

A Regular Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Saturday, March 12, 2011 at 8:30 a.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
HOPE L. HALLECK, Clerk

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PUBLIC COMMENT

Debby Churchman commented on the impact of the East Falls Church's redevelopment on affordable units.

Dottie Bokstiagel spoke about the need to ensure housing opportunities for individuals with disabilities and special needs in the East Falls Church neighborhood given its redevelopment.

Malachy Kilbride urged the County to use the redevelopment of East Falls Church as an opportunity to provide housing opportunities for homeless individuals.

John Reeder requested the establishment of a year-round, low barrier shelter during this fiscal year.

Martha Moore, Co-Chair of the Civic Federation's Zoning & Planning Committee, urged the County Board to ask staff what steps are needed to generate new zoning options for neighborhood-edged developments. The Civic Federation's request comes after a year-long study they conducted on neighborhood-edged redevelopment and their impact.

Robert Atkins questioned why the County provides funds to Slug.Lines.com, a privately-run blog for the "slugging" community.

Steven Fuchs asked why Vice-Chairman Mary Hynes did not recuse herself from Board decisions regarding the East Falls Church redevelopment.

Miriam Gennari appealed to the Board for the restoration of library hours and increase access to them.

Jim Hurysz asked that S. 31st, S. 36th, and S. Stafford Streets in Fairlington be repaved this year. He also inquired about the redevelopment of the Park Shirlington Apartments.

June O'Connell shared that the Clarendon-Courthouse Civic Association recently learned about County staff's review of standard site plan conditions and staff's communications with the builders/developers on this matter, excluding the community. Ms. O'Connell asked for 1) a copy of all information provided to builders by staff, 2) access to all comments provided to staff by builders, and 3) staff to copy the Civic Association on all communications going forward.

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ANALYSIS OF CONTINGENT ACCOUNTS.

The Board received a Summary of Fiscal Year 2011 Contingent Accounts showing balances of \$1,000,000 in General and \$10,177,321 in Affordable Housing Investment Fund as of March 7, 2011.

CONSENT ITEMS (ITEMS 1-29) CITIZENS INTERESTED IN REMOVING AN ITEM FROM THE CONSENT AGENDA MUST SUBMIT A SPEAKER SLIP TO THE CLERK AT THE SATURDAY, MARCH 12, 2011, MEETING BEFORE 9 A.M. PUBLIC TESTIMONY ON REMOVED ITEMS WILL OCCUR AT THE RECESSED MEETING ON TUESDAY, MARCH 15, 2011, AT 6:30 P.M. (NO TESTIMONY TAKEN ON SATURDAY).

On 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 approved the County Manager’s recommendation for consent items #1 through #15, #17 and #18, #21, #23, and #26 through #29. Requests for full hearing were submitted for items #16, #19, #20, #22, #24 and #25, and these items are scheduled for hearing at the March 15, 2011 County Board recessed meeting.

Ms. Favola announced her declaration of personal interest pursuant to Section 2.2-3115.G in the use permit requested by Marymount University (Item #10). Ms. Favola is employed by the University; however, under the State and Local Government Conflicts of Interest Act, because she is a member of a group who are all affected by the approval of the use permit, she was able to participate in the discussions and votes concerning the use permit, and can do so fairly, objectively, and in the public interest.

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SITE PLANS/AMENDMENTS/REVIEW

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- 1. SP #65 SITE PLAN AMENDMENT TO CONVERT APPROXIMATELY 18,000 SQUARE FEET OF OFFICE, RETAIL AND SERVICE SPACE TO A FITNESS FACILITY, WITH A MODIFICATION OF PARKING REGULATIONS; LOCATED AT 2450 CRYSTAL DRIVE AND 2461 S. CLARK ST. (RPC# 34-020-034 AND -035).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance to approve a conversion of approximately 18,000 square feet of office, retail and service space to a fitness facility, subject to all previously approved conditions, and new condition #35.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated January 7, 2011 for Site Plan #65 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report dated February 23, 2011 and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to all previous conditions and new Condition #35 (as follows below); and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on March 12, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - Section 33.C.4.c.(7). of the Zoning Ordinance (Modification of parking requirements for health clubs and other fitness facilities),“C-O” Commercial Office Building, Hotel, And Multiple-Family Dwelling Districts.

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated January 7, 2011 for Site Plan #65, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements attached to the staff report, the special exception approval that was last approved on November 13, 2010 and on file in the Office of Zoning Administration (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), is amended to permit a conversion of approximately 18,000 square feet of ground floor office, retail and service space to a fitness facility, Therefore, for the parcel of real property known as RPC: 34-020-034 and 34-020-035 at 2460 Crystal Drive and 2461 South Clark Street approval for the Site Plan Amendment is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all existing conditions (#1-34), and new Condition #35: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-A-SP #65" attached for the public record to these minutes.]

Proposed new condition:

35. The developer agrees to conduct and submit to the Zoning Administrator, for review and approval by the County Manager or her designee, a parking utilization study performed over a five (5) day period, within one year after the issuance of the first Certificate of Occupancy for the fitness center. All of the data collection for this study must occur on weekdays and include the number of patrons who use the fitness center, the mode of transportation used by the patrons, the time of their arrival, and the number of occupied and unoccupied parking spaces for the fitness center during operating hours. Should the County determine from the results of the parking study that on-site parking is no longer adequate to support the fitness center parking demand; the developer shall identify additional parking within the garage of the building in which the fitness center is located for use by fitness center patrons and provide information to the fitness patrons about such parking.

[Board Report #1](#)

[Addendum 3-12-11-A-SP #65](#)

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2. **SP#397 SITE PLAN AMENDMENT FOR THE MHG GROUP TO 1) MODIFY CONDITION #18 REGARDING CLEAR SIDEWALK WIDTH TO PERMIT SUPPORT STRUCTURES OF AN AWNING TO BE LOCATED WITH AN 8-FOOT CLEAR SIDEWALK AND 2) MODIFY CONDITION #65, OUTDOOR CAFES, TO PERMIT AWNING SUPPORT STRUCTURES TO BE LOCATED WITHIN AN 8-FOOT CLEAR SIDEWALK AND WITHIN THE SIDEWALK RIGHT-OF-WAY AT 1200 N. GARFIELD ST./3030 CLARENDON BLVD. (RPC# 18-013-011).**

On the consent agenda vote, after a duly advertised public hearing, the Board deferred consideration of the subject site plan amendment request to the May 14, 2011, County Board meeting.

[Board Report #2-Revised](#)

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3. **SP #401 VIRGINIA TECH RESEARCH INSTITUTE, LLC FOR AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR A ROOFTOP SIGN, LOCATED AT 900 N. GLEBE ROAD (RPC# 14-053-058).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance to approve an amendment to the comprehensive sign plan to allow a rooftop sign for

Building B, subject to all previous conditions of SP #401 and revised Condition #50.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated December 21, 2010 for Site Plan #401, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its March 12, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on March 12, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan, as amended:

- Substantially complies with the character of the General Land Use Plan and the Ballston Sector Plan, and with the uses permitted and use regulations of the "C-O-2.5" District as set forth in the Zoning Ordinance and modified as follows:
 - To permit a sign above 35-feet in the "C-O-2.5" District; and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated December 21, 2010 for Site Plan #401, and as such application has been modified, revised, or amended as described in Condition 50 below, the Site Plan known as Site Plan #401, is hereby amended to include a rooftop sign in the comprehensive sign plan, for the parcel of real property known as RPC# 14-053-058 and 900 North Glebe Road, and approval is granted and the parcel so described shall be used according to the approval as of January 22, 2011 as amended hereby, and subject to all previously approved conditions (numbers 1 through 89) with Condition #50 amended as follows:

Comprehensive Sign Plan

50. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs (including identification and directional signage) shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings" and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

The developer further agrees, in its fulfillment of Condition #64 below ("Retail Elements"), that the only types of signs that shall be permitted for Building B shall be consistent with the types of signs permitted by Section 34 of the Zoning Ordinance or the comprehensive sign plan approved by the County Board on January 22, 2011.

