

A Recessed Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Tuesday, June 15, 2010 at 3:00 p.m.

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

ALSO PRESENT: MICHAEL B. BROWN, County Manager  
STEPHEN MacISAAC, County Attorney  
HOPE L. HALLECK, Clerk

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**COUNTY BOARD RECESSED MEETING**

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**I. COUNTY BOARD REPORTS**

The Chairman presented the 2010 Long-Term Care Residences Employee Recognition Awards to honor workers who provide care in our long-term care residences on a day-to-day basis, 365 days a year. Joan Richardson, Vice-Chair of the Commission on Arlington Commission on Long-Term Care Residences assisted the Chairman in handing out the awards.

The Chairman announced that Arlington County has been awarded two Achievement Awards by the National Association of Counties. The awards are for the 'Quincy Park Interpretive Recycling Center' and 'Enhanced Residential Curbside Recycling'. These awards recognize our County's "hard work to promote quality, efficient, and responsive management and administration". More information may be found at [www.naco.org](http://www.naco.org).

Chairman Fisette provided an update on BikeArlington. He announced the popular upcoming Safe Cycling classes, including Confident City Cycling 2 (advanced), Saturday, July 17, 10-2pm at Central Library, and Confident City Cycling 1 (intermediate), Wednesday, July 21, 6:30pm – 8:30pm at Central Library. For more information, see [www.BikeArlington.com](http://www.BikeArlington.com).

Chairman Fisette announced that a new name has been chosen for the new bike-sharing program Arlington County is launching with the District of Columbia. "Capital Bikeshare" has been selected as the name for the new bike-sharing program. Capital Bikeshare launches later this year with about 1,100 bikes at 114 stations in the District and Arlington – the largest of its kind in the U.S.

The Chairman showed a video, which can be viewed at [www.youtube.com/arlingtoncounty](http://www.youtube.com/arlingtoncounty), showing another "Pike 200 Moment" in celebration of the 200<sup>th</sup> anniversary of Columbia Pike. There is a lot of wonderful history along Columbia Pike and a lot to celebrate.

Chairman Fisette stated that last weekend was the second largest bike weekend in the US: the Air Force Cycling Classic's Clarendon Cup and the Crystal Ride. He also announced several upcoming events, including the Columbia Pike Blues Fest on June 19, Courthouse Farmers Market 30th anniversary on June 19, and the Walking Town Meeting on June 23 in North Rosslyn neighborhood.

Board Member Mary Hynes discussed the Partnership for Children Youth Families and the READY Coalition and Asset Minute Public Service Announcements (PSA's). The READY Coalition stands for: Reduce or Eliminate Alcohol and Drug Use by Youth. In 2009, the READY Coalition received a 5-year Drug Free Community Grant from US Department of Health and Human Services for \$125,000 per year to build a lasting infrastructure to combat youth alcohol and drug use in the community. With these funds, the coalition hired a coordinator, Kate McCauley, and created, with the School System, 10 short PSA's. The Partnership

has been working with the school system to create the PSA's to help community members understand what they can do to help build assets. Barbara Gomez, Chair of the Partnership for Youth and Families presented more on the program, introduced Kate McCauley, the Coordinator of READY Coalition, and Mary Ann Moran, Management Specialist with the Department of Human Services and showed the PSA's.

Board Member Walter Tejada announced the on-going success and national recognition of the Arlington Community Volunteer Network, formerly known as Community Role Models, an active social network of young adults dedicated to making a positive difference in Arlington through volunteering, building networks, socializing and developing future leaders. He introduced the officers of the Community Volunteer Network, who presented the Board with an overview. For more information, please see [www.arlingtonva.us/cvn](http://www.arlingtonva.us/cvn), email [cvn.admin@gmail.com](mailto:cvn.admin@gmail.com), or call (703) 228-1197.

Ms. Favola noted that Arlington was listed as the Top City to live in, in Parenting Magazine, partially due to public schools and public safety.

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**II. APPOINTMENTS**  
**APPOINTMENT OF DEPUTY ANIMAL CONTROL OFFICERS**

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

**Arlington Partnership for Children Youth and Families**

**Appoint** Anita Shankar

**Commission for the Arts**

**Reappoint** John Seal and designate as Chair

**Reappoint** Monique O'Grady

**Reappoint** Terri Prell

**Reappoint** Kim Ward

**Commission on the Status of Women**

**Reappoint** Samantha Lynn Sewell and designate as Chair

**Community Development Citizens Advisory Committee**

**Reappoint** Hector Contreras as Tenant-Landlord Commission Representative. Term to expire February 2012

**Reappoint** Pam Holcombe as Business Interests Representative. Term to expire June 2011

**Reappoint** Dawn Williard as Minority/Newcomer Interests Representative. Term to expire June 2011

**Reappoint** Van Newstrom as Community Services Board Representative. Term to expire September 2011

**Reappoint** Tom Fonseca as Alternate to represent the Commission on Aging. Term to expire February 2012

**Community Housing Finance Corporation**

**Appoint** Alice L. Barrett

**Appoint** Jason Powell

**Appoint** Jason Friess

**Equal Employment Opportunity Advisory Commission**

**Appoint** Joel Port  
**Reappoint** Charles McCullough  
**Reappoint** Pauline Ellison

**Economic Development Commission**

**Appoint** Sally Duran  
**Appoint** Pamela Gillen  
**Appoint** Robert Bushkoff

**Fiscal Affairs Advisory Commission**

**Reappoint** Frank Emerson  
**Reappoint** Elizabeth Ertel  
**Reappoint** Heather Jones  
**Reappoint** Susan Robinson as Chair

**Information Technology Advisory Commission**

**Reappoint** Christine Robinson

**Workforce Investment Board**

**Appoint** Ann Randazzo

**Deputy Animal Control Officers**

**Appoint** Jennifer Rinick  
**Appoint** Julian Carter

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**III. REGIONAL REPORTS**

Mr. Tejada announced that, through his work on the Metropolitan Washington Council of Governments (COG), and with the Greater Washington Board of Trade, the Joint Washington Metropolitan Area Transit Authority (WMATA) Governance Review Task Force has been created. The mission of the Task Force is, partially, to encourage and assist WMATA Board of Directors and its local, state and federal funding partners in undertaking a comprehensive review of the agency's governance. Mr. Tejada announced a public forum to take place on July 1, 2010 at the COG Headquarters. Mr. Tejada will continue to provide updates as this Task Force continues its work.

