A Regular Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Saturday, September 19, 2015 at 8:35 a.m.

PRESENT:       MARY HYNES, Chair
                J. WALTER TEJADA, Vice Chairman
                JAY FISETTE, Member
                LIBBY GARVEY, Member
                JOHN VIHSTADT, Member

ALSO PRESENT:  MARK J. SCHWARTZ, Acting County Manager
                HOPE L. HALLECK, Clerk
                STEPHEN MacISAAC, County Attorney

PUBLIC COMMENT
Joszet Hudson spoke about the traffic dangers from North Carlin to Glebe Rd.
John Swallow commented on the Arlington County Food Assistance Center.
Alexandria Bocian discussed the Fire Station #8.
Mary Rouleau spoke about AHS affordable housing forums.
Lou Gatti commented on the taxicab decals.
Bernard Berne discussed Federal Employment in Arlington.

CONSENT ITEMS. (ITEMS 1-44) CITIZENS INTERESTED IN REMOVING AN ITEM FROM THE CONSENT AGENDA MUST SUBMIT A SPEAKER SLIP TO THE CLERK AT THE SATURDAY, SEPTEMBER 19, 2015, MEETING BEFORE 9 A.M. PUBLIC TESTIMONY ON REMOVED ITEMS WILL OCCUR AT THE RECESS MEETING ON THURSDAY, SEPTEMBER 24, 2015, AT 6:30 P.M. (NO TESTIMONY TAKEN ON SATURDAY).

A motion by MARY HYNES, Chair, seconded by J. WALTER TEJADA, Vice Chairman to approve the County Manager’s recommendation for consent items #1 through #4, #6 through #25, and #27 through #43. Items #5, #26, and #44 will be subject to a public hearing at the September 24, 2015 County Board recessed meeting. The motion was carried by a vote of 5 to 0, the voting recorded as follows: MARY HYNES, Chair – Aye, J. WALTER TEJADA, Vice Chairman – Aye, JAY FISETTE, Member – Aye, LIBBY GARVEY, Member – Aye, JOHN VIHSTADT, Member – Aye.

SITE PLANS/AMENDMENTS/REVIEW

1. SP# 55 SITE PLAN AMENDMENT TO ADD AN APPROXIMATELY 1,700 S.F. LOBBY ADDITION AND RELOCATED PORTE COCHERE AND TO ELIMINATE AT LEAST 2 SURFACE PARKING SPACES FOR THE RADISSON HOTEL LOCATED AT 2020 JEFFERSON DAVIS HIGHWAY (RPC# 36-017-005).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance to approve the site plan amendment, subject to all previously approved conditions and new Condition #40.
WHEREAS, an application for a Site Plan Amendment dated May 11, 2015, for Site Plan #55, to permit construction of a 1,732 square foot lobby addition and new porte cochere, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in the Staff Report provided to the County Board for its September 19, 2015 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 all previous conditions with new Condition #40 as set forth below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on September 19, 2015, 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
- 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 originally requested by an application dated May 11, 2015 for Site Plan #55, and as such application has been modified, revised, or amended as set forth in the Zoning Administration records for a Site Plan Amendment to permit construction of a 1,732 square foot lobby addition and new porte cochere, on the parcel of real property known as 2020 Jefferson Davis Highway (RPC# 36-017-005) approval is granted and the parcel so described shall be used according to the revised site plan application, subject to all previously approved conditions for the building located at 2020 Jefferson Davis Highway (numbers 1 through 39, which apply only to the building at 2020 Jefferson Davis Highway—the building at 2000 Jefferson Davis Highway having a separately-numbered list of conditions) and with new Condition #40 as set forth below:

40. The applicant agrees that the 1,732 square-foot addition at 2020 Jefferson Davis Highway shall conform to the plans dated 6/17/2015 prepared by Delashmutt and Associates and Gordon and Greenberg Architects, and entitled "Radisson Inn Conversion" as reviewed and approved by the County Board on September 19, 2015.

2015. The applicant agrees to submit two (2) copies of as-built plans including a plot and location plan, landscape plan, and color elevations of the addition to the Zoning Office, prior to the issuance of the Certificate of Occupancy for the subject addition for the purpose of supplementing the 4.1 Plans with updated drawings.

2. **SP #194 SITE PLAN AMENDMENT TO PERMIT AN OFFICE CONFERENCE ROOM USE IN ADDITION TO RETAIL IN A MEZZANINE LEVEL SPACE (WITHIN THE OLDESTED BUILDING); LOCATED AT 3100 CLARENDON BLVD. (RPC# 19-002-007).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance to allow for an office conference room use in addition to retail use within space located at 3100 Clarendon Blvd., subject to all previously approved conditions and revised Condition #7.

WHEREAS, an application for a Site Plan Amendment dated July 23, 2015, for Site Plan #194, to permit an office conference room use in addition to retail use in a 2,250 square foot retail space was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in the Staff Report provided to the County Board for its September 19, 2015 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 all previous conditions and revised Condition #7 as set forth below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment Renewal on September 19, 2015, 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
- 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 originally requested by an application dated July 23, 2015 for Site Plan #194, and as such application has been modified, revised, or amended as set forth in the Zoning Administration records for a Site Plan Amendment for addition of office use as a permitted use in addition to retail, on the parcel of real property known as 3100 Clarendon Boulevard (RPC# 19-002-007) approval is granted and the parcel so described shall be used according to the site plan application, subject to all previously approved conditions and revised Condition #7, as set forth below:

**Revised Condition #7:**

7. The retail areas on the ground and Metro levels shall be limited to retail or restaurant uses except for approximately 4,172 square feet of retail space occupied by the Independence Center of Northern Virginia (ECNV) consistent with the Federal standard and indicators for Centers for Independent Living as defined in the Rehabilitation Act of 1973 (as amended). The ECNV agrees to keep all windows visibly open, for example, no shades, blinds, office equipment, etc., blocking the view in to the space, and to provide two (2) display windows along Washington Boulevard.
All signs shall be consistent with the project’s approved comprehensive sign plan. This approval of the use of the 4,172 square feet of retail space by the ECNV shall expire at the end of the initial lease term and all renewal terms for such space by ECNV. The lease shall not be assignable, and there shall be no sublease of the space for a purpose inconsistent with the purpose of this condition.

The applicant also agrees that only the space shown on the drawing dated July 21, 2015 and entitled “Metro Floor Plan”, including a total of approximately 2,250 square feet located at 3100 Clarendon Blvd., may be used for either retail or office conference room uses.

[Clerk’s note: as set forth in the document entitled “Addendum-9-19-2015-B-SP-194” attached for the public record to these minutes.]

Board Report #2
Addendum-9-19-2015-B-SP-194

3. SP #219 SITE PLAN AMENDMENT TO PERMIT OFFICE USE IN ADDITION TO RETAIL IN A FIRST FLOOR RETAIL SPACE; LOCATED AT 1550 AND 1560 WILSON BLVD. (RPC# 17-004-011 THROUGH 17-004-016).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance to approve the site plan amendment to allow for office use in addition to retail use within space located at 1550 and 1560 Wilson Blvd., subject to all previously approved conditions and new Condition #32, as set forth in the attached ordinance.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated July 13, 2015, for Site Plan #219, to permit addition of office use as a permitted use in addition to retail in a 6,650 square foot retail space was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in the Staff Report provided to the County Board for its September 19, 2015 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 all previous conditions and new condition #32 as set forth below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment Renewal on September 19, 2015, 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
- 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 originally requested by an application dated July 13, 2015 for Site Plan #219, and as such application has been modified, revised, or amended
as set forth in the Zoning Administration records for a Site Plan Amendment for addition of office use as a permitted use in addition to retail, on the parcel of real property known as 1550 and 1560 Wilson Blvd. (RPC# 17-004-011 through 17-004-016) approval is granted and the parcel so described shall be used according to the site plan application, subject to all previously approved conditions and with new Condition #32 as set forth below:

New Condition #32:

32. The applicant agrees that only the first floor space shown in the hatched area on the attached drawing, entitled Cannon Space Plan, 1560 Wilson Blvd., Arlington VA First Floor; Suite 100; 6,650 Rentable Square Feet, (the “Canon Space Plan”) which consists of approximately 6,650 square feet located at 1550 and 1560 Wilson Blvd., may be used for either retail or office uses.

[Clerk’s note: as set forth in the document entitled "Addendum-9-19-2015-C-SP-219" attached for the public record to these minutes.]