The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts so as to present a unified design approach for the individual retail unit. The design and construction of retail tenant signs shall express the elements of the character and individuality of the establishment, provided that any signage or architectural detail that differentiates each storefront shall not detract from the viability of other retail storefronts.

- a. The developer agrees that all signs for Building B shall be consistent with the comprehensive sign plan prepared by Bowman Consulting dated June 2010 and revised through December 23, 2010 and approved by the County Board on January 22, 2011. The developer further agrees that all signs for Building B shall be of the number, type, size, location, and structure shown on the comprehensive sign plan.

The developer agrees that the total sign area for Building B shall not exceed 300 square feet, with the maximum amount of retail tenant signage not to exceed 244 square feet. The developer further agrees to submit, to the Zoning Administrator with each sign permit application, a tabulation detailing the amount of permitted sign area consumed and remaining for Building B.

- b. The developer agrees that retail tenant signage for Building B is limited to three (3) signs per retail tenant, with the option of choosing among the types of retail tenant signs depicted in the comprehensive sign plan.
- c. The developer agrees that signage for the retail tenants in Building B shall be allocated as follows: sixty (60) square feet per retail tenant or an amount not to exceed the retail tenant's frontage on North Glebe Road and/or 9th Street North, whichever amount is greater. The developer further agrees that the amount of retail tenant signage for Building B shall not exceed 244 square feet in aggregate.
- d. The developer agrees that standard retail tenant signs shall be affixed to the building, or building elements (trellis or metal channel feature), with a vertical clearance of no less than fifteen-and-one-half (15.5) feet or greater than twenty-and-one-half (20.5) feet above the finished grade of the sidewalk.
- e. The developer agrees that building mounted projecting signs shall be affixed to the building with a vertical clearance of no less than ten (10) feet from the finished grade of the sidewalk and extending no further than forty-two (42) inches from the face of the building. The developer further agrees that trellis mounted projecting signs shall be affixed to the trellis with a vertical clearance of no less than fifteen (15) feet from the finished grade of the sidewalk and extending no further than face of the trellis.
- f. The developer agrees that, in the event that the entirety of the retail space in Building B is leased to a single retail tenant, such tenant shall be permitted to install no more than three (3) individual signs, according to the types described above, and in an area not to exceed 244 square feet in aggregate. The developer further agrees that in this situation that no single standard retail sign, as described above, shall exceed eighty (80) square feet.
- g. The developer agrees that the proposed rooftop sign for Building B shall be limited to the location and same sign area as shown on the drawings prepared by Bowman Consulting dated June 2010 and Cooper Carry dated December 21, 2010 and approved by the County Board on March 12, 2011. The area of the rooftop sign for Building B shall not exceed 166 square feet. [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-B-SP #401" attached for the public record to these minutes.]
 - i. The developer agrees that the Virginia Tech Research Institute rooftop sign on Building B shall not be illuminated between the hours of midnight and 6:00 a.m., seven (7) days a week.
 - ii. The developer agrees to install a rheostat or other appropriate variable resistor that will allow the applicant to adjust (decrease) the rooftop sign's lighting intensity. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manger, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.

[Board Report #3](#)

[Addendum 3-12-11-B-SP #401](#)

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USE PERMITS REQUEST/REVIEWS/AMENDMENTS

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4. U-2968-99-1 USE PERMIT RENEWAL FOR AN OUTDOOR CAFE AT HARD TIMES CAFE LOCATED AT 3028 WILSON BLVD. (RPC# 18-012-003).

On the consent agenda vote, after a duly advertised public hearing, the Board renewed the use permit for outdoor seating at Hard Times Cafe, subject to all previous conditions and one (1) revised condition, with an administrative review in six (6) months (September 2011), and a County Board review in one (1) year (March 2012).

Revised Condition 1:

1. The outdoor café is permitted ~~on the North Highland Street frontage only, until the next scheduled County Board review in six (6) months (March 2011), at which time the outdoor café will be permitted on Wilson Boulevard only, and with a minimum six (6) foot clear sidewalk, as depicted in the proposed outdoor seating plan dated February 16, 2011~~ **March 7, 2011**. The outdoor café shall extend no more than three (3) feet into the sidewalk and no tables are to be placed within five (5) feet of any street tree pits. The number of seats used in the outdoor café will be limited to a maximum of 14 seats. Furniture used on the outdoor café, including tables, chairs, post and link separators, umbrellas and planters, shall be removed and not stored in front of the restaurant when the café is not in use. ~~During the next scheduled County Board review in March 2011, the applicant agrees to submit a revised outdoor seating plan that shows the outdoor café on Wilson Boulevard only, with a minimum six (6) foot clear sidewalk.~~ [Clerk’s note: as set forth in the document entitled “Addendum 3-12-11-C-U-2968-99-1” attached for the public record to these minutes.]

[Board Report #4](#)

[Board Report #4-Supplemental](#)

[Addendum 3-12-11-C-U-2968-99-1](#)

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5. U-3018-01-1 USE PERMIT RENEWAL FOR LIVE ENTERTAINMENT AND DANCING AT THE SPORTS HOUSE GRILL LOCATED AT 3249 COLUMBIA PIKE (RPC# 25-012-001).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-3018-01-1 on file in the Office of the Zoning Administrator for renewal of the use permit amendment for live entertainment and dancing at Sports House Grill for the parcel of real property known as 3249 Columbia Pike (RPC# 25-012-001), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to all previous conditions with an administrative review in six (6) months (September 2011) and a County Board review in one (1) year (March 2012).

[Board Report #5](#)

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6. U-3054-03-1 USE PERMIT REVIEW TO RENEW A RESTAURANT WITH A DRIVE-THROUGH WINDOW; PROPERTY KNOWN AS TACO BELL; LOCATED AT 4681 S. KING ST. (RPC# 28-019-031).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-3054-03-1 on file in the Office of the Zoning Administrator for renewal of the use permit amendment for a restaurant with a drive-through window for the parcel of real property known as 4681 S. King St. (RPC# 28-019-031), 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 an amended Condition #19, and with no further scheduled County Board review.

Amended Condition #19

19. The developer agrees to limit the hours of operation of the drive-through to the hours of 6:00 a.m. to 12:00 p.m. Sunday through Thursday, and 6:00 a.m. to 2:00 a.m. on Fridays and Saturdays.

[Board Report #6](#)

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7. U-3087-04-3 USE PERMIT REVIEW FOR RESTAURANT LIVE ENTERTAINMENT; LOCATED AT 4704 COLUMBIA PIKE (RPC# 27-004-002).

On the consent agenda vote, after a duly advertised public hearing, the Board discontinued the use permit for live entertainment due to lapse of use.

[Board Report #7](#)

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8. BUCHANAN GARDENS

- A. The request for this item has been withdrawn. U-3228-09-1 Use Permit Amendment Buchanan Gardens II, LLC to modify Tree Protection and Replacement plan, located at 914-934 S. Buchanan Street (RPC: 23-006-002 and 23-006-161).
- B. On the consent agenda vote, after a duly advertised public hearing, the Board enacted the ordinance to permit the encroachment of: 1) a paved turn around for public emergency vehicle use; and 2) a portion of a private playground, each within portions of the unconstructed County Right-of-Way for Four Mile Run Drive abutting the southern boundary of Lot C and Lot B, Block H, Park Barcroft (RPC# 23-006-002 and 23-006-161), with conditions.