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**IV. COUNTY MANAGER REPORT**

The County Manager introduced Police Chief Doug Scott, who provided an overview of how enforcement and public education for the photo red light enforcement program at four County intersections will work. The warning period will begin on midnight June 21 and will proceed until July 20, 2010. The Police Department will provide quarterly reports to the Board and County Manager on the program's progress.

Mr. Brown provided a status update of work on Columbia Pike, an important transportation and historic corridor. He provided an update on two areas: Land Use and Housing Study. On a motion by CHRISTOPHER ZIMMERMAN, Vice Chairman, seconded by MARY HYNES, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA,

Member - Aye, the Board approved the Columbia Pike Land Use/Housing Study Plenary Group/Working Group Charge as follows:

Plenary Group Composition and Charge (includes refinements to Working Group Charge)

The Plenary Group is an advisory committee established by the County Manager to provide neighborhood, property owner, and business perspectives on matters regarding the Columbia Pike Land Use & Housing Study initiative.

Specifically, Plenary Group members will:

- Provide leadership and input on the broad and localized perspectives on the proposed study, new vision, recommendations, and implementation tools;
- Assist Working Group through a series of periodic meetings by providing input on several major milestones of this effort, including:
  - The scope of work of the study and identification of issues and study goals;
  - Review and input on the economic analysis;
  - Review and input on the vision and preferred form of development along the Pike’s residential areas;
  - Review of draft/final policy document/plan; and
  - Review and input on the implementation tools;
- Assist Working Group in the review of any new policies for consistency/compatibility with the existing CPI Plan and Form Based Code;
- Act as liaisons to keep neighborhoods informed of ongoing discussions and to seek feedback to share with the full Plenary Group; and

In addition, identified members of the Plenary Group will serve on a **Working Group**. In Phase One of the process, the Working Group:

- meets with staff on a regular basis (schedule to be determined; anticipated bi-weekly) to keep process moving forward;
- acts as a sounding board for staff in identifying issues and recommendations; and
- assists staff in preparation for Plenary Group meetings and Community Forums, including framing discussion topics

For Phase Two, the Working Group’s Charge will be as follows:

- In order to facilitate the next stage of the study, the Working Group (staff and identified community representatives) will act as a group to formulate preferences and/or working recommendations that will be presented to the Plenary Group and the larger community for feedback at key milestones through the process. When needed, additional input from the County Manager or the County Board will be sought.
- The Working Group membership is comprised of identified community and commission representatives and now also includes County staff and an At-Large member. The Working Group shall consist of the following representatives:
  - Planning Commission Representative (1) The Working Group will be chaired by the Planning Commission representative who will assist staff with the overall process and facilitation of Working Group meetings.
  - Housing Commission Representative (1)
  - Columbia Pike Civic Association Representative (1)
  - CPRO Representative (1)
  - Major Developer (1)

- At-Large Representative (1 or 2)
- Planning & Housing Staff (5); additional staff may attend as needed
- Through this process, a comprehensive plan will be developed for the residential areas along the Pike in a manner consistent with and that builds upon the existing vision and framework set forth in the CPI Plan; however because the supply of affordable housing is of critical importance to the County Board (as set forth in the County Board Housing Study Resolution) it is an element of the study that requires particular emphasis and analysis.
- The Working Group will continue meeting, at a regular schedule, and will bring in additional staff, Consultants, and community resources when necessary.
- Initially, the Working Group will endeavor to complete the following tasks that will eventually feed into work that will be undertaken by Consultants:
  - The Working Group has identified a preliminary list of critical questions that should be answered to direct the process and will develop a set of working recommendations, including housing goals, which would be used to help organize subsequent economic and form analyses.
  - The Working Group will assess the sites within the study area and make preliminary recommendations on which of them should be studied by consultants.
- To complete the study, the Working Group recommends expanding consultant services to include professionals with urban design/planning and affordable housing tools expertise, in addition to the economic feasibility consultants already included in the original scope. Urban design professionals will assist with the site analysis, visioning, the development of a concept plans, and conducting public meetings.
- The Working Group will endeavor to complete milestones in a timely manner and reach completion of the planning process by early calendar year 2012:
  - Visioning & Economic & Form Modeling: Fall – Winter 2010-2011
  - Concept Plans: Spring 2011
  - Draft Plan, Policies and Preliminary Implementation Tools: Summer – Winter 2011-2012

**Composition:**

The full Plenary Group, at a minimum, shall consist of one representative, preferably Civic Association Presidents, from each of the following groups:

- Columbia Pike Neighborhoods, including:
  - Alcova Heights
  - Arlington Heights
  - Arlington View
  - Barcroft
  - Claremont
  - Columbia Forest
  - Columbia Heights
  - Columbia Heights West
  - Douglas Park
  - Forest Glen
  - Foxcroft Heights
  - Nauck
  - Penrose

- Columbia Pike Revitalization Organization (CPRO)
- Planning Commission
- Housing Commission
- HALRB
- Transportation Commission
- Parks & Recreation Commission
- Major Property Owners (2)
- Major Developer (1-2)
- BRAVO (1)
- Alliance for Housing Solutions (1)

**Resources:**

In addition to preparing materials for review and discussion with the Plenary and Working Groups, staff will utilize email and the County’s website to disseminate information to the groups and the broader community.

**Meetings:**

The CPI Coordinator will collaborate to establish a regular meeting schedule.