Board Report #3

Addendum-9-19-2015-C-SP-219

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4. **SP #339 SITE PLAN AMENDMENT REVIEW TO ALLOW AN EXPANDED, OUTDOOR CAFE ON A SHARED, PRIVATE ALLEY SPACE FOR IOTA CLUB AND CAFE (ON BEHALF OF CLARENDON VIRGINIA IV, LLC); LOCATED AT 2828, 2830, AND 2832 WILSON BLVD. (LOCATION OF ALLEY IS WITHIN THE CLARENDON MARKET COMMON, PHASE II AREA) (RPC# 18-010-002, -005, -006, AND PART -014).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance site plan amendment to renew a site plan amendment allowing an expanded, outdoor cafe on a shared, private alley space for IOTA Club and Café, subject to all previously approved conditions (only applicable to Clarendon Market Common, Phase II), with revised Condition #57 as provided in the ordinance (attached to the staff report) and with a County Board review in three (3) years (September 2018).

**SITE PLAN AMENDMENT ORDINANCE**

WHEREAS, an application for a Site Plan Amendment dated July 16, 2014, for Site Plan #339, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] prepared for the September 19, 2015, County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board renew the Site Plan Amendment allowing an expanded, outdoor cafe on a shared, private alley space for IOTA Club and Café (on behalf of Clarendon Virginia IV, LLC), 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 September 19, 2015, 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.
- 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 originally requested by an application dated July 16, 2014 for Site Plan #339, and as such application has been modified, revised, or amended for a Site Plan Amendment allowing an expanded, outdoor cafe on a shared, private alley space for IOTA Club and Café (on behalf of Clarendon Virginia IV, LLC), for the parcels of real property known as RPC# 18-010-002, -005, -006, and part -014 approval is granted and the parcels so described shall be used according to the Site Plan as originally approved on February 9, 2002 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to all previously approved conditions (only applicable to Clarendon Market Common, Phase II) numbered #1 through #57, with revised Condition #57 and with a County Board review in three (3) years (September 2018):

Revised Site Plan Condition #57 (SP #339: Clarendon Market Common, Phase II Only):

Outdoor Seating on Private, Service Alley (located behind IOTA Club and Café)

57. The applicant agrees that the expanded, outdoor café permitted on the private, service alley area behind IOTA Club and Café is a temporary use only that has been approved for a limited one (1) three (3) year period (until September 2015), and not longer. During the one (1) three (3) year period, the use is permitted subject to all site plan conditions, and subject to the same reviews that could otherwise be made of any site plan use. The applicant further agrees that approval for the use will terminate after a period of one (1) three (3) years, on September 30, 2015, without further action by the County Board, unless otherwise approved prior to that date. The applicant agrees that it will cease use of the space for the purposes of an outdoor café on or before September 30, 2015. In addition to all other conditions of this site plan, the applicant specifically agrees that the outdoor café use shall be subject to the following additional conditions:

a. The applicant agrees that the outdoor café located on the private, service alley is permitted only from 5 p.m. to 2 a.m., Monday through Friday and from 9 a.m. to 2 a.m. Saturdays, Sundays, and holidays.

b. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Zoning Office (including the applicable requirements listed in Section 12.9.14, as may be amended, for “Outdoor Cafes”), the Inspection Services Division, the Community Code Enforcement Office, the Police Department, and the Fire Marshal’s Office.

c. The applicant agrees that any use of umbrellas in the outdoor café located on the private, service alley shall not interfere with pedestrian movement along the sidewalk or within the minimum clearance space required for the outdoor café per Condition #45 of the site plan.

d. The applicant agrees that no live entertainment or dancing are permitted in the outdoor café area at any time (this condition applies to both the outdoor café located on IOTA Club and Café property and the expanded, outdoor café located on the private, service alley). The applicant agrees to follow the requirements listed in the Arlington County Zoning Ordinance (ACZO) Section 12.5.24 12.9.14, as may be amended, for “Outdoor Cafes” as they relate to “sound or audio or video entertainment”.
e. The applicant agrees that all outdoor café furniture including but not limited to tables, chairs, umbrellas, and removable barriers, shall be removed from the private, service alley space at the end of the hours of operation for the outdoor café (hours of operation for the outdoor café as specified in Condition #57.a. of the site plan). The applicant also agrees to remove all outdoor café furniture in the event that the private, service alley is needed for loading, delivery, scheduling conflicts/other business factors, emergency purposes and during inclement weather. The applicant agrees to coordinate all activity related to any possible closing of the outdoor café with the developer/landlord representative for Clarendon Virginia IV, LLC.

f. The applicant agrees to designate a neighborhood liaison to communicate with the nearby residents and neighbors to address concerns which may be related to the outdoor café and an on-site liaison (this may be the same person) that shall be available during the hours of the business operation to receive and respond to developer/landlord and community concerns. The name, telephone number and electronic mail address of the on-site liaison shall be submitted to the Zoning Administrator and a copy sent to the Clarendon Courthouse Civic Association, the Lyon Village Citizens’ Association, the Lyon Park Citizens’ Association, the Clarendon Alliance, and the developer/landlord representative for Clarendon Virginia IV, LLC.

**Board Report #4**

6. **SP #349 SITE PLAN AMENDMENT OF THE GEORGE MASON UNIVERSITY FOUNDATION DEVELOPMENT, TO AMEND CONDITION #58 REQUIRING DEDICATION OF PROPERTY TO GEORGE MASON UNIVERSITY AND MODIFY THE DEADLINE FOR DEDICATION; LOCATED AT 3434 WASHINGTON BOULEVARD (RPC# 15-087-032, -033).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached ordinance to approve an amendment to Site Plan #349 to modify the deadline for dedication of property, subject to all previously approved conditions and revised Condition #58.

**SITE PLAN AMENDMENT ORDINANCE**

WHEREAS, an application for a Site Plan Amendment for Site Plan #349 dated July 13, 2015 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in the Staff Report prepared for the September 19, 2015 County Board 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; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on September 19, 2015 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:
- 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 originally requested by application dated July 13, 2015 for an amendment to Site Plan #349, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in the conditions below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for the parcel of real property known as RPC# 15-087-032 and -033 and 3434 Washington Boulevard, approval is granted and the parcel so described shall be used according to the Site plan as originally approved on August 6, 2001 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to all previous conditions, with Condition #58 revised as follows:

58. The developer agrees that the George Mason University Foundation shall dedicate this building and site to George Mason University, subject to acceptance by the Commonwealth of Virginia, within twenty five (25) thirty (30) years from the date of the issuance of the first Certificate of Occupancy for any space on the last floor of any floor except ground level. The developer further agrees that beginning on the date that is twenty five (25) thirty (30) years from the date of the issuance of the first Certificate of Occupancy for any space on the last floor of any floor except ground level, one hundred percent (100%) of the office space shall be used solely by George Mason University and/or affiliated entities carrying out the chartered purposes of the University.

The developer agrees to report, on an annual basis, to the County Manager or his designee on the status of the outstanding debt service on the property. The developer further agrees that within fifteen (15) years of the date of the site plan approval (on or before August 6, 2016) it will report to the County Board on the outstanding debt service and its plan for the dedication of this building and site to the George Mason University. The developer understands and agrees that it is the intent of the County Board that no extensions to this twenty five (25) year period shall be granted. [Per County Board approval on August 6, 2001]

The obligations stated in this site plan condition #58 shall be subordinate to a valid lien held by a bona fide third party lending institution ("lender") that provides financing forth building. This site plan condition #58 shall not be binding upon any subsequent owner (including, without limitation, lender) in the event of foreclosure sale (or deed in lieu thereof) by the lender to a party other than George Mason University or George Mason University Foundation or affiliated entities; and that in event of such foreclosure or deed in lieu thereof, no release instrument is required to terminate the obligations contained in this site plan condition #58. In the event of a loan default which is not cured within the period specified in the documents creating a valid first lien on the property, George Mason University shall be given a right of first refusal to acquire the property and improvements at their then determined fair market value, but in any event no less than the loan balance, which right of first refusal shall continue until the earlier of (i) sixty (60) days after lender sends notice to George Mason University or (ii) the day immediately preceding lender’s scheduled foreclosure sale, provided that in event shall such day be less than thirty (30) days following delivery of the aforesaid notice to George Mason University.