ORDINANCE TO PERMIT THE ENCROACHMENT OF: 1) A PAVED TURN AROUND FOR PUBLIC EMERGENCY VEHICLE USE; AND 2) A PORTION OF A PRIVATE

PLAYGROUND, EACH WITHIN PORTIONS OF THE UNCONSTRUCTED COUNTY RIGHT-OF-WAY FOR FOUR MILE RUN DRIVE ABUTTING THE SOUTHERN BOUNDARY OF LOT C AND LOT B, BLOCK H, PARK BARCROFT (RPC# 23-006-002 AND 23-006-161), WITH CONDITIONS:

BE IT ORDAINED by the County Board of Arlington County, Virginia, that Buchanan Gardens II, LLC, its successors and assigns, as Owner of Lot C and Lot B, Block H, Park Barcroft as shown on the Plat and Arlington Partnership for Affordable Housing, Applicant, developer of the project ("Project") known as Use Permit U-3228-09-1 ("Use Permit"), as amended (jointly, "Owner/Applicant"), are permitted to construct and operate and required to maintain: 1) a paved turn around for public emergency vehicle use; and 2) a portion of a private playground, both of which will encroach into portions of the unconstructed County right-of-way for Four Mile Run Drive, abutting the southern boundary of Lot C and Lot B, Block H, Park Barcroft, RPC# 23-006-002 and 23-006-161 (County right-of-way hereinafter referred to as "Property"). The dimensions (length and width) and spatial location of the permitted encroachment are depicted on, and shall be consistent with, Exhibit A attached to the County Manager's Report dated January 25, 2011, entitled "Plat Showing Various Encroachments into Right of Way Four Mile Run Drive Deed Book 883, Page 194 Adjacent to Lot C and Lot B Block H Park Barcroft Deed Book 883, page 194 Arlington County, Virginia," dated September 29, 2010, revised January 19, 2011, prepared by Bowman Consulting Group, Ltd. ("Plat") in the dimensions and locations shown as the "ENCROACHMENT OF A PAVED TURN AROUND FOR PUBLIC EMERGENCY VEHICLE USE HEREBY GRANTED (AREA = 5,133 SQ. FT.)" ("Turn Around Encroachment") and "ENCROACHMENT OF A PORTION OF A PRIVATE PLAYGROUND HEREBY GRANTED (AREA = 1,604 SQ. FT.)" ("Playground Encroachment"); [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-D-Buchanan Gardens" attached for the public record to these minutes.]

BE IT FURTHER ORDAINED that these permissions shall be a license only, and shall continue until such time, as to the Turn Around Encroachment that: a) the Use Permit is no longer in effect or is amended by the County Board upon a determination by the County Fire Marshal that the emergency vehicle turn-around is no longer required; or b) the County requests, in writing to the Owner/Applicant, that the emergency vehicle turn around be removed; or c) the portion of unconstructed Four Mile Run Drive, in which the emergency vehicle turn-around is located, is constructed such that the Fire Marshal determines that there is sufficient ingress, egress and access for emergency vehicles to the Project that is the subject of the Use Permit; and as to the Playground Encroachment that: a) the Use Permit is no longer in effect; or b) the County requests, at anytime, in writing to the Owner/Applicant, that the portion of the Private Playground in the Property be removed. Nothing herein shall be construed to either allow the installation of any above ground structure or any structure other than the Turn Around Encroachment and other than the private playground, which playground may include fencing, benches, landscaping, mulch, pavers and paving material, sandboxes, walkways and/or playground equipment, within the area as shown on the Plat; or to allow any greater encroachment beyond the area shown on the Plat;

BE IT FURTHER ORDAINED that if the Use Permit is no longer in effect or if the County requests, in writing to the Owner/Applicant, that the portion of the Private Playground within the Property be removed, then the Owner/Applicant shall, at its sole cost and expense, remove the portion of the Private Playground in the Property, and remove all facilities and structures contained therein, and shall restore such area to the condition in which it existed before this Playground Encroachment was granted;

BE IT FURTHER ORDAINED that the Owner/Applicant, at its sole cost and expense, shall continuously and, at all times, promptly maintain, including snow and ice removal, the areas of the Turn Around Encroachment and the Playground Encroachment, including all maintenance, restoration, repair and replacement of all facilities, within and adjacent to the Turn Around Encroachment area and the Playground Encroachment area, including all benches, landscaping, pavers and pavement material, fencing, sandboxes, walkways and mulch;

BE IT FURTHER ORDAINED that the Owner/Applicant agrees that it shall not seek any additional encroachments into the Property and that the Owner/Applicant agrees that it shall consult with the Barcroft School and Civic League in developing the Owner/Applicant's plan, which plan will address landscaping and maintenance by the Owner/Applicant of the areas of the Turn Around Encroachment and the Playground Encroachment;

BE IT FURTHER ORDAINED that this permission shall not release the Owner/Applicant of negligence on either of their parts on account of such encroachment. The Owner/Applicant, by availing themselves of the permissions authorized by this Ordinance and by continuing to have the Turn Around Encroachment and the Playground Encroachment encroach within the Property, thereby each agree for themselves, their successors in title and interest, and assigns, to the provisions of this Ordinance and agree to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising out of the permission for the Turn Around Encroachment and the Playground Encroachment to encroach within the Property.

BE IT FURTHER ORDAINED that the County may record, or cause to be recorded, in the land records of the Arlington County Circuit Court, a certified copy of the Ordinance and the Plat.

[Board Report #8 B](#)

[Addendum 3-12-11-D-Buchanan Gardens](#)

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9. U-3275-11-1 USE PERMIT FOR PUBLIC UTILITY/TELECOMMUNICATIONS FOR THREE (3) PANEL ANTENNAS LOCATED AT 1512 S. ARLINGTON RIDGE ROAD (RPC# 35-007-001).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-3275-11-1 on file in the Office of the Zoning Administrator for the use permit amendment for the addition of three (3) panel antennas to an existing telecommunications facility located on the roof of an apartment building for the parcel of real property known as 1512 S. Arlington Ridge Road (RPC# 35-007-001), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to the conditions of the staff report.

Conditions:

1. The applicant agrees that the three (3) AT&T panel antennas on the existing building at 1512 S. Arlington Ridge Road will be installed as shown on plans dated October 14, 2010. Any additional antennas on the site will require a use permit amendment. [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-E- U-3275-11-1" attached for the public record to these minutes.]
2. The applicant shall identify a community liaison who shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Arlington Ridge Civic Association and the Zoning Administrator.
3. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

[Board Report #9](#)

[Addendum 3-12-11-E- U-3275-11-1](#)

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10. U-3276-11-1 USE PERMIT FOR PUBLIC UTILITY/TELECOMMUNICATIONS FOR THREE (3) AT&T ANTENNAS AND AN EQUIPMENT CABINET AT 2807 N. GLEBE ROAD (RPC# 03-047-001).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-3276-11-1 on file in the Office of the Zoning Administrator for the use permit amendment for three (3) antennas and an equipment cabinet for the parcel of real property known as 2807 N. Glebe Road (RPC# 03-047-001), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to the conditions of the staff report.

Conditions:

1. The applicant agrees that the three (3) AT&T Mobility panel antennas and an equipment cabinet on the existing building at 2807 N. Glebe Road will be installed as shown on plans dated January 31, 2011. Any additional antennas and equipment cabinets on the site will require a use permit amendment. [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-F- U-3276-11-1" attached for the public record to these minutes.]
2. The applicant shall identify a community liaison that shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Old Dominion, Donaldson Run, Yorktown, and Rock Spring Civic/Citizens' Associations and the Zoning Administrator.
3. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

[Board Report #10](#)

[Addendum 3-12-11-F- U-3276-11-1](#)

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11. U-3277-11-1 USE PERMIT OF AHV GROUP INC. FOR A CHILD CARE CENTER AT 5232 LEE HIGHWAY (RPC# 09-001-021).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application U-3277-11-1 on file in the Office of the Zoning Administrator for the use permit amendment for the child care center for the parcel of real property known as 5232 Lee Highway (RPC# 09-001-021), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to the conditions of the staff report, with an administrative review in six (6) months (September 2011) and a County Board review in one (1) year (February 2012).