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

On a motion by JAY FISETTE, Chairman, seconded by CHRISTOPHER ZIMMERMAN, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HUGHES HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board met in a closed meeting from 4:26 p.m. to 6:33 p.m., as authorized by §§2.2-3711.A.3, 7 and 29 of the Virginia Code, for the following purposes:

Discussion of two matters involving the acquisition of real property for public purposes, and one matter involving the disposition of publicly held real property, where discussion in public would adversely affect the County’s negotiating position; and

Consultation with the County Attorney concerning the terms of an agreement for funding WMATA’s capital improvements; and

Consultation with the County Attorney concerning Case Number 1:09-cv-01570 now pending in the United States District Court for the District of Columbia.

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

**Member & Vote**

- Mr. Fisetette - Aye
- Mr. Zimmerman - Aye
- Ms. Favola - Aye
- Ms. Hynes - 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.**

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**CONSENT ITEMS (ITEMS REMOVED FROM THE CONSENT AGENDA SATURDAY, JUNE 12, 2010)**

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**18. APPROVAL OF A THIRD AMENDMENT TO DEED OF LEASE FOR THE ARTISPHERE TO ADD AN ADDITIONAL 570 SQUARE FEET OF SPACE FOR DRESSING ROOM AND STORAGE SPACE PURPOSES (RPC # 16039002).**

After a duly advertised public hearing at which there were speakers, on a motion by J. WALTER TEJADA, seconded by BARBARA A. FAVOLA and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, , the board took the following actions:

1. Approved the Third Amendment to Deed of Lease between 1101 Wilson Owner, LLC and the County Board of Arlington County, Virginia; and
2. Authorized the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services, to execute, on behalf of the County Board, the Third Amendment to Deed of Lease and all related documents, subject to approval as to form by the County Attorney.

[Board Report #18](#)

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**21. FOOD AND DRUG ADMINISTRATION 2009 MODEL FOOD CODE,**

After a duly advertised public hearing at which there were no speakers, on a motion by MARY HYNES, Member, seconded by BARBARA A. FAVOLA, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board adopted the proposed proposed amendments to Chapter 9.2 of the Arlington County Code to incorporate the United States Food and Drug Administration Public Health Service 2009 Food Code. [Clerk’s note: as set forth in the document entitled “Addendum 6-15-10-A – Chapter 9.2” attached for the public record to these minutes.]

[Board Report #21](#)

[Addendum 6-15-10-A – Chapter 9.2](#)

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**22. APPROVE THE AWARD OF A CONTRACT TO AMERICAN CONTRACTING & ENVIRONMENTAL SERVICES, INC. FOR THE CONSTRUCTION OF THE LEE WATER BOOSTER PUMPING STATION PROJECT, CONTRACT NO. 172-10.**

After a duly advertised public hearing at which there were speakers, on a motion by CHRISTOPHER ZIMMERMAN, Vice Chairman, seconded by MARY HYNES, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board took the following actions:

1. Approved the award of Contract No.172-10 to American Contracting & Environmental Services, Inc. for the construction of the Lee water booster pumping station project in an amount of \$ 289,900.00; authorized an allocation of \$ 29,000.00 as a contingency for change orders and increased quantities, and \$ 14,500.00 in stipulated price items for a total authorization of \$ 333,400.00.
2. Authorized the Purchasing Agent to execute the contract documents, subject to review by the County Attorney.

[Board Report #22](#)

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**30. AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT AND REFUNDING BONDS.**

After a duly advertised public hearing at which there were speakers, on a motion by MARY HYNES, Member and seconded by J. WALTER TEJADA, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board adopted the resolution authorizing the sale of General Obligation Public Improvement and Refunding Bonds in an amount not to exceed \$223.5 (rounded numbers) million. [Clerk’s note: as set forth in the document entitled “Addendum 6-15-10-B – GO Bonds Resolution” attached for the public record to these minutes.]

[Board Report #30](#)

[Addendum 6-15-10-B – GO Bonds Resolution](#)

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

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**39. REQUEST TO ADVERTISE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD ON JUNE 28, 2010, AND JULY 10, 2010, RESPECTIVELY, TO CONSIDER THE ADOPTION OF THE EAST FALLS CHURCH AREA PLAN.**

After a duly advertised public hearing at which there were speakers, on a motion by MARY HYNES, Member, seconded by BARBARA A. FAVOLA, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board voted to authorize the advertisement of public hearings by the Planning Commission on June 28, 2010, and the County Board on July 10, 2010, to consider adoption of the East Falls Church Area Plan.

[Board Report #39](#)

[Board Report #39-Attachment](#)

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**40. [1900 WILSON BOULEVARD](#)**

After a duly advertised public hearing at which there were speakers, on a motion by BARBARA A. FAVOLA, Member, seconded by MARY HYNES, Member, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - No, the Board took the following actions:

- A. Adopted the following resolution to approve the General Land Use Plan Amendment from "Service Commercial" (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) to "Medium" Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard and North Rhodes Street.

**GENERAL LAND USE PLAN RESOLUTION**

**WHEREAS**, the County Board of Arlington County has been presented with proposed amendments to the General Land Use Plan ("GLUP"), a part of the County's Comprehensive Plan, to change a designation from "Service Commercial" (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) to "Medium" Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 1900 and 1916 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard and North Rhodes Streets and as shown on the attached map entitled GP-319-10-1 ("Property"); and

**WHEREAS**, the subject site has been studied as part of the Rosslyn to Courthouse Urban Design Study, and therefore no additional planning study is required pursuant to the County Board "Policy Statement Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts" adopted by the County Board in June of 2008; and