Board Report #6

7. OUTDOOR CAFÉ AT CITIZEN BURGER BAR, 1051 N. HIGHLAND ST.
A. SP# 418 Site Plan Amendment to modify an approved condition to permit an outdoor cafe; located at 1051 N. Highland St. (RPC# 18-026-004)

B. SP418-U-15-3 Use Permit associated with a site plan to permit an outdoor café for Citizen Burger Bar; located at 1051 N. Highland St. (RPC# 18-026-004)

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

A. SP# 418 Site Plan Amendment to modify an approved condition to permit an outdoor cafe; located at 1051 N. Highland St. (RPC# 18-026-004)

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated July 10, 2015 for Site Plan #418, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] prepared for the September 19, 2015 County Board 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 all previous conditions with condition 21 amended 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 September 19, 2015 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

- 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 originally requested by an application dated July 10, 2015 for Site Plan #418 to reduce the required sidewalk clear width along North Highland Street, for the parcel of real property known as RPC#, 18-026-004, and 1051 North Highland Street, approval is granted and the parcels so described shall be used according to the Site Plan Application as originally approved on January 24, 2012 as shown in the records of the Office of Zoning Administration, and as amended by the Revised Site Plan Application, subject to all previous conditions, with condition 21 amended as set forth below:

Condition 21 (subparagraph that addresses North Highland Street):

North Highland Street – a minimum 18-foot wide sidewalk measured from the back of curb, except in front of the preserved building frontage, where the sidewalk shall be a minimum of 15-foot, maintaining a 12-foot wide clear sidewalk across that frontage, including 5 feet by 12 feet tree pits, planted with Lacebark Elm street trees, placed 28 to 32 feet on center and the tree pits located a minimum of eight (8) inches back from the back of curb. In cases with an approved outdoor café use permit associated with a restaurant use, clear sidewalk width may be further reduced to a minimum of 6 feet in accordance with the approved SP-418-U-15-3.
B. SP418-U-15-3 Use Permit associated with a site plan to permit an outdoor café for Citizen Burger Bar; located at 1051 N. Highland St. (RPC# 18-026-004)

BE IT ORDAINED that, pursuant to the application SP418-U-15-3 on file the Office of the Zoning Administrator for a use permit associated with a site plan for an outdoor café for the parcel of property located at 1051 N. Highland St. (RPC# 18-026-004), an approval is granted and the parcel so described shall be used according to the approval requested by the applicant for the site plan amendment to modify condition #21 to reduce the required clear sidewalk width on North Highland Street from 12 feet to 6 feet. In addition, approve the use permit for an outdoor café subject to the conditions of the staff report and with an administrative review in nine (9) months (June 2016) and a County Board review in one (1) year (September 2016).

1. The applicant agrees that outdoor seating area is permitted on North Highland Street only as outlined by the red-dashed area on the “C.2” plan (dated August 6, 2015) (the “C2 Plan”), and that the applicant shall not use the outdoor seating area until a certificate of occupancy has been obtained for that use. The applicant agrees to maintain a minimum of six (6) feet of clearance width along all sidewalks for pedestrians.

2. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Zoning Office (including the applicable requirements listed in Section 12.9.14. for “Outdoor Cafes”, as amended), the Inspection Services Division, the Community Code Enforcement Office, the Police Department, and the Fire Marshal’s Office.

3. The applicant agrees that no live entertainment or dancing are permitted in the outdoor café area at any time. The applicant agrees to comply with following the requirements listed in the Arlington County Zoning Ordinance (ACZO) Section 12.9 14 for “Outdoor Cafes” as they relate to “sound or audio or video entertainment”.

4. The applicant agrees that any use of umbrellas in the outdoor seating area shall not encroach beyond the area outlined by the red-dashed area as shown encompassed in the C.2 Plan nor shall the use of umbrellas interfere with pedestrian movement along the sidewalk.

5. The applicant agrees to move outdoor café furniture towards the building when the outdoor café is not in use.

6. The applicant agrees to designate a neighborhood liaison to communicate with the nearby residents and neighbors to address concerns which may be related to the outdoor café and an on-site liaison (this may be the same person) that shall be available during the hours of the business operation to receive and respond to developer/landlord and community concerns. The name, telephone number and electronic mail address (if available) of the on-site liaison shall be submitted to the Zoning Administrator and a copy sent to the Clarendon Courthouse Civic Association, Lyon Park Citizens Association, and the Clarendon 1021 condominium prior to the issuance of a certificate of occupancy for the outdoor café.

7. The applicant agrees that the existing bicycle racks and bench adjacent to the outdoor seating area shall be relocated prior to the issuance of a Certificate of Occupancy for the subject use.
8. The applicant agrees that the County Board shall review the use permit upon any change in tenancy of the subject space. Such review shall occur prior to the issuance of a certificate of occupancy for a new business.

[Clerk’s note: as set forth in the document entitled “Addendum-9-19-2015-D-SP-418-U” attached for the public record to these minutes.]

**Board Report #7**

**Board Report # 7-Supplemental Report (Revised Recommendation-Posted 09-18-2015)**

**Addendum-9-19-2015-D-SP-418-U**

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8. **670 N. GLEBE ROAD**

A. Z-2584-15-1 Rezoning from C-2 Service Commercial--Community Business District to R-C Multiple-Family Dwelling and Commercial District; located at 670 N. Glebe Road (RPC# 13-018-009; -012; -013; -014; -016; -017).91

B. SP #437 Site Plan for a mixed-use development containing 179,210.84 square feet of residential gross floor area (173 dwelling units) and 4,325.58 square feet of retail gross floor area; with modifications of use regulations for retail parking ratio and loading spaces; located at 670 N. Glebe Road (RPC# 13-018-009; -012; -013; -014; -016; -017).

On the consent agenda vote, after a duly advertised public hearing, the Board deferred:

1. the subject rezoning request for one (1) month to the October 17, 2015 County Board meeting.

2. the subject site plan request for one (1) month to the October 17, 2015 County Board meeting.

**Board Report #8**

**#8-Letter from the Planning Commission (Posted 09-18-2015)**

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**USE PERMITS REQUEST/REVIEWS/AMENDMENTS**

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9. **SP-196-14-1 USE PERMIT ASSOCIATED WITH A SITE PLAN REVIEW FOR OUTDOOR CAFE SEATING AT WATER & WALL RESTAURANT; LOCATED AT 3811 FAIRFAX DRIVE (RPC# 14-030-055).**

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

BE IT ORDAINED that, pursuant to the application SP196-14-1 on file the Office of the Zoning Administrator for a use permit renewal associated with a site plan to permit an outdoor café in a public easement, for the parcel of property located at 3811 Fairfax Drive known as (RPC# 14-030-055), 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, as amended, and with a County Board review in three (3) years (September 2018).
Board Report #9

10. U-1860-71-5 USE PERMIT AMENDMENT TO ESTABLISH TEMPORARY CONSTRUCTION PARKING AND STAGING AREA AND EXPAND THE EXISTING COUNTRY CLUB AND GOLF COURSE PARKING FOR WASHINGTON GOLF AND COUNTRY CLUB (WGCC); LOCATED AT 4810 ROCK SPRING ROAD AND 4831 OLD DOMINION DRIVE (RPC# 03-061-003, 03-061-004, 03-061-005, AND 03-061-016).

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-1860-71-5 on file in the Office of the Zoning Administrator for a use permit amendment to enable temporary construction parking and staging area and expand the existing country club and golf course parking for Washington Golf and Country Club for a parcel of real property located at 4810 Rock Spring Road and 4831 Old Dominion Drive (RPC# 03-061-003, 03-061-004, 03-061-005, and 03-061-016), approval is granted and the parcel so described shall be used according to the use permit approval requested by the application, subject to all previously approved conditions, with revised Conditions #1, #17, and #24 as set forth below.

Revised Conditions #1, #17, and #24:

1. The developer shall submit a detailed final site plan development and landscaping plan at a scale no larger than 1/16 inch = 1 foot to be approved by the County Manager or his designee prior to the issuance of any building permits. Minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies shall be permitted if such changes do not affect the intent of the approval. The site development and landscaping plan shall include the following details:

   a. The location, dimensions and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks, as well as for address indicator signs;

   b. Topography at two foot intervals;

   c. A landscaping buffer shall be provided separating the parking lot from the property now or formerly known as the “Gibson” property. This buffer shall be at minimum as shown on the plan prepared by G. L. Rupert and Associates, as submitted and revised as a part of this request. The buffer shall have a minimum width of 20 feet, consist of a mixture of evergreen trees and shrubs, and include a three to six foot earth berm. The existing six foot wood fence shall be stained and retained for several years to provide continuous screening while the new landscaping becomes established. An additional landscaping buffer shall be provided separating the proposed parking lot from the west side of the “Gibson” property. This buffer shall be consistent with the plan dated August 24, 2015 and prepared by Walter L. Philips Incorporated, as submitted and revised as a part of this request. The buffer shall have a minimum width of 10 feet and consist of a mixture of evergreen trees and shrubs. A six (6) foot wood fence shall be constructed to provide continuous screening.

   d. Identification of all trees or wooded areas to be retained and the methods which will be employed to ensure their preservation and protection during construction. Preservation requirements shall include:

      (1) Techniques to ensure that the entire ground surface within the dripline is protected from compaction;
(2) The storage of building materials outside of the dripline of protected trees;

(3) The implementation of tree protection measures prior to the issuance of any permits including excavation or grading permits; and