1. 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 an appropriate assembly permit prior to the issuance of a Certificate of Occupancy.

2. The applicant agrees to a maximum capacity of 78 children. However, the Department of Human Services Child Care Office will determine the final number of children (up to 78) that can be served in the program following any proposed or required renovations and improvements to the site. This number may be modified based on appropriate space ratios.
3. The applicant agrees that all pick-up and drop-off of children will occur on-site in the existing parking lot, and at no time shall cars overflow onto Lee Highway or George Mason Drive (i.e. back up into the streets).
4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the child care center. The name and the telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Leeway Overlee Civic Association, Yorktown Civic Association, and John M. Langston Citizens Association prior to issuance of any permits.

[Board Report #11](#)

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VACATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS & LEASES

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12. ENACTMENT OF AN ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE A PORTION OF AN EASEMENT FOR PUBLIC STREET, SIDEWALK AND UTILITIES PURPOSES, A PORTION OF WHICH IS WITHIN THE NORTH RANDOLPH STREET RIGHT OF WAY, RUNNING NORTH TO ITS INTERSECTION WITH WILSON BOULEVARD, THEN RUNNING EAST ALONG WILSON BOULEVARD, ON PROPERTY DESCRIBED AS PARCEL A, REES PROPERTY, 4030 WILSON BLVD. (RPC# 14-060-036), BY EXTENDING THE ORDINANCE EXPIRATION DATE, WITH CONDITIONS.

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

- A. Enacted the Ordinance to Amend and Reenact an Ordinance to Vacate a portion of an Easement for Public Street, Sidewalk and Utilities Purposes, a portion of which is within the North Randolph Street Right of Way, running North to its intersection with Wilson Boulevard, then running East along Wilson Boulevard, on Property described as Parcel A, Rees Property, 4030 Wilson Blvd. (RPC# 14-060-036), with Conditions.
- B. Authorized the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services, or his designee, to execute, on behalf of the County Board, the Deed(s) of Vacation, and to accept on behalf of the County Board all deeds and easements required by the Ordinance to be dedicated or conveyed to the County Board, and to execute other documents necessary to effectuate the attached Ordinance of Vacation, subject to approval of such documents as to form by the County Attorney.

AN ORDINANCE TO AMEND AND REENACT AN "ORDINANCE TO VACATE A PORTION OF AN EASEMENT FOR PUBLIC STREET, SIDEWALK AND UTILITY PURPOSES, A PORTION OF WHICH IS WITHIN THE NORTH RANDOLPH STREET RIGHT OF WAY, RUNNING NORTH TO ITS INTERSECTION WITH WILSON BOULEVARD, THEN RUNNING EAST ALONG WILSON BOULEVARD, ON PROPERTY DESCRIBED AS PARCEL A, REES PROPERTY, 4030 WILSON BOULEVARD (RPC# 14-060-036), WITH CONDITIONS," ENACTED ON JULY 19, 2008:

BE IT ORDAINED that, pursuant to a request on file by Ashton Park Associates IV, LLC, c/o Shooshan Company, LLC (the "Applicant" or "APA"), in the Office of the Department of Environmental Services, a portion of an easement for public street, sidewalk and utility purposes, a portion of which is within the North Randolph Street right of way, running north to its intersection with Wilson Boulevard, then running east along Wilson Boulevard, on property described as Parcel A, Rees Property, 4030 Wilson Boulevard (RPC# 14-060-036), and which easement was established by Deed of Easement dated January 14, 1972, recorded in Deed Book 1777, Page 553 among the land records of Arlington County, which portion of the easement is also shown on a plat dated January 16, 2008, prepared by Bowman Consulting Group, Ltd., entitled "Plat Showing the Vacation of a Portion of an Existing Easement for Public Street and Utility Purposes Located on the Property now in the name of Nehoso Inc., Deed Book 4128, Page 2390, Arlington County, Virginia," attached to the County Manager's Report dated February 10, 2011, as Exhibit A, is hereby vacated subject to the following conditions: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-G- 4030 Wilson Boulevard" attached for the public record to these minutes.]

1. The Applicant/Property Owner shall, at its own cost and expense, remove, relocate and reconstruct the existing 15" Storm Sewer Pipe located within the easement herein vacated, with new storm sewer facilities of size, dimension and location acceptable to Arlington County ("County"), in strict accordance with Arlington County Construction Standards and Specifications, and all applicable laws, ordinances, regulations and policies.
2. The Applicant/Property Owner shall submit, for review and approval, to the Department of Environmental Services ("DES"), a utility relocation and engineering design plan for the construction, relocation, removal, and/or replacement of the utilities located, in whole or in part, within the easement vacated by this Ordinance of Vacation ("Plan") in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
3. The Applicant/Property Owner shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, in an amount and in a form as determined by, and acceptable to, the County Manager or her designee, to secure the construction, relocation, removal, and/or replacement of the utilities pursuant to the approved Plan.
4. The Applicant/Property Owner shall prepare and submit to the County for review and approval, the Deed(s) of Vacation, and all required plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deeds as to form by the County Attorney.
5. The Applicant/Property Owner shall record all plats and the Deed(s) of Vacation required by the conditions of this Ordinance of Vacation among the land records of the Clerk of the Circuit Court of Arlington County.
6. The Applicant/Property Owner shall pay all fees, including the fees for review, approval and recordation of the required documents associated with the Ordinance of Vacation.
7. All conditions of this Ordinance of Vacation shall be met by noon on July 19, 2014, or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

[Board Report #12](#)

[Addendum 3-12-11-G- 4030 Wilson Boulevard](#)

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13. ENACTMENT OF AN ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE

PORTIONS OF TWO FIVE (5)-FOOT-WIDE SANITARY SEWER EASEMENTS LOCATED WITHIN A PARCEL OF REAL PROPERTY OWNED BY CARS-DB1, LLC, LOCATED AT 2631 SHIRLINGTON ROAD (RPC# 31-034-041), TO EXTEND THE ORDINANCE EXPIRATION DATE, WITH CONDITIONS.

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

1. Enacted the Ordinance to Amend and Reenact an Ordinance to Vacate Portions of Two Five (5)-Foot-Wide Sanitary Sewer Easements Located Within a Parcel of Real Property Owned by CARS-DB1, L.L.C., Located at 2631 Shirlington Road (RPC No. 31034041), with Conditions; and
2. Authorized the Real Estate Bureau Chief or his designee to execute, on behalf of the County Board, the Deed of Vacation and to accept all Deeds of Easements required by the Ordinance, subject to approval of such deeds as to form by the County Attorney.

AN ORDINANCE TO AMEND AND REENACT AN ORDINANCE OF VACATION TO VACATE PORTIONS OF TWO FIVE (5) FOOT WIDE SANITARY SEWER EASEMENTS LOCATED WITHIN A PARCEL OF REAL PROPERTY OWNED BY CARS-DB1, LLC, LOCATED AT 2631 SHIRLINGTON ROAD (RPC NO. 31034041), WITH CONDITIONS.