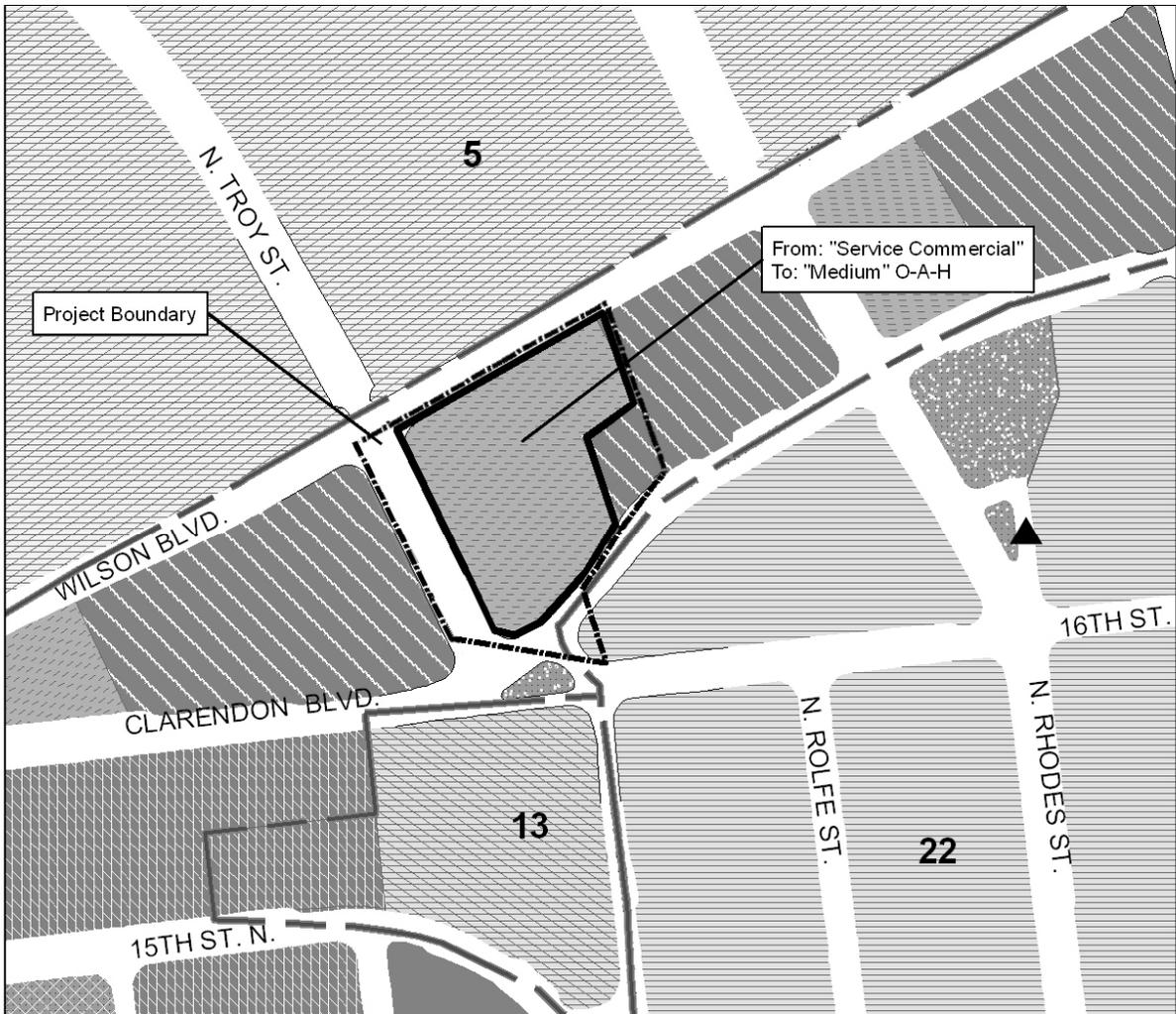
**WHEREAS**, the County Manager has recommended that the proposed amendment be approved; and

**WHEREAS**, the Planning Commission has recommended that the proposed amendment be approved; and

**WHEREAS**, the County Board of Arlington County held a duly advertised public hearing on the proposed amendments to the GLUP on June 12, 2010; and

**WHEREAS**, the County Board of Arlington County has considered the foregoing recommendations and the purposes of the GLUP and the Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance and the Code of Virginia.

**NOW, THEREFORE, be it resolved that**, based on the aforementioned considerations, deliberations and all public comments, the County Board of Arlington County finds that the proposed amendments to the GLUP should be, and hereby are, approved, designating the Property as “Medium” Office-Apartment-Hotel (Office up to 2.5 FAR; Apartment up to 115 units/acre; Hotel up to 180 units/acre).



**Recommendation: Approve**  
**General Land Use Plan Amendment**

**GP-319-10-1**

<p><b>Legend</b></p> <p><b>Land Use Category</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li> Low-Medium</li> <li> Medium</li> <li> High-Medium</li> <li> High</li> </ul>				<p><b>Commercial and Industrial</b></p> <ul style="list-style-type: none"> <li> Service Commercial</li> <li> General Commercial</li> </ul> <p><b>Office-Apartment-Hotel</b></p> <ul style="list-style-type: none"> <li> Medium</li> <li> High</li> </ul>		<p><b>Mixed Use</b></p> <ul style="list-style-type: none"> <li> High-Medium</li> </ul>		<p><b>Public and Semi-Public</b></p> <ul style="list-style-type: none"> <li> Public</li> <li> Government and Community Facilities</li> <li> Open Space</li> </ul>	
<p><b>Notes:</b></p> <p>5. This area was designated a "Coordinated Preservation and Redevelopment District" on 4/23/77.</p> <p>13. These areas were designated a "Special Affordable Housing Protection District";                  The Odyssey on 11/20/01;</p> <p>22. This area was designated the "Fort Myer Heights North Special District" on 4/16/06.</p>						<p>0 100 200 Feet</p>			
				<p><b>ARLINGTON</b>                  VIRGINIA</p> <p>Map prepared by Arlington County                  GIS Mapping Center                  This is not a legal document.                  Map © 2009 Arlington County, VA                  Printed: April 2009</p>					

- B. Adopted the following resolution to approve the rezoning request from "C-2" Service Commercial - Community Business Districts and "RA8-18" Apartment Dwelling Districts to C-O-2.5" Commercial Office Building, Hotel and Apartments Districts; premises known as 1900 Wilson Boulevard.