(4) The removal and replacement by the developer of retained trees which die within one year following the issuance of the master certificate of occupancy. Replacement shall be with appropriate nursery stock of a similar species.

e. The landscape plan shall be consistent with the landscape plan presented at the March 29, 1988 Site Plan Review Committee meeting; and

f. Landscaping along Old Dominion Drive shall consist of a stone wall, three to four feet in height, beginning at the corner of the property formerly known as the “Babcock” property, and terminating at the end of the parking lot at its easternmost point. The wall shall then turn from Old Dominion Drive toward the practice tennis court and surround the dumpster location with a six foot wood screening fence with stone posts. The front of the wall shall be landscaped with intermixed species of evergreen shrubs as are allowed under Virginia Department of Transportation (VDOT) standards and as noted on the landscape plan. Additional landscaping within the parking lot shall be as shown on the revised landscape plan provided by G. L. Rupert and Associates referenced above.

g. The developer agrees to include a lighting plan for the parking lot as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager or his designee. The developer shall include in the final civil engineering plan and in the final landscape plan certification that the lighting plan meets the applicable current standards of the Illuminating Engineering Society of North America.

h. The developer agrees to provide a minimum five (5) foot wide landscaped strip, exclusive of any wall or fence, where the parking area abuts a street. The landscape strip shall be provided in accordance with Section 14.2.4.E.1.(a) of the Arlington County Zoning Ordinance.

17. The WGCC agrees to provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request for a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC agrees to submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the existing conditions of the Use Permit as amended by the County Board on September 19, 2015. The applicant shall be permitted, however, to redesign the interior floor plans of the proposed new building subject to an administrative review by the Zoning Administrator. Revised plans shall be approved by the Zoning Administrator only if revisions do not increase the parking area from what is shown on, and are generally consistent with plans dated August 24, 2015 and submitted to Arlington County on August 25, 2015, and as amended by the County Board on September 19, 2015. The use mix and the gross floor area approved on May 19, 2012.

i. The developer agrees to include a lighting plan for the parking lot as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager or his designee. The developer shall include in the final civil engineering plan and in the final landscape plan certification
that the lighting plan meets the applicable current standards of the Illuminating Engineering Society of North America.

j. The developer agrees to provide a minimum five (5) foot wide landscaped strip, exclusive of any wall or fence, where the parking area abuts a street. The landscape strip shall be provided in accordance with Section 14.2.4.E.1.(a) of the Arlington County Zoning Ordinance.

18. The WGCC agrees to provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request for a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC agrees to submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the existing conditions of the Use Permit as amended by the County Board on September 19, 2015May 19, 2012. The applicant shall be permitted, however, to redesign the interior floor plans of the proposed new building subject to an administrative review by the Zoning Administrator. Revised plans shall be approved by the Zoning Administrator only if revisions do not increase the parking area from what is shown on, and are generally consistent with plans dated August 24, 2015January 31, 2012, titled “Use Permit Amendment – Parking Lot Addition” Floor Plan Sheet A1.1 and submitted to Arlington County on August 25, 2015April 13, 2012, and as amended by the County Board on September 19, 2015May 19, 2012, and in no event shall change the use mix and the gross floor area approved on May 19, 2012.

Stormwater Management Strategy

24. The applicant agrees to implement the Arlington County Chesapeake Bay Preservation Ordinance stormwater requirements as outlined in Attachment #5 dated November 16, 2011 and presented to the Rock Spring Civic Association on November 20, 2011, as part of its final civil engineering plan. The applicant agrees that it will submit a final civil engineering plan that is in compliance with the Arlington County Chesapeake Bay Preservation Ordinance stormwater requirements. Prior to the issuance of a permit for land disturbance, the Applicant agrees to obtain the County Manager’s review and approval of the final civil engineering plan. The applicant further agrees that it will implement the approved final civil engineering plan during construction and throughout the life of the project.

Board Report #10

11. U-3031-02-1 USE PERMIT REVIEW TO RENEW LIVE ENTERTAINMENT AND DANCING FOR RAGTIME LOCATED AT 1345 N. COURTHOUSE ROAD (RPC #17-016-191).

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-3031-02-1 on file in the Office of the Zoning Administrator for renewal of a use permit for live entertainment and dancing for Ragtime for the parcel of property located at 1345 N. Courthouse Road (RPC #17-016-191), approval is granted and the parcel so described shall be used according to the use permit approval requested by the application, subject to all previous conditions and an amended Condition #1 and no further scheduled County Board review.

Amended Condition #1:
1. The applicant agrees that live entertainment and dancing shall be limited to the following times: from Mondays through Saturdays from 9 p.m. to 1 a.m. and Sundays from 11 a.m. to 2 p.m. and 9 p.m. to 1 a.m.

Board Report #11

12. U-3095-04-3 USE PERMIT REVIEW OF A VEHICLE SERVICE ESTABLISHMENT (BARCROFT AUTO CENTER); LOCATED AT 67 N. GLEBE ROAD (RPC #20-033-003).

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-3095-04-3 on file in the Office of the Zoning Administrator for renewal of a use permit for a vehicle service establishment for the parcel of real property located at 67 N. Glebe Road for the parcel of land known as (RPC #20-033-003) 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, with an administrative review in one (1) year (September 2016) and with a County Board review in five (5) years (September 2020).

Board Report #12

13. U-3305-11-1 USE PERMIT REVIEW FOR A SPIN CLASS STUDIO IN A RETAIL SPACE FOR REVOLVE 1, LLC; LOCATED AT 1025 N. FILLMORE ST., SUITE J (RPC# 18-024-020).

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-3305-11-1 on file in the Office of the Zoning Administrator for renewal of a use permit for the parcel of real property located at 1025 N. Fillmore St., Suite J (RPC #18-024-020), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to conditions of the staff report and with a five (5) year County Board review (September 2020).

Board Report #13

14. U-3309-11-1 USE PERMIT REVIEW FOR LIVE ENTERTAINMENT AND DANCING AT EL RANCHO MIGUELENO; LOCATED AT 3709 COLUMBIA PIKE (RPC# 23-039-031).

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-3309-11-1 on file in the Office of the Zoning Administrator for renewal of a use permit for live entertainment and dancing for the parcel of property located 3709 Columbia Pike (RPC #23-039-031), 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 with a County Board review in three (3) years (September 2018).

Board Report #14
15. **U-3345-12-1 USE PERMIT REVIEW FOR A DORMITORY USE FOR NEW HOPE HOUSING (SUSAN’S PLACE); LOCATED AT 3704 2ND ST. S. (RPC# 23-009-027).**

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-3345-12-1 on file in the Office of the Zoning Administrator for renewal of a use permit for a dormitory for New Hope Housing for the parcel of property located at 3704 2nd St. S. (RPC #23-009-027), 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 a County Board review in three (3) years (September 2018).

Board Report #15

16. **U-3387-14-1 USE PERMIT REVIEW FOR A PRIVATE DANCE SCHOOL AT THE RHYTHM IN MOTION DANCE CENTER; LOCATED AT 5161 LEE HIGHWAY (RPC #02-082-019).**

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-3387-14-1 on file in the Office of the Zoning Administrator for renewal of a use permit for a private dance school including instruction to children under the age of 18 for the parcel of real property located at 5161 Lee Highway (RPC #02-082-019), 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 with an administrative review in three (3) months (December 2015) and a County Board review in one (1) year (September 2016).

Board Report #16

17. **U-3388-14-1 USE PERMIT REVIEW TO ALLOW A TECHNICAL SCHOOL OFFERING INSTRUCTION TO CHILDREN (AMERICAN BARBER ACADEMY); LOCATED AT 2300 N. PERSHING DRIVE, SUITE 306 (RPC# 18-058-PCA).**

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-3388-14-1 on file in the Office of the Zoning Administrator for renewal of a use permit for the parcel of property located at 2300 N. Pershing Drive, Suite 306 (RPC# 18-058-PCA), 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 a County Board review in three (3) years (September 2018).

Board Report #17

18. **U-3389-14-1 USE PERMIT REVIEW FOR A CHILD CARE CENTER (AFTER SCHOOL PROGRAM) AT THE BERKELEY; LOCATED AT 2900 & 2910 S. GLEBE ROAD (RPC# 38-020-002).**
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-3389-14-1 on file in the Office of the Zoning Administrator for renewal of a use permit for a child care center (after school program) for the parcel of real property located at 2900 & 2910 S. Glebe Road (RPC# 03-020-002), 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 with a County Board review in one (1) month (October 2015).

Board Report #18

19. U-3412-15-1 USE PERMIT FOR A FAMILY DAY CARE HOME FOR UP TO NINE (9) CHILDREN (C CARE); LOCATED AT 2701 13TH ST. S. (RPC# 32-011-012).