BE IT ORDAINED that, pursuant to a request by CARS-DB1, L.L.C. ("Applicant"), owners of the real property known as 2631 Shirlington Road, RPC No. 31034041 (the "Property"), said request existing on file in the offices of the Department of Environmental Services, to vacate a 1,480-square-foot portion of a sanitary sewer easement, and a 1,878-square-foot portion of a second sanitary sewer easement ("Easements"), which portions of the Easements to be vacated are located within the Property, and were created by: 1) an Agreement dated June 19, 1935, and recorded in Deed Book 381 at Page 70, among the land records of Arlington County, Virginia (hereinafter, the "Land Records") on March 6, 1937; 2) an Agreement dated June 19, 1935, and recorded in Deed Book 407 at Page 348 among the Land Records, on March 6, 1937; 3) an Agreement dated June 19, 1935, and recorded in Deed Book 407 at Page 358 among the Land Records on March 6, 1937; and 4) a Deed of Easement dated March 17, 1959, and recorded in Deed Book 1362 at Page 138, among the Land Records on March 24, 1959, as such vacated portions of the Easements are shown on a plat entitled, "Plat Showing Vacation of Sanitary Sewer Easements, Deed Book 381 Page 70, Deed Book 407 Page 348, Deed Book 407 Page 358, Deed Book 1362 Page 138, Property of CARS-DB1, LLC, Deed Book 2946 Page 1537, Arlington County, Virginia," dated April 2, 2008, prepared by VIKA ("Plat"), said Plat being attached to the County Manager's report dated February 15, 2011 as ATTACHMENT "2", are hereby vacated, subject to the following conditions: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-H-2631 Shirlington Road" attached for the public record to these minutes.]

1. The Applicant shall prepare and submit to Arlington County ("County") for review and approval, the Deed of Vacation and all required plats. These documents shall be subject to approval by the County Manager, or his designee, as to substance, and approval of the deeds, as to form, by the County Attorney.
2. The Applicant shall, at its own cost and expense, remove, relocate and reconstruct all existing public utilities located within the portion of the Easements herein vacated, with new utilities and related appurtenant facilities of sizes, dimensions and at locations acceptable to the Department of Environmental Services ("DES"), in strict accordance with Arlington County Construction Standards and Specifications, and all applicable laws, ordinances, regulations and policies. Such new utilities and related appurtenant facilities so removed, relocated and reconstructed by the Applicant shall be operational, and DES shall have indicated in writing that such facilities comply with all acceptance requirements, before the Deed of Vacation is executed on behalf of the County Board of Arlington County, Virginia.
3. The Applicant shall create, grant and convey to the County twenty (20)-foot-wide public utility easements necessary to accommodate all relocated facilities, as required by the County. The Real

Estate Bureau Chief, Department of Environmental Services, or his designee, is authorized to accept all public utility easements on behalf of the County, subject to approval as to form by the County Attorney. Any such public utility easements shall be recorded by the Applicant, at the Applicant's sole cost and expense, among the land records of the Clerk of the Circuit Court of Arlington County immediately before recording the Deed of Vacation.

4. The Applicant shall submit, for review and approval, to the DES, a utility relocation and engineering design plan ("Plan") for the construction, relocation, removal, replacement and/or abandonment of all public utilities located, in whole or in part, within the Easements vacated by this Ordinance of Vacation in compliance with the Arlington County Construction Standards and Specifications. The Plan may be made part of the civil site design engineering plans for the redevelopment of the Property, and shall be subject to approval by the Director of DES, or his designee.

5. The Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, in an amount and in a form as determined by, and acceptable to, the County Manager or his designee, for the construction, relocation, removal, replacement or abandonment of all public utilities pursuant to the approved Plan.

6. The Applicant shall record all plats, the Deed of Vacation, and all deeds of easement required by this Condition among the land records of the Clerk of the Circuit Court of Arlington County.

7. The Applicant shall pay all fees, including the fees for review, approval, and recordation of the required documents associated with the Ordinance of Vacation.

8. All conditions of the Ordinance of Vacation shall be met by noon on May 17, 2014, or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

[Board Report #13](#)

[Addendum 3-12-11-H- 2631 Shirlington Road](#)

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- 14. ENACTMENT OF AN ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE PARCEL "1" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-358), ARLINGTON GATEWAY AT BALLSTON II; VACATE PARCEL "2" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC.; VACATE THE REMAINING PORTION OF AN EXISTING 11.5 FOOT EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE EAST SIDE OF NORTH VERMONT STREET; AND, VACATE A PORTION OF AN EASEMENT FOR STREET PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE SOUTH SIDE OF NORTH FAIRFAX DRIVE, EACH WITH CONDITIONS; AND ENACTMENT OF AN ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE A PORTION OF AN EASEMENT FOR STREET PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE SOUTH SIDE OF NORTH FAIRFAX DRIVE, BY EXTENDING THE ORDINANCE EXPIRATION DATE, WITH CONDITIONS.**

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

1. Enacted the Ordinance to Amend and Reenact an Ordinance to Vacate Parcel "1" of North Vermont Street between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-358), Arlington Gateway at Ballston II; vacate Parcel "2" of North Vermont Street

between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc.; Vacate the remaining portion of an existing 11.5 foot easement for public street and utilities purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the east side of North Vermont Street; and, Vacate a portion of an easement for street purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the south side of North Fairfax Drive, with Conditions.

2. Enacted the attached Ordinance to Amend and Reenact an Ordinance to Vacate a Portion of an Easement for Street Purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the south side of North Fairfax Drive, with Conditions.
3. Authorized the Real Estate Bureau Chief or his designee to execute the deed(s) of vacation on behalf of the County Board, subject to approval of such deed(s) as to form by the County Attorney.

ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE PARCEL "1" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-358), ARLINGTON GATEWAY AT BALLSTON II; VACATE PARCEL "2" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC.; VACATE THE REMAINING PORTION OF AN EXISTING 11.5 FOOT EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE EAST SIDE OF NORTH VERMONT STREET; AND, VACATE A PORTION OF AND EASEMENT FOR STREET PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE SOUTH SIDE OF NORTH FAIRFAX DRIVE, WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by Arlington Office, L.L.C. (the "Applicant") on file in the offices of the Department of Environmental Services, Parcel "1" of North Vermont Street between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-358), Arlington Gateway at Ballston II, recorded in Deed Book 111, Page 341; Parcel "2" of North Vermont Street, between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., recorded in Deed Book 111, Page 341; the Remaining Portion of an Existing 11.5 Foot Easement for Public Street and Utilities Purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the east side of North Vermont Street, recorded in Deed Book 2238, Page 1451; and a portion of the Easement for Street Purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the south side of North Fairfax Drive, recorded in Deed Book 1546, Page 219 and Page 542, all as shown on Exhibit A attached hereto, are vacated, subject to the following conditions: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-I- Fairmount" attached for the public record to these minutes.]

1. The Applicant/Property Owner shall have completed all requirements of Condition #76 of Site Plan #331, which shall constitute the consideration to be paid by the Applicant/Property Owner to the County for the real estate interests vacated by this Ordinance.
2. The Applicant/Property Owner shall grant and convey to Washington Metropolitan Transit Authority ("WMATA") for use by the public at-large, for the sum of One Dollar (\$1.00), a permanent underground easement for the pedestrian tunnel ("Tunnel Easement"), which shall be a perpetual, assignable and exclusive subsurface easement and right-of-way in, through and under a portion of the property of JBG/Fairfax Drive, L.L.C., which property is more further described as RPC# 14-051-019, to construct, operate, maintain, repair, replace and remove a pedestrian tunnel and appurtenant facilities serving the Ballston-MU Metrorail Station, and all related facilities, which tunnel and facilities, will be located underground, within the easement for street purposes vacated pursuant to this Ordinance, as shown on a plat entitled "Plat Showing the Vacation of an Existing 11.5' Easement for Public Street and Utilities Purposes and a

Portion of an Easement for Street Purposes on Parcel 'C', Property of Dominion Investments, Inc. and the Vacation of a Portion of North Vermont Street", dated January 6, 2006, attached hereto as Exhibit A. The Tunnel Easement, among other things, shall be: granted by deed, free and clear of all liens and encumbrances; specifically to WMATA or WMATA's designee; and acceptable in substance and in form, in all respects, to WMATA as evidenced by a certification to be obtained by the Applicant/Property Owner from WMATA, and submitted to the County, indicating that such Tunnel Easement is acceptable to, and approved by, WMATA. The final location, width, and dimensions of the Tunnel Easement shall be acceptable to, and approved by WMATA and the County. The Tunnel Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.