### **REZONING RESOLUTION**

**WHEREAS**, the County Board of Arlington County (“County Board”) finds that ZOM 1900 Wilson, L.P. has requested a rezoning FROM “C-2” Service Commercial – Community Business Districts and “RA8-18” Apartment Dwelling Districts TO “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts of property located at 1900 Wilson Boulevard (RPC # 17-011-006, -007, -008, -017, -018) (“Property”); and

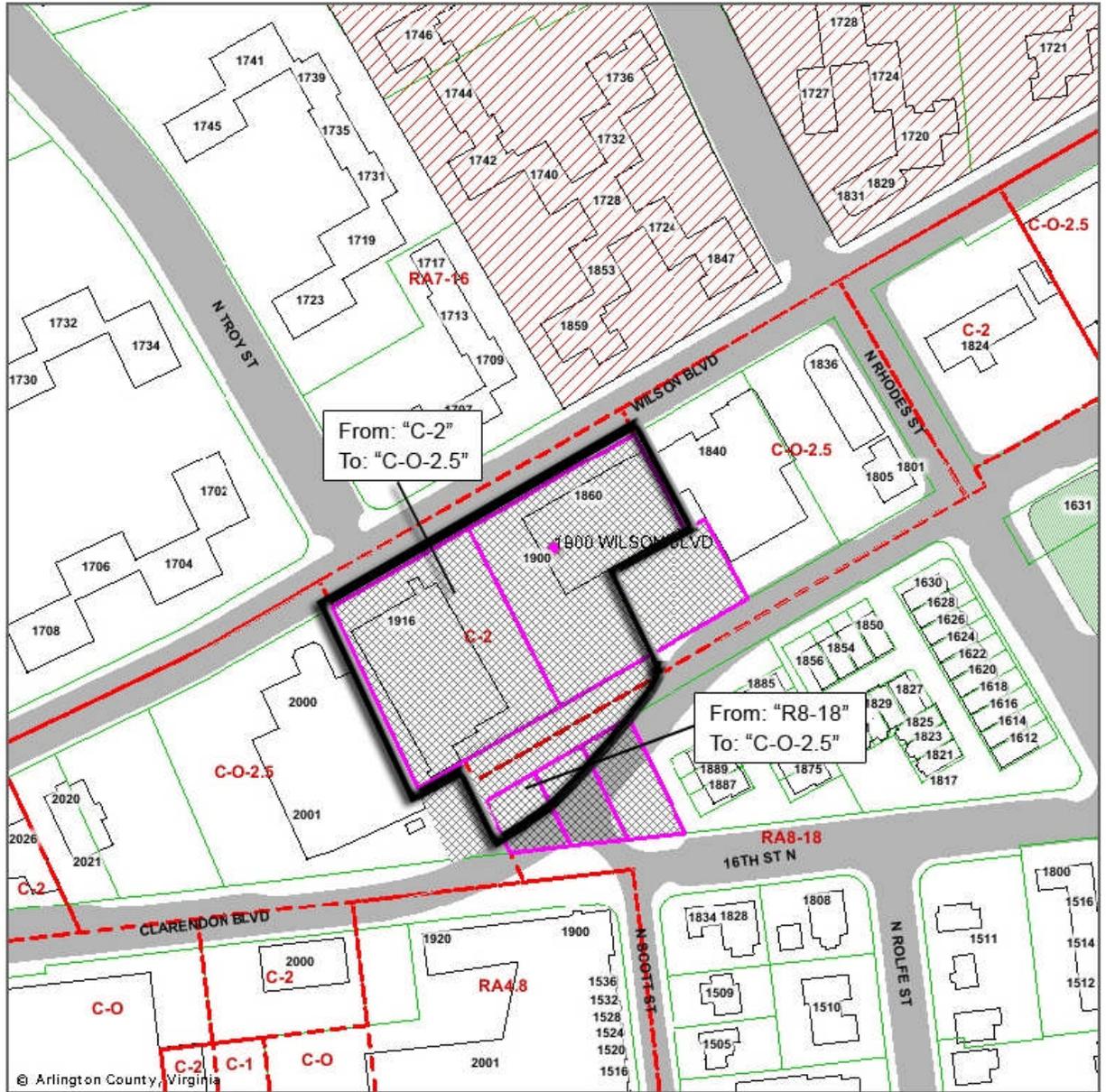
**WHEREAS**, the County Board finds that the rezoning to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts will be consistent with the General Land Use Plan Designation for the Property; and

**WHEREAS**, the County Board finds that the rezoning to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts will achieve goals and objectives set forth in the Courthouse Metro Station Area Land Use and Zoning guidelines; and

**WHEREAS**, the County Board finds that the rezoning to “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts is required by public necessity, convenience, general welfare, and good zoning practice; and

**WHEREAS**, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning on June 12, 2010.

**NOW THEREFORE, be it resolved**, that the Property located at 1900 Wilson Boulevard (RPC # 17-011-006, -007, -008, -017, -018) is hereby rezoned FROM “C-2” Service Commercial – Community Business Districts and “RA8-18” Apartment Dwelling Units TO “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts, as shown on the attached map (Z-2547-09-1).



SP#411  
 1900 and 1916 Wilson Boulevard  
 RPC: 17-001-006, -007, -008, -017, -018, and -019

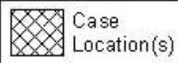
 Portions of site impacted by rezoning to "C-O-2.5"

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development



Not To Scale



Case Location(s)

Planning Division

C. Adopted the following ordinance:

BE IT ORDAINED that, pursuant to application SP #411 on file in the Office of the Zoning Administrator to develop up to 198 residential units and up to 24,657 square feet commercial with modifications to zoning ordinance requirements for bonus density for LEED for the parcel of real property known as 1900 Wilson Boulevard and 1916 Wilson Boulevard located at 16<sup>th</sup> Street North, 17<sup>th</sup> Street North, 1860, 1900 and 1916 Wilson Boulevard (RPC #17-011-006, -007, -008, -017, -018, -019, and portions of 17-011-009, and -019) subject to the conditions of the staff report. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-C – SP #411" attached for the public record to these minutes.]