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-3412-15-1 on file in the Office of the Zoning Administrator for a use permit for a family day care home up to nine (9) children for a parcel of real property located at 2701 13th St. S. (RPC# 32-011-012), 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 and with a County Board review in one (1) year (September 2016).

Board Report #19

20. U-3418-15-1 USE PERMIT FOR AN ART STUDIO WITH INSTRUCTION TO CHILDREN; LOCATED AT 5537 LEE HIGHWAY (RPC# 02-053-038).

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-3418-15-1 on file in the Office of the Zoning Administrator for a use permit for an art studio with instruction to children under the age of 18 for the parcel of real property located at 5537 Lee Highway (RPC# 02-053-038), 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 and with a County Board review in one (1) year (September 2016).

Board Report #20

VACATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS & LEASES

21. FOURTH AMENDMENT TO DEED OF LEASE BETWEEN THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, AS TENANT, AND FC BALLSTON COMMON, LLC, AS LANDLORD, TO EXTEND THE LEASE TERM FOR STORE NO. 2176 AT BALLSTON COMMON MALL, 4238 WILSON BLVD., ARLINGTON, VIRGINIA (RPC# 14-059-035)(LEASED PREMISES); AND SIXTH AMENDMENT TO SUBLEASE AGREEMENT BETWEEN THE COUNTY BOARD OF
ARLINGTON COUNTY, VIRGINIA, AS TENANT, AND SAINT COLETTA OF GREATER WASHINGTON, INC., AS SUBTENANT, EXTENDING THE TERM FOR THE LEASED PREMISES.

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

A. Approved the fourth amendment to deed of lease between The County Board of Arlington County, Virginia, as Tenant, and FC Ballston Common, LLC, as Landlord, to extend the lease term for Store No. 2176 at Ballston Common Mall, 4238 Wilson Blvd., Arlington, Virginia (RPC# 14-059-035)(Leased Premises); and (ii) the sixth amendment to sublease agreement between the County Board of Arlington County, Virginia, as Tenant, and Saint Coletta of Greater Washington, Inc., as subtenant, extending the term for the leased premises.

B. Authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute on behalf of the County Board, the fourth amendment to deed of lease to extend the lease term, and the attached sixth amendment to sublease agreement, subject to approval of such amendments as to form by the County Attorney.


Board Report #21

Addendum-9-19-2015-G-ExhibitA-Lease

Addendum-9-19-2015-H-ExhibitB-Sublease


ORDINANCES, PLANS AND POLICIES

23. ZOA-15-03. AMENDMENT TO THE ARLINGTON COUNTY ZONING ORDINANCE TO CORRECT TECHNICAL ERRORS INTRODUCED THROUGH THE FINAL PHASE OF THE ZONING ORDINANCE UPDATE ADOPTED ON FEBRUARY 21, 2015, AND THROUGH OTHER RECENT AMENDMENTS.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance to correct technical errors introduced through the final phase of the Zoning Ordinance update adopted on February 21, 2015, and through other recent amendments.

Board Report #23


24. **FUNDING REQUEST FOR NEIGHBORHOOD CONSERVATION (NC) PROGRAM PROJECTS.**

On the consent agenda vote, after a duly advertised public hearing, the Board approved the use of $2,939,583.00 of Neighborhood Conservation bond funds, which is entirely for the priority neighborhood projects listed in Attachment A (of the staff report) as approved by the Neighborhood Conservation Advisory Committee (NCAC) for spring 2015, and authorize the County Manager to proceed with implementation of these projects.

*Board Report #24*


25. **AWARD OF A CONTRACT TO D.H.C. CORPORATION FOR THE CLEANING AND CEMENT-MORTAR LINING OF WATER PIPELINES AT VARIOUS LOCATIONS THROUGHOUT THE COUNTY.**

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

1. Approved the award of a contract Number 795-15 between the County Board of Arlington County, Virginia and D.H.C. Corporation to provide cleaning and cement-mortar lining of water pipelines for various locations throughout the County up to the amount available for these services as part of the County Board approved water main cleaning and lining program in the Capital Improvement Plan (CIP) throughout the 5-year contract term.

2. Authorized the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.

*Board Report #25*

27. **APPLICATIONS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR THE FISCAL YEAR (FY) 2017-2021 SIX-YEAR IMPROVEMENT PROGRAM (SYIP) FUNDING UNDER THE CONSTRUCTION DISTRICT GRANT PROGRAM FOR THE NORTHERN VIRGINIA DISTRICT.**

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

Adopted the attached resolution authorizing Arlington County’s participation in the Virginia Department of Transportation’s Northern Virginia District Construction District Grant Program as part of the development of the FY 2017 - FY 2021 Six-Year Improvement Program.
RESOLUTION AUTHORIZING APPLICATION TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR FY 2017-2021 SIX-YEAR IMPROVEMENT PROGRAM FUNDING THROUGH THE NORTHERN VIRGINIA DISTRICT CONSTRUCTION DISTRICT GRANT PROGRAM

WHEREAS, the County Board of Arlington County, Virginia ("County Board") desires to submit applications to the Virginia Department of Transportation for an allocation of $16.5 million in funding from the FY 2017-2021 Six-Year Improvement Program through the Northern Virginia District Construction District Grant Program.

WHEREAS, $4.5 million of these funds will be requested for bus purchase and service expansion and restructuring by Arlington Transit to replace Metrobus route 22B with new ART 81 service between North Glebe Road/Old Dominion, Ballston Metrorail Station, and Shirlington Transit Center; and

WHEREAS, $10 million of these funds will be requested for construction funding for the Ballston-MU Metrorail Station West Entrance; and

WHEREAS, $2 million of these funds will be requested for the purchase of a Mobile Commuter Store for use on the Silver Line Corridor, with marketing materials and staff.

NOW, THEREFORE, BE IT RESOLVED THAT the County Board hereby supports the making of applications and authorizes and directs the County Manager to make applications to the Virginia Department of Transportation for $16.5 million of funding from the FY 2017-2021 SYIP for the above described projects, and further authorizes the County Manager to execute a project administration agreement for the approved projects, subject to approval of such agreement as to form by the County Attorney.

Board Report #27

28. FISCAL YEAR 2016 GRANT AGREEMENTS (AGREEMENTS) BETWEEN THE COUNTY BOARD OF ARLINGTON AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS.

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

1. Approved grant agreements between the County Board of Arlington and DRPT for the use of Commonwealth Transportation Funds as follows: 10 Agreements for grant funds toward projects in the County’s local capital program, and an agreement for grant funds for the County’s local transit operating program.

2. Authorized the County Manager (A) to execute said agreements, subject to approval of the Agreements as to form by the County Attorney; (B) to execute a letter to DRPT (if required) with details of the grant administration responsibilities the County will assign to the Northern Virginia Transportation Commission (NVTC); and (C) to execute such administrative amendments as may be necessary through NVTC with DRPT approval during the life of the agreements.

Board Report #28
29. APPLICATION TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND THE TRANSPORTATION PLANNING BOARD (TPB) FOR A FEDERAL GRANT UNDER THE FISCAL YEAR (FY) 2017 MAP-21 TRANSPORTATION ALTERNATIVES PROGRAM.

On the consent agenda vote, after a duly advertised public hearing, the Board approved the application to the Virginia Department of Transportation (VDOT) and National Capital Region Transportation Planning Board (TPB) for funding of one project under the federal Transportation Alternatives Program for Fiscal Year 2017, and authorize the County Manager to execute the grant agreement and other associated documentation.

Board Report #29

30. RESOLUTION AUTHORIZING ARLINGTON COUNTY’S PARTICIPATION IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION’S FISCAL YEAR 2017 REVENUE SHARING PROGRAM.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the resolution authorizing Arlington County’s Participation in the Virginia Department of Transportation’s Fiscal Year 2017 Revenue Sharing Program.

RESOLUTION AUTHORIZING APPLICATION TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FY 2016 REVENUE SHARING PROGRAM FUNDS

WHEREAS, the County Board of Arlington County, Virginia ("County Board") desires to submit applications to the Virginia Department of Transportation for an allocation of $4,475,000 in Fiscal Year 2017 Revenue Sharing funds.

WHEREAS, up to $2 million of these funds will be requested for improvements at Rosslyn Circle and the North Lynn Street Esplanade; and

WHEREAS, $300,000 of these funds will be requested for the Old Dominion Drive Missing Link sidewalk; and

WHEREAS, $1,250,000 of these funds will be requested for intersection improvements at Lee Highway and Glebe Road; and

WHEREAS, $325,000 of these funds will be requested for bicycle and pedestrian improvements on Walter Reed Drive from Arlington Mill Drive to Four Mile Run Drive; and

WHEREAS, $400,000 of these funds will be requested for maintenance paving at various locations in the County; and

WHEREAS, $200,000 of these funds will be requested for missing link curb and gutter maintenance at various locations in the County.