3. The Applicant/Property Owner shall grant and convey to the County, for the sum of One Dollar (\$1.00), a Public Utilities Easement ("Utilities Easement") for public utilities purposes and related facilities, as such facilities now exist or may be installed in the future, in, upon, under, through, and across the entirety of all of the areas vacated pursuant to this Ordinance, as shown on Exhibit A. The Applicant/Property Owner agrees that the Utilities Easement shall be granted by deed, in substance acceptable to the County Manager, or his designee, and in a form acceptable to the County Attorney. The Utilities Easement, among other things, shall be: granted free and clear of all liens and encumbrances; and, transferable by the County. The Real Estate Bureau Chief, Department of Environmental Services, or his designee, is authorized to accept the Utilities Easement on behalf of the County. The Utilities Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.
4. The Applicant/Property Owner shall grant and convey to the County, for the sum of One Dollar (\$1.00), a public use access easement ("Access Easement") for access to and use, at all times, by the County and the public at-large, over the entirety of all of the areas vacated pursuant to this Ordinance, as shown on Exhibit A. The Applicant/Property Owner agrees that the Deed of Access Easement shall provide, among other things, that the County shall have the right to use and control the vacated Parcels 1 and 2 of North Vermont Street, including, but not limited to, regulating vehicular traffic and parking. The Deed of Access Easement shall not obligate or require the County to construct or maintain the street or sidewalks, but shall permit public use of the Access Easement areas for street, sidewalk, pedestrian, vehicular, and related public purposes. The Deed of Access Easement shall further provide, among other things, that the Applicant/Property Owner, its successor(s) in title and interest, and assigns, shall indemnify and hold harmless the County Board, its elected and appointed officials, employees and agents from all liability, claims, damages, costs and expenses, of whatever nature, concerning or arising out of the construction, and maintenance of the Access Easement by the Applicant/Property Owner and use thereof by the County, the public at-large, and the Applicant/Property Owner. The Access Easement shall be granted free and clear of all liens and encumbrances, and be transferable by the County. The Access Easement shall be granted by deed, in substance acceptable to the County Manager, or his designee, and in a form acceptable to the County Attorney. The Real Estate Bureau Chief, Department of Environmental Services, or his designee, is authorized to accept the Deed of Access Easement on behalf of the County. The Deed of Access Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.
5. The Applicant/Property Owner shall record all plats, the Deed(s) of Vacation, and all deeds of easement required by this Condition.
6. The Applicant/Property Owner shall pay all fees, including the fees for review, approval, and recording of the required documents associated with the Ordinance of Vacation.

7. All conditions of the Ordinance of Vacation shall be met by noon on July 1, 2014, or the Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ORDINANCE TO AMEND AND REENACT AN ORDINANCE TO VACATE PARCEL "1" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-358), ARLINGTON GATEWAY AT BALLSTON II; VACATE PARCEL "2" OF NORTH VERMONT STREET BETWEEN NORTH GLEBE ROAD AND NORTH FAIRFAX DRIVE, ADJACENT TO PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC.; VACATE THE REMAINING PORTION OF AN EXISTING 11.5 FOOT EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE EAST SIDE OF NORTH VERMONT STREET; AND, VACATE A PORTION OF AND EASEMENT FOR STREET PURPOSES ON PARCEL "C" (RPC# 14-051-019), PROPERTY OF DOMINION INVESTMENTS, INC., ALONG THE SOUTH SIDE OF NORTH FAIRFAX DRIVE, WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by Arlington Office, L.L.C. (the "Applicant") on file in the offices of the Department of Environmental Services, Parcel "1" of North Vermont Street between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-358), Arlington Gateway at Ballston II, recorded in Deed Book 111, Page 341; Parcel "2" of North Vermont Street, between North Glebe Road and North Fairfax Drive, adjacent to Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., recorded in Deed Book 111, Page 341; the Remaining Portion of an Existing 11.5 Foot Easement for Public Street and Utilities Purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the east side of North Vermont Street, recorded in Deed Book 2238, Page 1451; and a portion of the Easement for Street Purposes on Parcel "C" (RPC# 14-051-019), Property of Dominion Investments, Inc., along the south side of North Fairfax Drive, recorded in Deed Book 1546, Page 219 and Page 542, all as shown on Exhibit A attached hereto, are vacated, subject to the following conditions: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-I- Fairmount" attached for the public record to these minutes.]

1. The Applicant/Property Owner shall have completed all requirements of Condition #76 of Site Plan #331, which shall constitute the consideration to be paid by the Applicant/Property Owner to the County for the real estate interests vacated by this Ordinance.
2. The Applicant/Property Owner shall grant and convey to Washington Metropolitan Transit Authority ("WMATA") for use by the public at-large, for the sum of One Dollar (\$1.00), a permanent underground easement for the pedestrian tunnel ("Tunnel Easement"), which shall be a perpetual, assignable and exclusive subsurface easement and right-of-way in, through and under a portion of the property of JBG/Fairfax Drive, L.L.C., which property is more further described as RPC# 14-051-019, to construct, operate, maintain, repair, replace and remove a pedestrian tunnel and appurtenant facilities serving the Ballston-MU Metrorail Station, and all related facilities, which tunnel and facilities, will be located underground, within the easement for street purposes vacated pursuant to this Ordinance, as shown on a plat entitled "Plat Showing the Vacation of an Existing 11.5' Easement for Public Street and Utilities Purposes and a Portion of an Easement for Street Purposes on Parcel 'C', Property of Dominion Investments, Inc. and the Vacation of a Portion of North Vermont Street", dated January 6, 2006, attached hereto as Exhibit A. The Tunnel Easement, among other things, shall be: granted by deed, free and clear of all liens and encumbrances; specifically to WMATA or WMATA's designee; and acceptable in substance and in form, in all respects, to WMATA as evidenced by a certification to be obtained by the Applicant/Property Owner from WMATA, and submitted to the County, indicating that such Tunnel Easement is acceptable to, and approved by, WMATA. The final location, width, and dimensions of the Tunnel Easement shall be acceptable to, and

approved by WMATA and the County. The Tunnel Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.

3. The Applicant/Property Owner shall grant and convey to the County, for the sum of One Dollar (\$1.00), a Public Utilities Easement ("Utilities Easement") for public utilities purposes and related facilities, as such facilities now exist or may be installed in the future, in, upon, under, through, and across the entirety of all of the areas vacated pursuant to this Ordinance, as shown on Exhibit A. The Applicant/Property Owner agrees that the Utilities Easement shall be granted by deed, in substance acceptable to the County Manager, or his designee, and in a form acceptable to the County Attorney. The Utilities Easement, among other things, shall be: granted free and clear of all liens and encumbrances; and, transferable by the County. The Real Estate Bureau Chief, Department of Environmental Services, or his designee, is authorized to accept the Utilities Easement on behalf of the County. The Utilities Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.
4. The Applicant/Property Owner shall grant and convey to the County, for the sum of One Dollar (\$1.00), a public use access easement ("Access Easement") for access to and use, at all times, by the County and the public at-large, over the entirety of all of the areas vacated pursuant to this Ordinance, as shown on Exhibit A. The Applicant/Property Owner agrees that the Deed of Access Easement shall provide, among other things, that the County shall have the right to use and control the vacated Parcels 1 and 2 of North Vermont Street, including, but not limited to, regulating vehicular traffic and parking. The Deed of Access Easement shall not obligate or require the County to construct or maintain the street or sidewalks, but shall permit public use of the Access Easement areas for street, sidewalk, pedestrian, vehicular, and related public purposes. The Deed of Access Easement shall further provide, among other things, that the Applicant/Property Owner, its successor(s) in title and interest, and assigns, shall indemnify and hold harmless the County Board, its elected and appointed officials, employees and agents from all liability, claims, damages, costs and expenses, of whatever nature, concerning or arising out of the construction, and maintenance of the Access Easement by the Applicant/Property Owner and use thereof by the County, the public at-large, and the Applicant/Property Owner. The Access Easement shall be granted free and clear of all liens and encumbrances, and be transferable by the County. The Access Easement shall be granted by deed, in substance acceptable to the County Manager, or his designee, and in a form acceptable to the County Attorney. The Real Estate Bureau Chief, Department of Environmental Services, or his designee, is authorized to accept the Deed of Access Easement on behalf of the County. The Deed of Access Easement shall be recorded by the Applicant/Property Owner among the land records of the Clerk of the Circuit Court of Arlington County.
5. The Applicant/Property Owner shall record all plats, the Deed(s) of Vacation, and all deeds of easement required by this Condition.
6. The Applicant/Property Owner shall pay all fees, including the fees for review, approval, and recording of the required documents associated with the Ordinance of Vacation.
7. All conditions of the Ordinance of Vacation shall be met by noon on July 1, 2014, or the Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