[Board Report #40 A-C Part 1](#)

[Board Report #40 A-C Part 2](#)

[Board Report #40 A-C Supplemental](#)

[Addendum 6-15-10-C – SP #411](#)

After a duly advertised public hearing at which there were speakers, on a motion by BARBARA A. FAVOLA, seconded by MARY HYNES, Member and carried by a vote of 4 to 1, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - No, the Board:

- D. ENACTED AN ORDINANCE TO VACATE A PORTION OF 17TH STREET NORTH, BEGINNING AT THE EASTERN BOUNDARY OF LOT 25B, WASHINGTON VIEW AND RUNNING EAST BETWEEN THE SOUTHERN BOUNDARY OF PART OF LOT 14, PART OF LOT 13, PART OF LOT 12, PART OF LOT 11 AND PART OF LOT 10, WASHINGTON VIEW AND THE NORTHERN BOUNDARY OF LOT 26, LOT 27, AND A PORTION OF LOT 28, WASHINGTON VIEW, ADJACENT TO AND BETWEEN RPC NOS. 17011006, 17011007, 17011008, 17011009, 17011017, 17011018 AND 17011019, WITH CONDITIONS. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-D – Vacations" attached for the public record to these minutes.]
- E. ENACTED AN ORDINANCE TO VACATE A PORTION OF A 10 FOOT SANITARY SEWER EASEMENT RUNNING SOUTH TO NORTH ACROSS THE NORTHWEST CORNER OF LOT 26, WASHINGTON VIEW, RPC NO. 17011008, WITH CONDITIONS. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-D – Vacations" attached for the public record to these minutes.]

The Board provided direction to the Manager to which there was unanimous consent that if the applicant chooses to make a cash contribution to the AHIF fund that the Manager designate the funds targeted to affordable housing within the Rosslyn to Courthouse area with the interest in creating new housing.

[Board Report #40 D-E](#)

[Addendum 6-15-10-D – Vacations](#)

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**41. ADOPTION OF FY 2011 - 2016 CAPITAL IMPROVEMENT PROGRAM (THE PUBLIC HEARING ON THIS ITEM HAS CONCLUDED).**

On a motion by MARY HYNES, Member, seconded by CHRISTOPHER ZIMMERMAN, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board adopted the Fiscal Year 2011 – 2016 Capital Improvement Program (CIP), incorporating Attachments A-1 and A-2, as well as any pertinent CIP information provided to the Board prior to adoption on June 15, 2010, and direct staff to include in the Board adopted published CIP any pertinent CIP information as well, staff consider as direction from the Board items number 1-8 in the Board Report on pages 2-5, as follows:

1. Include Arlington Public Schools total of \$165.5 million from their adopted FY 2011 - 2016 CIP. The Superintendent's Proposed CIP was presented after the County Manager's Proposed CIP therefore Schools totals were not previously included. This amount reflects \$102.9 million in the 2010 referenda and includes Wakefield as requested by the School Board and endorsed by the County Board.
2. Reduce the County's 2012 referenda from \$116.102 million to \$106.527 million by deferring \$8.575 million of projects to the 2014 referenda and cutting \$1.0 million of projects from the CIP.
  - a. Defer the construction costs of Tyrol Hill Park from the 2012 referenda to the 2014 referenda in the amount of \$1.4 million. The design budget remains in the 2012 referenda and is for the final phase of the park. Deferring the construction funding only delays the completion date by approximately one year, however, does not functionally impact the park, as the other two phases have been designed and built as stand-alone improvements.
  - b. Defer the reconstruction on Old Jefferson Davis Highway through the interchange with Boundary Channel Drive from the 2012 referenda to the 2014 referenda in the amount of \$6.0 million. This still allows \$2.0 million of funding for design to be authorized in 2012. This timeframe will allow for adequate design of curb, gutter, sidewalk, street trees, streetlights, bike lanes and on-street parking and provide safe and attractive environment for all modes of transportation as well as needed coordination with Federal Highway Administration (FHWA) and Virginia Department of Transportation (VDOT).
  - c. Reduce Courthouse Square planning/design in the 2012 referenda from \$2.5 million to \$2.0 million. The lease for Courthouse Plaza and Court Square West expires in October 2018. This funding is for the initial design concepts of lease versus purchase and will help frame the needs for the next level of design studies planned under the 2014 referenda.
  - d. Reduce Land Acquisition in the planning years by \$0.5 million to \$4.5 million in the 2012 referenda. As the next CIP cycle is developed, funding levels for land acquisition will be revisited.