NOW, THEREFORE, BE IT RESOLVED THAT the County Board hereby supports the making of applications and authorizes and directs the County Manager to make applications to the Virginia Department of Transportation for $4,475,000 of Fiscal Year 2017 Revenue Sharing funds for the above described projects, and further authorizes the County Manager to execute a project administration agreement for the approved projects, subject to approval of such agreement as to form by the County Attorney.
Board Report #30

31. **ACCEPTANCE AND APPROPRIATION OF A $3,000 MATCHING GRANT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR) CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM FOR THE PUBLICATION OF A REVISED BROCHURE ABOUT ARLINGTON’S AFRICAN AMERICAN HERITAGE.**

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

1. Authorized the County Manager or his designee to accept a $3,000 matching grant in Fiscal Year (FY) 2016 from the Virginia Department of Historic Resources (VDHR) Certified Local Government (CLG) program.

2. Appropriated $3,000 from VDHR (101.364501) to the Department of Community Planning, Housing and Development (101.72303) for the publication of a revised brochure about Arlington’s African American heritage.

3. Authorized the County Manager to sign the grant agreement.

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Board Report #31

**Addendum-9-19-2015-J-GRANT AGREEMENT**

32. **ACCEPTANCE AND APPROPRIATION OF VIRGINIA COMMUNITY COLLEGE SYSTEM WORKFORCE INVESTMENT ACT FUNDS.**

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

1. Authorized the County Manager or his designee to accept $15,000 in Virginia Community College System Workforce Investment Act funds.

2. Appropriated $15,000 in Virginia Community College System Workforce Investment Act (101.374900) funds to the Department of Human Services (101.51131) for Workforce Innovation and Opportunity Act transition activities.

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Board Report #32

33. **ACCEPTANCE AND APPROPRIATION OF $500,000 IN VIRGINIA DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES FUNDS FOR HOUSING FOR ADULTS WHO HAVE AN INTELLECTUAL DISABILITY.**

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

1. Authorized the County Manager or his designee to accept $500,000 in Virginia Department of Behavioral Health and Developmental Services funds.
2. Appropriated $500,000 from the Virginia Department of Behavioral Health and Developmental Services (101.364501) to the Department of Human Services (101.53208) for housing adults who have an intellectual disability.

Board Report #33

34. ACCEPTANCE AND APPROPRIATION OF PART C FUNDS FROM THE VIRGINIA DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES TO ADMINISTER THE EARLY INTERVENTION FOR INFANTS AND TODDLERS WITH DISABILITIES AND THEIR FAMILIES PROGRAM.

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

1. Authorized the County Manager or his designee to accept $145,878 in State Part C funds from the Virginia Department of Behavioral Health and Developmental Services.

2. Appropriated $145,878 in State Part C funds from the Virginia Department of Behavioral Health and Developmental Services (101.374514) to the Department of Human Services (101.55230).

Board Report #34

35. ACCEPTANCE AND APPROPRIATION OF VIRGINIA DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES CRISIS RESPONSE GRANT FUNDS.

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

1. Authorized the County Manager or his designee to accept $400,000 in Fiscal Year (FY) 2016 grant funds from the Virginia Department of Behavioral Health and Developmental Services.

2. Appropriated $400,000 from the Virginia Department of Behavioral Health and Developmental Services (101.364501) to the Department of Human Services (101.56002) for the Regional Children's Mobile Crisis and Tele-psychiatry program.

Board Report #35

36. UASI GRANTS

A. Acceptance and appropriation of an $180,000 regional UASI Bomb Squad Sustainment grant for maintenance and replacement of bomb squad equipment within the National Capital Region (NCR).

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

1. Authorized the Acting County Manager or his designee to accept $180,000 from the District of Columbia Homeland Security and Emergency Management Agency (794.374900) to the Fire Department (794.91261) for maintenance and replacement of bomb squad equipment.
2. Appropriated $180,000 in funds from the District of Columbia Homeland Security and Emergency Management Agency (794.374900) to the Fire Department (704.91261) for maintenance and replacement of bomb squad equipment.


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

1. Authorized the Acting County Manager or his designee to accept $902,772 from the District of Columbia Homeland Security and Emergency Management Agency (794.374900) to the Fire Department (794.91261) for maintenance and replacement of bomb squad equipment.

2. Appropriated $902,722 from District of Columbia Homeland Security and Emergency Management Agency (794.374900) to the Fire Department (794.91261) for maintenance and replacement of bomb squad equipment.

Board Report #36.A.

Board Report #36.B.

REQUESTS TO ADVERTISE

37. CLARENDON WEST-RED TOP CAB

A. Request to authorize advertisement of public hearings by the Planning Commission and the County Board to consider proposed amendments to the Arlington County Zoning Ordinance, to revise Maps 1 - 8 in the Clarendon Revitalization District (Section 9.2) to reflect changes to block structure (Section 9.2.5 - Section 9.2.12), and to revise Map 1 to reflect changes to height (Section 9.2.5) for the properties proposed for redevelopment with Site Plan #438.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the resolution to authorize advertisement of public hearings by the Planning Commission on October 5, 2015 and the County Board on October 17, 2015, to consider proposed amendments to the Arlington County Zoning Ordinance, to revise Maps 1 - 8 in the Clarendon Revitalization District (Section 9.2) to reflect changes to block structure (Section 9.2.5 - Section 9.2.12), and to revise Map 1 to reflect changes to height (Section 9.2.5) for the properties proposed for redevelopment with Site Plan #438.

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION ON OCTOBER 5, 2015 AND THE COUNTY BOARD ON OCTOBER 17, 2015, TO CONSIDER PROPOSED AMENDMENTS TO THE ARLINGTON COUNTY ZONING ORDINANCE, TO REVISE MAPS 1 – 8 IN THE CLARENDON REVITALIZATION DISTRICT (§9.2) TO REFLECT CHANGES TO BLOCK STRUCTURE (§9.2.5 – §9.2.12), AND TO REVISE MAP 1 TO REFLECT CHANGES TO HEIGHT (§9.2.5) FOR THE PROPERTIES PROPOSED FOR REDEVELOPMENT WITH SITE PLAN #438, AS SHOWN BELOW; IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.
The County Board of Arlington County hereby resolves that the amendments set forth below shall be advertised for public hearings by the Planning Commission on October 5, 2015 and the County Board on October 17, 2015, to consider proposed amendments to the Arlington County Zoning Ordinance, to revise Maps 1 – 8 in the Clarendon Revitalization District (§9.2) to reflect changes to block structure (§9.2.5 – §9.2.12), and to revise Map 1 to reflect changes to height (§9.2.5) for the properties proposed for redevelopment with Site Plan #438, as shown below, in order to reduce or prevent congestion in the streets; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

***

The following are excerpts of the Clarendon Revitalization District Maps subject to this Zoning Ordinance amendment

***

B. Request to advertise an amendment to the Master Transportation Plan (MTP) Map to remove the section of North Ivy Street south of 13th Street North.

On the consent agenda vote, after a duly advertised public hearing, the Board approved advertisement of public hearings to consider an amendment to the Master Transportation Plan Map to remove a portion of North Ivy Street, by the Planning Commission at its October 5, 2015, meeting and the Arlington County Board at its October 17, 2015, meeting.

Board Report #37.A.

Board Report #37.B.

OTHER

38. PRESENTATION OF DELINQUENT TAX ACCOUNTS.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the resolution concerning the annual presentation of lists of delinquent taxes by the Treasurer.

RESOLUTION CONCERNING ANNUAL LISTS OF DELINQUENT TAXES

SUBMITTED BY THE TREASURER

Be it resolved by the County Board of Arlington, Virginia that:

1. Pursuant to Code of Virginia §58.1-3924, the Treasurer is directed to certify to the Director of Real Estate Assessments the 2015 list of real estate on the Arlington Land Book improperly placed thereon or not ascertainable;

2. Pursuant to Code of Virginia §58.1-3924, the Treasurer is directed to publish those real estate and personal property accounts she deems advisable, that is those accounts which equal or exceed $1,000.00 from the lists mentioned in subdivisions 2 and 3 of Virginia Code §58.1-3921 in 2015;
3. Pursuant to Code of Virginia §58.1-3924, the Treasurer is given credit for the tax amounts included in the lists mentioned in subdivisions 4 and 5 of Code of Virginia §58.1-3921 in 2015; and

4. Pursuant to Code of Virginia Code §58.1-3933, the Treasurer is directed to continue to collect delinquent taxes on subjects other than real estate until the expiration of the appropriate statute of limitations (§58.1-3940); provided, however, that the Treasurer shall not be required to collect the following delinquent tax accounts determined to be uncollectible: Mary James (2003 real estate taxes for RPC 31001049); Unknown3 (2008 real estate taxes for RPC 07006284); Unknown4 (2008 real estate taxes for 08001326); Unknown5 (2008 real estate taxes for RPC 08001327); Unknown7 (2008 real estate taxes for RPC 17010034); Deutsche Bank National (2007 real estate taxes for RPC 26011008); Ashanna Randall (2011 and 2012 real estate taxes for 07001193); Westlee Unit Owners Assoc (2010 real estate taxes for 11011164) and 2310 Columbia Road Holdings LLC (2008 real estate taxes for 23037007).