[Board Report #14](#)

[Addendum 3-12-11-I- Fairmount](#)

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ORDINANCES, PLANS AND POLICIES

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15. Z-2550-10-1 REZONING FROM "R-6" ONE FAMILY DWELLING DISTRICTS TO "S-3A" SPECIAL DISTRICTS; FOR LYON PARK LOCATED AT 414 AND 420 N. FILLMORE ST. (RPC# 18-050-001).

On the consent agenda vote, after a duly advertised public hearing, the Board deferred consideration of the requested rezoning to the May 2, 2011, Planning Commission and May 14, 2011, County Board meetings.

[Board Report #15](#)

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CAPITAL PROJECTS

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17. APPROVAL OF AN AWARD OF CONTRACT FOR THE CONSTRUCTION OF 18TH STREET NORTH NEIGHBORHOOD CONSERVATION STREET IMPROVEMENT PROJECT.

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

1. Approved the award of Contract No. 144-10 to Martin and Gass, Incorporated for the construction of the 18th Street North Street Improvement Project, in the amount of \$649,631.17 and authorize an allocation of \$130,000 as a contingency for change orders and increased quantities, for a total contract authorization of \$779,631.17.
2. Authorized the Purchasing Agent to execute the contract documents, subject to review by the County Attorney.

[Board Report #17](#)

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18. APPROVAL OF A STANDARD PROJECT ADMINISTRATION AGREEMENT BETWEEN THE COUNTY BOARD OF ARLINGTON COUNTY, AND THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR THE DESIGN AND CONSTRUCTION OF SAFETY IMPROVEMENTS AT TWO INTERSECTIONS ALONG ARLINGTON BOULEVARD (PARK DRIVE AND IRVING STREET).

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

1. Approved the attached Standard Project Administration Agreement between the County Board of Arlington County, Virginia and the Commonwealth of Virginia, Department of Transportation ("VDOT") for the design and construction of curb, gutter, sidewalk and traffic signal improvements at the intersection of Arlington Boulevard and Park Drive and at the intersection of Arlington

Boulevard and Irving Street ("Agreement"). [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-J- VDOT Agreement" attached for the public record to these minutes.]

2. Authorized the County Manager, on behalf of the County Board, to execute the Agreement, and all related documents necessary to implement the Agreement, subject to approval of the Agreement and documents as to form by the County Attorney.

[Board Report #18](#)

[Addendum 3-12-11-J- VDOT Agreement](#)

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APPROPRIATIONS, GRANT APPLICATIONS & OTHER CONTRACTS

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21. FY 2011 FEDERAL FUNDS FOR PRIMARY CARE SERVICES AT THE DREWRY CENTER

On the consent agenda vote, after a duly advertised public hearing, the Board took the following actions:

1. Authorized the County Manager or her designee to accept federal grant funding from the U.S. Department of Health and Human Services.
2. Appropriated \$27,000 from the U.S. Department of Health and Human Services (101.374500) to the Department of Human Services (101.52101) for facility renovations for primary care treatment for persons with serious mental illness.

[Board Report #21](#)

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REQUESTS TO ADVERTISE

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23. REQUEST TO ADVERTISE FOR A PUBLIC HEARING FOR PROPOSED AMENDMENTS TO THE COUNTY'S TOWING ORDINANCE, CHAPTER 14.3 OF THE ARLINGTON COUNTY CODE.

On the consent agenda vote, after a duly advertised public hearing, the Board authorized advertisement of a public hearing to be held on April 16 2011, on proposed amendments to Chapter 14.3 of the Arlington County Code, the County's towing ordinance, which proposed amendments are set forth in Attachment A (of the staff report). [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-K- Chapter 14.3" attached for the public record to these minutes.]

[Board Report #23](#)

[Board Report #23-Supplemental](#)

[Addendum 3-12-11-K- Chapter 14.3](#)

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- 26. REQUEST TO ADVERTISE PUBLIC HEARINGS ON PROPOSED AMENDMENTS TO THE ARLINGTON COUNTY ZONING ORDINANCE, SECTION 20. (APPENDIX A), "CP-FBC" COLUMBIA PIKE FORM BASED CODE DISTRICTS, SECTION IV. BUILDING ENVELOPE STANDARDS, SUBSECTIONS B. MAIN STREET SITES, C. AVENUE SITES, AND D. LOCAL SITES, TO MODIFY BUILDING HEIGHT PERMITTED IN TRANSITIONAL AREAS BETWEEN DIFFERENT FORM BASED CODE BUILDING ENVELOPE STANDARDS AND BETWEEN FORM BASED CODE DEVELOPMENTS AND EXISTING SINGLE-FAMILY DWELLINGS TO 1) ALLOW NO MORE THAN 4 STORIES ON ANY PART OF A MAIN STREET OR AVENUE SITE WITHIN 40 FEET OF A LOCAL OR LOCAL LIVE/WORK SITE, UNLESS THAT PORTION IS NO MORE THAN 70 FEET FROM AN RBL, IN WHICH CASE NO MORE THAN THE MAXIMUM PERMITTED STORIES; 2) TO PERMIT UP TO MAXIMUM PERMITTED HEIGHT BETWEEN A MAIN STREET OR AVENUE SITE AND LOCAL LIVE/WORK* SITE; 3) ALLOW NO MORE THAN 3 STORIES ON ANY PART OF A MAIN STREET OR AVENUE SITE WITHIN 40 FEET OF A NEIGHBORHOOD SITE; AND 4) TO ALLOW A MAXIMUM OF 32 FEET AND NO MORE THAN 3 STORIES ON ANY PART OF A MAIN STREET, AVENUE OR LOCAL SITE WITHIN 40 FEET OF AN EXISTING SINGLE-FAMILY DWELLING.**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached resolution to authorize advertisement of public hearings by the Planning Commission on April 4, 2011 and the County Board on April 16, 2011 to consider amending the Arlington County Zoning Ordinance, Section 20. (Appendix A), "CP-FBC" Columbia Pike Form Based Code Districts, subsection IV, Building Envelope Standards to increase building height permitted in areas between different Form Based Code frontage types and to decrease building height permitted in areas between Form Based Code developments and existing single-family dwellings. [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-L- Form Based Code" attached for the public record to these minutes.]