- e. Defer \$1.175 million of the fiber optic communications project costs from the 2012 referenda to the 2014 referenda. The will not impact project timing as existing balances are available to cash flow the project.
3. Increase PAYG by \$8.78 million funded by \$1.0 million of on-going sources from an increase in the motor vehicle license fee, \$0.13 million of on-going sources from youth sports assessments and \$2.0 million of one-time revenue from real estate tax rate increase.
    - a. \$1.0 million is for bicycle and pedestrian safety projects in the Department of Environmental Services (DES).
    - b. \$0.13 million is for the upkeep and/or replacement of athletic fields in the Parks and Recreation and Community Resources (PRCR). A portion of the youth sports assessment could be used for scholarships for youth sports. This would require County Board action to transfer the appropriate amount from PAYG to the General Fund.
    - c. \$2.0 million are one-time funds to be used for maintenance capital projects and a balance held for contingency needs as emergencies arise:
      - \$835 K - Gunston synthetic field replacement
      - \$500 K - Detention Facility roof replacement
      - \$500 K - Capital maintenance implementation planning / facilities master planning
      - \$165 K - Capital Contingent
  4. Allocate land acquisition into separate categories for Parks & Open Space and Facilities Infrastructure & Non-Parks.
    - a. The category of Parks Land Acquisition and Open Space has been allocated \$2.0 million, \$3.0 million and \$5.0 million for the 2010 referenda, 2012 referenda and 2014 referenda, respectively.
    - b. The land acquisition for non-parks is included in the category of Facilities Infrastructure. The total allocation in this category is \$6.39 million, \$6.0 million and \$8.472 million for the 2010 referenda, 2012 referenda and 2014 referenda, respectively.
  5. Increase PAYG for Stormwater Management Fund by \$9.9 million for the CIP period from an increase to the sanitary district tax rate from \$0.01 to \$0.013 per one hundred dollars of assessed valuation.
    - a. This budget increase covers the transfer of 10.0 FTEs along with associated personnel and operating costs of \$1.35 million from the General Fund to the Stormwater Management Fund.
    - b. The balance of \$0.3 million is allocated to capital projects which could be used for infrastructure projects related to the Neighborhood Conservation program.
  6. Present for Board action by October a plan for the financing and implementation of infrastructure improvements needed for the Crystal City Development Program. This would include an implementation plan for the streetcar line connecting Pentagon City Metro station through

Crystal City to Potomac Avenue near Four Mile Run, consistent with the alignment approved by the Board in 2008, with required preliminary street work beginning in FY 2011 - 2013. The financing plan will include near-term actions to establish a tax increment financing mechanism. For the first time, the proposed CIP includes an infrastructure project plan and a preliminary finance plan for reinvestment in Crystal City in light of the impact of BRAC and the potential for an additional 15 million in square footage to be added to the Crystal City area over the next 50 years. The immediate goal of the plan is to provide placeholder estimates of capital project costs over the upcoming six years, and as importantly, a secure, near-term funding plan that will allow this work to proceed as quickly as possible. The finance plan relies on a variety of sources, including commercial real estate tax and state aid in the near-term, and general obligation bonds and tax increment financing in the latter years. Staff recommends taking near-term action on initial steps to establish a tax increment district (suggested steps and timeframe listed below) so that the County has time to see how redevelopment occurs and related tax increment revenues:

- Fall 2010 - Staff recommendation on boundaries of tax increment district and percentage of tax increment appreciation to be dedicated to Crystal City improvements
- In 2011 - 2013, street construction underway
- 2011 - 2014 - Tracking of district performance and redevelopment efforts 2014 and beyond - Begin utilization of tax increment revenues on pay-as-you basis through 2016 with potential for leveraging thereafter

7. The NC program, at times, overlaps with other maintenance capital and infrastructure programs such as storm sewer/drainage improvements and street reconstruction. The Proposed CIP reflects \$9.0 million of funding per referendum. Acknowledging that the NC program helps to fund other related improvements, it is recommended that an additional \$1.6 million be allocated to the NC program, bringing the total to \$10.6 million over the FY 2011 - 2012 period, by:
  - a. allocating \$0.5 million annually (\$1.0 million over two years) from the paving program to the NC program for each FY 2011 and FY 2012.
  - b. allocating \$0.3 million annually (\$0.6 million over two years) from the Stormwater Management Fund to the NC program for each FY 2011 and FY 2012.

In addition, working with NCAC leadership, staff will evaluate and recommend changes in scope and criteria for the NC program in light of the inter-relationships between various County infrastructure programs (paving, streetlights, parks, stormwater). This evaluation will be completed prior to publication of the next proposed CIP.

8. Maintenance Capital Implementation Plan - Develop implementation plans that address capital maintenance needs of parks and facilities:

- a. Develop outline of preliminary standards for initial Board consideration that would guide community expectations for baseline amenities in parks and in facilities that would be presented at an October worksession.
- b. Build on condition assessments to create a project prioritization list and funding strategy.
- c. Identify organizational capacity (e.g. staff, contractor resources) necessary, if funds become available, to complete backlog and return to a standard replacement cycle for parks and facilities.
- d. Based on the results of the work discussed above, develop priority projects for parks and facilities maintenance capital to progress in time for the next CIP cycle, should other funding become available or the Long Bridge Aquatics Center be unable to move forward.

[Board Report #41](#)

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**42. BUCKINGHAM COMMONS VILLAGE 3**

After a duly advertised public hearing at which there were speakers, on a motion by CHRISTOPHER ZIMMERMAN, Vice Chairman, seconded by J. WALTER TEJADA, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board took the following actions:

1. Consent to the resubdivision of county owned real property as shown on the plat entitled "Plat Showing Buckingham Commons Village 3, Being the Resubdivision, Vacation and Rededication of Parts of Fifth Buckingham Community Incorporated, Deed Book 454, Page 285, Deed Book 512, Page 304, Arlington County, Virginia", dated May 14, 2010, and prepared by Bowman Consulting Group, Ltd. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-F – Buckingham Village 3 and Parts 2 and 3" attached for the public record to these minutes.]
2. Approve the Amendment and Restatement of the "Deed of Ground Lease Among The County Board of Arlington County, Virginia, a body politic, as Landlord, and Buckingham Village LLC, a Delaware limited liability company, as Tenant", dated March 3, 2009, effective March 19, 2009, into Two Separate Amended and Restated Ground Leases: (i) an Amended and Restated Deed of Ground Lease for Parcel A, Buckingham Commons Village 3, between the County Board of Arlington County, Virginia, as Landlord, and Buckingham Village Limited Partnership, or its Designee(s), as Tenant(s), including an Amendment to Amended and Restated Deed of Ground Lease (Parcel A) in Connection with the Proposed Leasehold Mortgage Financing for the Proposed Development; and (ii) an Amended and Restated Deed of Ground Lease for Parcel B, Buckingham Commons Village 3, between the County Board of Arlington County, Virginia, as Landlord, and Buckingham Village LLC, or its Designee(s), as Tenant(s), on County Owned Property Known as Buckingham Commons Village 3, Arlington, Virginia (RPC No. 20023002), subject to further modifications to such Deeds of Ground Lease that do not materially change the County's obligations or affect the County's interests as approved by the County Attorney. (Exhibits B, C and D) [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-F – Buckingham Village 3 and Parts 2 and 3" attached for the public record to these minutes.]