Board Report #38

39. AWARD OF CONTRACT FOR THE PROVISION OF PROFESSIONAL LAND SURVEYING SERVICES FOR VARIOUS CAPITAL IMPROVEMENT INFRASTRUCTURE PROJECTS IN ARLINGTON COUNTY FOR UP TO A FIVE (5) YEAR PERIOD.

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

1. Approved the award of contract Number 516-15 to Rice Associates, Inc. for task order professional land surveying services. The total project fee for any individual assignment (including any modifications) shall not exceed $1,000,000 and the sum of all assignment fees in any given contract year shall not exceed $5,000,000.

2. Authorized the Purchasing Agent to execute the Contract, subject to review by the County Attorney.

Board Report #39

40. REFINANCING OF THE VIRGINIA RESOURCES AUTHORITY (VRA) WASTEWATER AND WATER SYSTEM REVENUE BONDS.

On the consent agenda vote, after a duly advertised public hearing, the Board approve the resolution authorizing the execution of an amendment to the financing agreement between the County and the Virginia Resources Authority (VRA), as administrator of the Virginia Water Facilities Revolving Fund, and an amendment to the Arlington County Wastewater and Water System Revenue Bond, Series 2009, and Series 2010B, to decrease the cost of the funds thereon.

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENTS TO FINANCING AGREEMENT BETWEEN THE COUNTY OF ARLINGTON, VIRGINIA AND THE VIRGINIA RESOURCES AUTHORITY, AS ADMINISTRATOR OF THE VIRGINIA WATER FACILITIES REVOLVING FUND, AND AMENDMENTS TO THE COUNTY’S $35,000,000 WASTEWATER AND WATER SYSTEM REVENUE BOND, SERIES 2009 AND $16,795,849 WASTEWATER AND WATER SYSTEM REVENUE BOND, SERIES 2010B TO DECREASE THE COST OF FUNDS THEREON
WHEREAS, on June 24, 2009, U.S. Bank National Association, as trustee, on behalf of the Virginia Resources Authority ("VRA"), as Administrator of the Virginia Water Facilities Revolving Fund, acquired from the County of Arlington, Virginia (the "Borrower") a Wastewater and Water System Revenue Bond, Series 2009 (the "2009 Local Bond") in the original principal amount of $35,000,000, pursuant to a Financing Agreement dated as of June 1, 2009, as amended and restated by the Amended and Restated Financing Agreement dated as of May 1, 2010 (the "Amended and Restated Financing Agreement") between the Borrower and VRA.

WHEREAS, on May 6, 2010, U.S. Bank National Association, as trustee, on behalf of VRA, as Administrator of the Virginia Water Facilities Revolving Fund, acquired from the Borrower a Wastewater and Water System Revenue Bond, Series 2010B (the "2010B Local Bond" and together with the 2009 Local Bond, the "Local Bonds") in the original principal amount of $16,795,849, pursuant to the Amended and Restated Financing Agreement.

WHEREAS, the Borrower with the consent of VRA and the Virginia Department of Environmental Quality ("DEQ"), proposes to further amend the Amended and Restated Financing Agreement to decrease the interest rates on the Local Bonds, and to reduce the debt service payments thereunder.

WHEREAS, a draft of a Second Amendment to Amended and Restated Financing Agreement (the "Amendment Agreement") between the Borrower and VRA, which, among other things, amends certain provisions of the Amended and Restated Financing Agreement, including the debt service payments under the Amended and Restated Financing Agreement, is on file with the Acting County Manager.

WHEREAS, the forms of an Allonge to the 2009 Local Bond (the "2009 Allonge") and an Allonge to the 2010B Bond (the "2010B Allonge" and together with the 2009 Allonge, the "Allonges"), which shall be attached to the appropriate Local Bond, that evidence the reduction in debt service payments on the Local Bonds, are on file with the Acting County Manager.

WHEREAS, it appears to be in the best interests of the Borrower to amend the Amended and Restated Financing Agreement as set forth in the Amendment Agreement.

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

1. **Authorization of Amendment Agreement and Allonges.** The County Board hereby determines that it is in the best interest of the Borrower to execute and deliver the Amendment Agreement and the Allonges for the Local Bonds. The County Board authorizes the execution and delivery of the Amendment Agreement and the Allonges.

2. **Approval of Amendment Agreement.** The form of the Amendment Agreement on file with the Acting County Manager is hereby approved. The Acting County Manager and the Director of the Department of Management and Finance, either of whom may act, are hereby authorized to execute the Amendment Agreement in substantially such form, with such completions, omissions, insertions and changes that are not inconsistent with this Resolution as may be approved by the Acting County Manager or the Director of the Department of Management and Finance, whose approval shall be evidenced conclusively by the execution and delivery of the Amendment Agreement.

3. **Execution of Allonges.** The Allonges in the forms on file with the Acting County Manager are hereby approved. The Chairman of the County Board and the Acting County Manager, either of whom may act, are hereby authorized and directed to execute and deliver the Allonges in substantially such forms, to reflect the same amended terms as contained in the Amendment Agreement, together with such other completions, omissions, insertions and changes not inconsistent with this Resolution and the Amendment Agreement as may be approved by the Chairman or Acting County Manager, whose approval shall be evidenced conclusively by the execution and delivery of the
Allonges. The Clerk of the County Board is hereby authorized to attest or countersign the Allonges and affix the seal of the Borrower thereon.

4. **Tax Covenants.** The Acting County Manager and the Director of the Department of Management and Finance, either of whom may act, are hereby authorized and directed to execute and deliver such covenants and certifications as may be required by VRA (the "Tax Documents") in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), including the provisions of Section 148 of the Code and applicable regulations relating to "arbitrage bonds." The County Board hereby covenants on behalf of the Borrower that the Borrower shall comply with the covenants and representations contained in the Tax Documents.

5. **Other Actions.** All other actions of officers of the Borrower in conformity with the purposes and intent of this Resolution and in furtherance of the execution and delivery of the Amendment Agreement and Allonges are ratified, approved and confirmed. The officers of the Borrower are authorized and directed to execute and deliver all certificates and other instruments, including, but not limited to, an amendment to or a new tax certificate related to the Local Bond, that such officer may consider necessary or desirable in connection with the transactions authorized pursuant to this Resolution.

6. **Filing of Resolution.** The County Attorney or such officer as he may designate is hereby authorized and directed to file a certified copy of this Resolution in the office of the Borrower and with the Clerk of the Circuit Court of Arlington County, Virginia.

7. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

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**Board Report #40**

41. **REALLOCATION OF WMATA TRANSIT INFRASTRUCTURE INVESTMENT FUND (TIIF) BALANCES TO THE BALLSTON-MU STATION WEST ENTRANCE PROJECT FOR WMATAS PROJECT SUPPORT COSTS.**

On the consent agenda vote, after a duly advertised public hearing, the Board approved reallocation of $351,100 of existing TIIF funds to the Ballston-MU Station West Entrance Project to fund required Washington Metropolitan Area Transit Authority (WMATA) project support costs.

**Board Report #41**

42. **LICENSE AGREEMENT BETWEEN THE COUNTY BOARD OF ARHLINGTON COUNTY, VIRGINIA, AS LICENSOR, AND GREATER WASHINGTON EDUCATIONAL TELECOMMUNICATIONS ASSOCIATION, INC., A DISTRICT OF COLUMBIA NON-PROFIT CORPORATION, AS LICENSEE, FOR USE OF REAL PROPERTY LOCATED ON SOUTH FOUR MILE RUN DRIVE, ARLINGTON, VIRGINIA (RPC #S 29-022-006, 29-022-008, 29-022-009 AND 29-022-010).**

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

1. Approved the license agreement between the County Board of Arlington County, Virginia, as Licensor, and Greater Washington Educational Telecommunications Association, Inc., a District of Columbia non-profit corporation (WETA), as Licensee, for use of real property located at South Four Mile Run Drive, Arlington, Virginia (RPC#s 29-022-006, 29-022-008, 29-022-009 and 29-022-010).
2. Authorized the Real Estate Bureau Chief, Department of Environmental Services or his
designee, to execute the license agreement and any related documents, on behalf of the
County Board, subject to approval of the license agreement as to form by the County
Attorney.

