWN AS 4704 COLUMBIA PIKE IN ARLINGTON COUNTY, VIRGINIA (RPCS 27004001 & 27004002) AND FINDING OF ACQUISITION BEING IN THE PUBLIC INTEREST AS REQUIRED BY SUBSECTION 35.E OF THE COUNTY ZONING ORDINANCE.**

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

1. Approved the Agreement of Sale between Barcroft Number Five, Inc., and the County Board of Arlington County, Virginia, for the acquisition of fee simple and easement interests known as 4704 Columbia Pike, and additionally addressed as 4710 Columbia Pike and 4714 Columbia Pike, in Arlington, Virginia (RPCs 27004001 & 27004002). [Clerk's note: as set forth in the document entitled "Addendum 1-25-11-B- Barcroft Number Five, Inc." attached for the public record to these minutes.]
2. Found, pursuant to the requirements of Subsection 35.E of the Arlington County Zoning Ordinance, that: i) the acquisition of such property interests is in the public interest; ii) any non-compliance of the remaining portion of such property with the requirements of the Arlington County Zoning Ordinance caused by such acquisition, for uses that were permissible prior to the acquisition, will not be of substantial detriment to adjacent property; and iii) the character of the zoning district will not be changed by such non-compliance.
3. Authorized the Real Estate Bureau Chief, or his designee, to execute the Agreement of Sale and all related documents necessary for the acquisition of the property, subject to approval as to form of all documents by the County Attorney.

[Addendum 1-25-11-B- Barcroft Number Five, Inc.](#)

5. On a motion by CHRISTOPHER ZIMMERMAN, Chairman, seconded by MARY HYNES, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: the voting recorded as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, MARY HYNES, Vice Chairman - Aye, BARBARA A FAVOLA, Member - Aye, JAY FISETTE-Aye, J. WALTER TEJADA, Member, the Board authorized the County Attorney to appeal the BZA's December 13, 2010 decision regarding in V-10458-10-APP-1.

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**ADJOURNMENT**

Without objection, at 6:50 p.m., the Board adjourned the meeting.

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CHRISTOPHER ZIMMERMAN, Chairman

ATTEST:

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HOPE L. HALLECK, Clerk  
Approved: February 12, 2011