[Board Report #26](#)

[Addendum 3-12-11-L- Form Based Code](#)

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- 27. REQUEST TO ADVERTISE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE COUNTY BOARD ON THE FOLLOWING:**
- A. Proposed Master Transportation Plan (MTP) Map amendment to add a new Urban Center Local Street in the block bordered by South Glebe Road and South Monroe Street to connect the planned 11th Street South and planned 12th Street South.
 - B. Proposed Zoning Ordinance Amendment to Section 20 (Appendix A) "CP-FBC," Columbia Pike-Form Based Code Districts Section III.C. Regulating Plans to include a new street between the planned 11th Street South and planned 12th Street South on the Town Center Regulating Plan, establish the placement of Required Building Lines with a width of the street space of 65 feet from face-of-building to face-of-building, and designate the frontages as Local. The proposed street would divide the existing block bounded by Glebe Road to the east and South Monroe Street to the west into two blocks and establish new street frontages for future development.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached Resolution to authorize advertisement of public hearings at the April 4, 2011 Planning Commission and the April 16, 2011 County Board meeting to consider the following:

1. Adoption of an amendment to the Master Transportation Plan (MTP) Map to add a new Urban Center Local street in the block bordered by South Glebe Road and South Monroe Street to connect the planned 11th Street South and planned 12th Street South (see Attachment A).

- 2. Adoption of an amendment to the Arlington County Zoning Ordinance, Section 20 "CP-FBC" Columbia Pike Form Based Code Districts, Section III.C. Regulating Plans to include a new north/south street between the planned 11th Street South and planned 12th Street South on the Town Center Regulating Plan, establish the placement of Required Building Lines with a width of the street space of 65 feet from face-of-building to face-of-building, and designate the frontages as Local (see Attachment B).

[Clerk's note: as set forth in the document entitled "Addendum 3-12-11-M-MTP Map Amendment" attached for the public record to these minutes.]

[Board Report #27](#)

[Addendum 3-12-11-M-MTP Map Amendment](#)

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OTHER

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28. ADOPTION OF A RESOLUTION CONCERNING THE COMMENCEMENT OF A PROCEEDING FOR IDENTIFYING FUTURE CABLE-RELATED COMMUNITY NEEDS AND INTERESTS AND REVIEWING THE PERFORMANCE OF THE CABLE OPERATOR (COMCAST OF POTOMAC, LLC) PURSUANT TO 47 U.S.C. § 546.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached Resolution concerning the commencement of a proceeding for identifying future cable-related community needs and interests and reviewing the performance of the cable operator, Comcast of Potomac, LLC ("Comcast"), pursuant to 47 U.S.C. § 546.

A RESOLUTION CONCERNING THE COMMENCEMENT OF A PROCEEDING FOR IDENTIFYING FUTURE CABLE-RELATED COMMUNITY NEEDS AND INTERESTS AND REVIEWING THE PERFORMANCE OF THE CABLE OPERATOR (COMCAST OF POTOMAC, LLC) PURSUANT TO 47 U.S.C. § 546

WHEREAS, Comcast of Potomac, LLC ("Comcast"), a Delaware limited liability company, currently holds a Certificate of Public Convenience and Necessity for Cable Television issued by the County Board of Arlington County, Virginia ("County Board") effective July 1, 1998 (the "Certificate"); and

WHEREAS, the Certificate expires on June 30, 2013; and

WHEREAS, by letter dated October 22, 2010, Comcast has submitted to the County a written renewal notice, as permitted by 47 U.S.C. § 546, formally requesting that the Certificate be renewed; and

WHEREAS, 47 U.S.C § 546 provides that, not later than six months after the submission of such a request, a franchising authority must commence a proceeding for the purpose of identifying future cable-related community needs and interests, and reviewing the performance of the cable operator under the franchise; and

WHEREAS, pursuant to Virginia Code Section 15.2-2108.20 and Arlington County Code, Chapter 41.2, the County Board is the franchising authority for Arlington County; and

WHEREAS, the County Board wishes to commence the proceeding required by 47 U.S.C. § 546.

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. A proceeding for the purpose of identifying future cable-related community needs and interests and reviewing the performance of the cable operator under the Certificate is hereby commenced.

Section 2. The County Manager, or her designee, is authorized to take the steps necessary to conduct such a proceeding in accordance with applicable law.

This Resolution shall be effective immediately upon adoption.

[Board Report #28](#)

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29. MINUTES

On the consent agenda vote, after a duly advertised public hearing, the Board approved the minutes for the following meetings:

January 21, 2006	Regular Meeting (revised minutes)
January 16, 2009	Special Meeting
May 12, 2009	Walking Town Meeting in the Fairlington Civic Association Area
June 23, 2009	Walking Town Meeting in the Donaldson Run Civic Association Area
September 17, 2009	Walking Town Meeting in the Lyon Park Civic Association Area
December 7, 2010	Worksession with Long Bridge Park Design Review Commission
January 6, 2011	Special Meeting
January 20, 2011	Worksession with the County Manager
February 12, 2011	Regular Meeting
February 15, 2011	Recessed Meeting
March 25, 2010	Tax Rate Public Hearing
April 16, 2010	Budget Worksession
April 20, 2010	Budget Worksession
September 9, 2010	Special Meeting for Closed Meeting

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REGULAR HEARING ITEMS

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30. PROPOSED REVISIONS TO ARLINGTON'S GOALS AND TARGETS FOR AFFORDABLE HOUSING

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 adopted the revised Arlington goals and targets for affordable housing (Attachment 1 of the staff report) to guide the County's housing programs for FY 2011 – 2015, as amended.

MARY HYNES, Member made a friendly amendment, which was seconded by CHRISTOPHER ZIMMERMAN, Chairman 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, to amend Target 6A in the revised Arlington goals and targets for affordable housing.

J. WALTER TEJADA, Member made a friendly amendment, which was seconded by CHRISTOPHER ZIMMERMAN, Member and carried by a vote of 3 to 2, the voting recorded as follows: CHRISTOPHER ZIMMERMAN, Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, J. WALTER TEJADA, Member - Aye, MARY HYNES, Vice Chairman - No, JAY FISETTE, Member - No, to amend Goal 10 to add Target 10B in the revised Arlington goals and targets for affordable housing.

[Clerk's note: as set forth in the document entitled "Addendum 3-12-11-N-Affordable Housing" attached for the public record to these minutes.]

[Board Report #30](#)

[Addendum 3-12-11-N-Affordable Housing](#)

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31. EAST FALLS CHURCH: REQUEST TO ADVERTISE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE COUNTY BOARD ON THE FOLLOWING:

- A. An ordinance to adopt the East Falls Church Area Plan (See Attachment 8 of the staff report);
- B. Amendments to the General Land Use Plan (GLUP) (See Attachments 2 and 3 of the staff report); and
- C. Amendments to the Master Transportation Plan (MTP) Map and the Bicycle Element of the MTP (See Attachment 4 of the staff report).

Following a duly advertised public hearing at which there were speakers, on a motion by BARBARA A. FAVOLA, Member, 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 took the following actions:

- 1. Authorized advertisement of public hearings by the Planning Commission and County Board on April 4, 2011 and April 16, 2011, respectively, on an ordinance to adopt the East Falls Church Area Plan; and
- 2. Adopted the attached resolution [Attachment 1] authorizing advertisement of public hearings by the Planning Commission and County Board on April 4, 2011 and April 16, 2011, respectively, on the following: [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-O-East Falls Church Area Plan" attached for the public record to

these minutes.]

- a) Amendments to the General Land Use Plan (GLUP); and
 - b) Amendments to the Master Transportation Plan (MTP) Map and the Bicycle Element of the MTP.
3. Provided direction to the Manager to make the presentation in to the Board in April more extensive and robust.

[Board Report #31-Attachment \(Draft East Falls Church\)](#)

[Board Report #31-Supplemental](#)

[Addendum 3-12-11-O-East Falls Church Area Plan](#)

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ADDITIONAL ITEMS

ADJOURNMENT

Without objection, at 1:20 p.m., the Board recessed until the March 15, 2011 Recessed Meeting.

CHRISTOPHER ZIMMERMAN, Chairman

ATTEST:

HOPE L. HALLECK, Clerk
Approved: April 16, 2011