3. Approve the Declaration of Easements, Covenants and Restrictions among the County Board of Arlington County, Virginia, Buckingham Village Limited Partnership and Buckingham Village, LLC, on County Owned Property Known as Parcels A and B, Buckingham Commons Village 3, Arlington, Virginia (RPC No. 20023002), subject to further modifications to such Declaration that do not materially change the County's obligations or affect the County's interests as approved by the County Attorney. (Exhibit E). [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-F – Buckingham Village 3 and Parts 2 and 3" attached for the public record to these minutes.]
  
4. Authorize the Real Estate Bureau Chief, or His Designee, to Execute on Behalf of the County Board: (1) a Deed of Resubdivision, and All Related Plats and Documents Necessary for the Resubdivision, Subject to Approval as to Form by the County Attorney; (2) the Amended and Restated Deed of Ground Lease for Parcel A, Buckingham Commons Village 3, including the Amendment to Amended and Restated Deed of Ground Lease (Parcel A), and All Other Related Documents Necessary for the Leasehold Mortgages for the Proposed Development, including any Document(s) Necessary to Subordinate the County's Right to Purchase or Pay-Off the Leasehold Mortgage securing the Virginia Housing and Development Authority to the Right of the Construction Leasehold Mortgage Lender to Purchase or Payoff the VHDA Mortgage, Subject to Approval as to Form of all Documents by the County Attorney; (3) the Amended and Restated Deed of Ground Lease for Parcel B, Buckingham Commons Village 3, Subject to Approval as to Form by the County Attorney; and (4) a Declaration of Easements, Covenants and Restrictions on Parcels A and B, Buckingham Commons Village 3, Subject to Approval as to Form by the County Attorney. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-F – Buckingham Village 3 and Parts 2 and 3" attached for the public record to these minutes.]

[Board Report #42 A-D Part 1](#)

[Board Report #42 A-D Part 2](#)

[Board Report #42 A-D Part 3](#)

[Addendum 6-15-10-F – Buckingham Village 3](#)

[Addendum 6-15-10-F – Buckingham Village 3 Part 2](#)

[Addendum 6-15-10-F – Buckingham Village 3 Part 3](#)

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**31. APPROVAL OF A CAPITAL FUNDING AGREEMENT WITH THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (METRO).**

After a duly advertised public hearing at which there were no speakers, on a motion by CHRISTOPHER ZIMMERMAN, Vice Chairman and seconded by MARY HYNES, Member, and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISSETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman -

Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the County Board authorized the Chairman of the County Board to execute the Capital Funding Agreement with revisions as approved by the County Attorney. [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-G – WMATA Agreement" attached for the public record to these minutes.]

[Board Report #31](#)

[Board Report #31-Supplmental Part 1](#)

[Board Report #31-Supplmental Part 2](#)

[Addendum 6-15-10-G – WMATA Agreement](#)

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**APPROVAL OF AN AGREEMENT OF SALE BETWEEN KAMIZAKI, LLC, AS SELLER, AND THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, AS PURCHASER, FOR THE LAND AND THE IMPROVEMENTS LOCATED AT 3538 WILSON BOULEVARD, ARLINGTON, VIRGINIA (RPC #19016005).**

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

1. Approve the attached Agreement of Sale between Kamizaki, LLC and the County Board of Arlington County, Virginia, for the County Board's purchase of 3538 Wilson Boulevard, Arlington Virginia (RPC #19016005). [Clerk's note: as set forth in the document entitled "Addendum 6-15-10-H – Kamizaki Agreement" attached for the public record to these minutes.]; and
2. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute, on behalf of the County Board, the attached Agreement of Sale and all related documents necessary for the acquisition, subject to approval as to form of such documents by the County Attorney.
3. Appropriate \$1,450,000 plus related closing and other costs from the General Fund - Debt Service account (101.91151) to the General Capital Fund in the department of Parks and Recreation (313.80001).

[Board Report-Additional Item Kamizaki Agreement](#)

[Addendum 6-15-10-H – Kamizaki Agreement](#)

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**AUTHORIZATION TO MAKE A BONA FIDE OFFER TO ACQUIRE 3929 5TH PLACE N., ARLINGTON, VIRGINIA, 22203 ("PROPERTY"), FOR PUBLIC PARK PURPOSES, AND, IF UNSUCCESSFUL, TO ACQUIRE THE PROPERTY BY EMINENT DOMAIN (RPC # 14060017).**

On a motion by JAY FISETTE, Chairman , seconded by CHRISTOPHER ZIMMERMAN, Vice Chairman and carried by a vote of 5 to 0, the voting recorded as follows: JAY FISETTE, Chairman - Aye, CHRISTOPHER ZIMMERMAN, Vice Chairman - Aye, BARBARA A. FAVOLA, Member - Aye, MARY HYNES, Member - Aye, J. WALTER TEJADA, Member - Aye, the Board adopted the Resolution authorizing the making of a bona fide offer

to acquire a parcel of real estate, consisting of 5,384 square feet, located at 3929 5<sup>th</sup> Place N., for public park purposes, and, if unsuccessful, the acquisition of that property by eminent domain (RPC # 14060017). [Clerk's note: as set forth in the document entitled "Addendum 6-15-10- I – 3929 5<sup>th</sup> Place North" attached for the public record to these minutes.]

[Board Report-Additional Item 3929 5th Place North](#)

[Addendum 6-15-10- I – 3929 5th Place North](#)

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**ADJOURNMENT**

Without objection, at 11:37 p.m., the Board adjourned the meeting.

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JAY FISSETTE, Chairman

ATTEST:

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HOPE L. HALLECK, Clerk  
Approved: September 25, 2010