Board Report #42


43. IN BUILDING RADIO DISTRIBUTION AGREEMENT (AGREEMENT) BETWEEN THE COUNTY
BOARD OF ARLINGTON COUNTY, VIRGINIA (COUNTY BOARD), AND CELLCO
PARTNERSHIP D/B/A VERIZON WIRELESS, A DELAWARE GENERAL PARTNERSHIP (VZ),
TO ALLOW VZ TO USE EXISTING COUNTY INFRASTRUCTURE TO PROVIDE CELLULAR
VOICE AND DATA COVERAGE WITHIN THE ARLINGTON MILL COMMUNITY CENTER
BUILDING (AM).

On the consent agenda vote, after a duly advertised public hearing, the Board
approved the In
Building Radio Distribution Agreement between Cellco Partnership d/b/a Verizon Wireless (VZ) and the
County Board and authorize the County Manager or his designee to execute the attached Agreement,
provided that the agreement (attached to the staff report as Attachment A) is first executed on behalf
of VZ, and execute any related documents on behalf of the County Board, all subject to approval as to
form by the County Attorney.

Board Report #43

Addendum-9-19-2015-L-AGREEMENT

REGULAR HEARING ITEMS

45. AFFORDABLE HOUSING MASTER PLAN, AFFORDABLE HOUSING IMPLEMENTATION
FRAMEWORK AND RELATED GENERAL LAND USE PLAN AMENDMENTS.

Following a duly advertised public hearing at which there were speakers, a motion was made by J.
WALTER TEJADA, Vice Chairman, seconded by JAY FISSETTE, Member, to:

1. Adopt Resolution A adopting the Affordable Housing Master Plan as an element of the
County Comprehensive Plan

2. Accept the Affordable Housing Implementation Framework as an administrative guide for
implementation of Affordable Housing Plan

3. Adopt Resolution B to approve the related General Land Use Plan amendments.

4. Accept the following language amendments to the Affordable Housing Master Plan:

   a) To accept the language amendments of the Affordable Housing Plan on the first
page, following the table of contents, first paragraph, third sentence adding" as
with all comprehensive plan elements," and to remove the word "immediate" in
the final sentence of said paragraph.

   b) To accept the language amendments of the Affordable Housing Master Plan on
the first page following the table of contents, second paragraph, adding "with
c) The language amendments the Affordable Housing Master Plan on page 20, Section 1.1.4, first paragraph, last sentence, removing "Should the number of affordable housing units meet or exceed the number of units specified in Appendix C for any geographic area." Therefore the sentence should read "The County Board will determine on a project-by-project basis whether to finance net new CAF affordable housing units in any area."

d) The a footnote as an addition to the Affordable Housing Master Plan on page 19, "Footnote:*including but not necessarily limited to Virginia Code Section 15.2-735.1 (Affordable Dwelling Units Ordinance; Permitting Certain Densities in the Comprehensive Plan)."

A motion was made by JOHN VIHSTADT, Member, seconded by LIBBY GARVEY, Member to approve an amendment to the Affordable Housing Master Plan to add the following sentence at the end of section 1.1.4 of the Affordable Housing Master Plan: "In high poverty areas, the County will encourage and incentivize mixed income and 80% AMI developments to support economic growth and facilitate economic diversity in neighborhoods and schools". The motion failed by a vote of 1 to 4 as follows: JOHN VIHSTADT, Member - Aye, MARY HYNES, Chair – No, J. WALTER TEJADA, Vice Chairman - No, JAY FISETTE, Member - No, LIBBY GARVEY, Member - No.

The motion was carried by a vote of 5 to 0, the voting was recorded as follows: MARY HYNES, Chair - Aye, J. WALTER TEJADA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, LIBBY GARVEY, Member - Aye, JOHN VIHSTADT, Member – Aye.

A motion was made by MARY HYNES, Chair, seconded by J. WALTER TEJADA, Member to approve the Direction to the County Manager Regarding Next Steps for Implementation of the Affordable Housing Master Plan September 19, 2015.

A motion was made by John Vihstadt, member and seconded by Jay Fisette, member to amend the draft Direction to the County Manager regarding next steps for implementation of the Affordable Housing Master Plan to include #5. The motion was carried by a vote of 3 to 2, the voting was recorded as follows: MARY HYNES, Chair - No, J. WALTER TEJADA, Vice Chairman - No, JAY FISETTE, Member - Aye, LIBBY GARVEY, Member - Aye, JOHN VIHSTADT, Member – Aye.

The motion was carried by a vote of 5 to 0, the voting was recorded as follows: MARY HYNES, Chair - Aye, J. WALTER TEJADA, Vice Chairman - Aye, JAY FISETTE, Member - Aye, LIBBY GARVEY, Member - Aye, JOHN VIHSTADT, Member – Aye.

Direction to the County Manager Regarding Next Steps for Implementation of the Affordable Housing Master Plan
September 19, 2015

Affordable housing is a key component of Arlington's long-term sustainability. Given the complexity and importance of the goals and targets incorporated in the Affordable Housing Master Plan (AHMP), the County Board directs the Manager, working with appropriate County Board commissions and the broader community, to undertake the following over the next two years:

1. Develop indicators and evaluation tools to support annual monitoring of the AHMP goals. June 2016

2. Propose revisions to the AHIF guidelines and associated procedures that advance the AHMP's goals and bring to the County Board for consideration. Fall 2016
3. Develop zoning ordinance proposals that advance the AHMP’s goals, including:
   a) adjustments to the existing accessory dwelling unit ordinance, and
   b) identification of land use tools for use adjacent to currently unplanned transportation corridors with dependable transit service, and
   c) identification of existing MARK-heavy areas that could be candidates for small-area plans.
      
      Spring 2017

4. Develop tools for the Board’s consideration that could support the preservation of existing affordable condominiums. Spring/Summer 2017

5. Review the Real Estate Tax Relief Program history, goals and guidelines, and consider redefinition of income levels, asset levels and criteria for exemption or deferral. Report back in the context of the FY 2017 budget deliberations.

   Board Report #45

   Board Report #45-Supplmental Report (Posted 09-17-2015)

oo000000000

46. THE REEVES PROPERTY LOCATED AT 400 N. MANCHESTER ST.


   B. U-3422-15-1 Use Permit for a Public Park for the Reeves property located at 400 N. Manchester St. (RPC #12-030-043, 12-030-072, -073).

   Following a duly advertised public hearing at which there were speakers, a motion was made by MARY HYNES, Chair, seconded by LIBBY GARVEY, Member to:

   A. Approve a use permit for a Unified Residential Development, with modifications from the Zoning Ordinance requirements for setbacks, lot width and lot coverage, subject to the conditions of the staff report, and direct the County Manager not to record the subdivision plat until instructed to do so by the County Board.

   B. Approve a use permit for a Public Park for open space and uses incidental to it including but not limited to passive recreation, trails, shelters and benches and other small structures, subject to the conditions of the staff report, effective upon recordation of the subdivision plat until instructed to do so in public by The County Board associated with U-3419-15-1.

   The motion was carried by a vote of 5 to 0, the voting recorded as follows: MARY HYNES, Chair - Aye, J. WALTER TEJADA, Vice Chairman - Aye, JAY FISSETTE, Member - Aye, LIBBY GARVEY, Member - Aye, JOHN VIHSTADT, Member – Aye.

   [Clerk’s note: as set forth in the document entitled “Addendum-9-19-2015-M-U-3419-15-1” attached for the public record to these minutes.]
47. **REQUEST FOR AN AMENDMENT TO THE MASTER TRANSPORTATION PLAN MAP TO ADD A NEW SEGMENT OF 18TH STREET NORTH WEST OF NORTH QUANTICO STREET.**

Following a duly advertised public hearing at which there were speakers, a motion was made by JAY FISSETTE, Member, seconded by J. WALTER TEJADA, Vice Chairman to deny the proposed request to amend the Master Transportation Plan Map to include a new segment of 18th Street North west of North Quantico Street. The motion was carried by a vote of 5 to 0, the voting recorded as follows: MARY HYNES, Chair - Aye, J. WALTER TEJADA, Vice Chairman - Aye, JAY FISSETTE, Member - Aye, LIBBY GARVEY, Member - Aye, JOHN VIHSTADT, Member – Aye.

**Board Report #47**

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**Addendum-9-19-2015-N-ATTACHMENT A**

**ADJOURNMENT**

Without objection, at 5:38 p.m., the Board recessed until the September 21, 2015 Carryover Meeting.

____________________________________________
MARY HYNES, Chair

ATTEST:

____________________________________________
HOPE HALLECK, Clerk