

MINUTES FOR APPROVAL

Attached for County Board consideration for approval are the minutes of the meeting dates listed below:

May 1, 2012

Closed Session

May 15, 2012

Closed Session

October 20, 2012

Regular Meeting

A Special Meeting for a Closed Meeting of the County Board of Arlington County, Virginia held at 2100 Clarendon Boulevard, Suite 307, Arlington, Virginia, thereof on Tuesday, May 1, 2012 at 3:34 p.m.

PRESENT: MARY HUGHES HYNES, Chairman
J. WALTER TEJADA, Vice Chairman*
JAY FISETTE, Member*
LIBBY GARVEY, Member
CHRISTOPHER ZIMMERMAN, Member

*arrived at 3:35

ooooo0ooooo

CLOSED MEETING

On a motion by Ms. Hynes, seconded by Ms. Garvey and carried by a vote of 3 to 0, the voting recorded as follows: Ms. Hynes – Aye, Mr. Tejada-Absent, Mr. Fisetete – Absent, Ms. Garvey – Aye and Mr. Zimmerman – Aye, the Board met in a closed meeting from 3:34 p.m. to 5:30 p.m., as authorized by Virginia Code sections 2.2-3711.A.3 and 7 for the following purposes:

Discussion concerning one matter involving the disposition of publically owned real property where discussion in public could adversely affect the County's negotiating and bargaining position; and

Consultation with the County Attorney and appropriate staff concerning the applicability of the Freedom of Information Act to electronic records.

ooooo0ooooo

CERTIFICATION OF CLOSED MEETING DISCUSSIONS

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

<u>Member</u>	<u>Vote</u>
Mr. Zimmerman	Aye
Ms. Hynes	Aye
Mr. Fisetete	Aye
Ms. Garvey	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.

ooooo0ooooo

ADJOURNMENT

Without objection, at 5:30 p.m., the meeting was adjourned.

ooooo0ooooo

MARY HUGHES HYNES, Chairman

ATTEST:

HOPE L. HALLECK, Clerk

A Special Meeting for a Closed Meeting of the County Board of Arlington County, Virginia held at 2100 Clarendon Boulevard, Suite 307, Arlington, Virginia, thereof on Tuesday, May 15, 2012 at 3:30 p.m.

PRESENT: MARY HUGHES HYNES, Chairman
J. WALTER TEJADA, Vice Chairman
JAY FISETTE, Member
LIBBY GARVEY, Member
CHRISTOPHER ZIMMERMAN, Member

ooooo0ooooo

CLOSED MEETING

On a motion by Ms. Hynes, seconded by Mr. Tejada and carried by a vote of 5 to 0, the voting recorded as follows: Ms. Hynes – Aye, Mr. Tejada-Aye, Mr. Fisetete – Aye, Ms. Garvey – Aye and Mr. Zimmerman – Aye, the Board met in a closed meeting from 3:30 p.m. to 6:00 p.m., as authorized by Virginia Code sections 2.2-3711.A.1, for the purpose of discussing two personnel matters.

ooooo0ooooo

CERTIFICATION OF CLOSED MEETING DISCUSSIONS

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

<u>Member</u>	<u>Vote</u>
Mr. Zimmerman	Aye
Ms. Hynes	Aye
Mr. Fisetete	Aye
Ms. Garvey	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.

ooooo0ooooo

ADJOURNMENT

Without objection, at 6:00 p.m., the meeting was adjourned.

ooooo0ooooo

MARY HUGHES HYNES, Chairman

ATTEST:

HOPE L. HALLECK, Clerk

A Regular Meeting of the County Board of Arlington County, Virginia, held in Room 307 of 2100 Clarendon Boulevard thereof on Saturday, October 20, 2012, 2012 at 8:31 a.m.

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

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

ooooo0ooooo

PUBLIC COMMENT

Robert Atkins spoke about concerns for safety of pedestrians at the Carlin building on Carlin Springs Road and Glebe Road and the impact of the Goodyear project on sidewalks in that area.

Audrey Clement of the Green Party of Virginia spoke about the report prepared by consultant Peter Rousselot recommending bus rapid transit for Columbia Pike instead of the streetcar.

Katherine Hale of the Analostan Homes Association spoke about the road construction project at North 24th Street and North Wakefield Street and safety of elementary school children walking to school or waiting for buses near the site.

Juliet Hiznay of the Columbia Pike Revitalization Organization thanked the Board for their support of the vision of Columbia Pike, particularly regarding housing and streetcars.

Lou Gatti spoke of difficulties in trying to discuss taxicab related issues with County staff and his perception that there have been limited or inaccurate responses to his concerns.

Jim Hurysz spoke in opposition to streetcars and in favor of advanced technology bus options.

Matt Wavro spoke about long-term spending planning, projected revenue growth and increased costs of local government. He asked that the County Board take short term steps to ensure costs of local government do not increase in the short term to fund a long term spending plan.

ooooo0ooooo

CONSENT ITEMS (ITEMS 1-26) CITIZENS INTERESTED IN REMOVING AN ITEM FROM THE CONSENT AGENDA MUST SUBMIT A SPEAKER SLIP TO THE CLERK AT THE SATURDAY, OCTOBER 20, 2012, MEETING BEFORE 9 A.M. PUBLIC TESTIMONY ON REMOVED ITEMS WILL OCCUR AT THE RECESSED MEETING ON TUESDAY, OCTOBER 23, 2012, AT 6:30 P.M. (NO TESTIMONY TAKEN ON SATURDAY).

A motion was made by CHRISTOPHER ZIMMERMAN, Member, seconded by J. WALTER TEJADA, Vice Chairman to approve the County Manager's recommendation for all consent items except items #7, #15, #18 and #23, which will be subject to full hearing at the October 23, 2012 County Board recessed meeting. The motion was adopted and 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 and CHRISTOPHER ZIMMERMAN, Member - Aye.

0000000000

SITE PLANS/AMENDMENTS/REVIEW

0000000000

- 1. **SP# 8 SITE PLAN AMENDMENT FOR A COMPREHENSIVE SIGN PLAN AT THE PARK SPRING CONDOMINIUM; LOCATED AT 5000, 5009, 5010, 5017, 5020, 5025, 5030, 5033, 5040, 5041, 5049, 5050, 5051, 5060, 5065, 5070, 5075, 5083, AND 5091 7TH ROAD SOUTH (RPC# 220-01-PCD).**

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the ordinance approving a site plan amendment for a comprehensive sign plan for the Park Spring Condominium.

WHEREAS, an application for a Site Plan Amendment dated August 14, 2012 for Site Plan #8, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Reports prepared for the October 20, 2012 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 Reports; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on October 20, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:

Reallocate up to 42 square feet of sign area from the total 435 square feet of aggregate area to permit an increase in size for two (2) freestanding entrance signs;
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.

WHEREAS, the County Board further finds that permitting the reallocation of sign area to allow freestanding signs that are larger than otherwise permitted does not exceed the total aggregate sign area allotted to the development, is in keeping with the character of the neighborhood, and will not adversely impact the neighborhood in which the signs are located;

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated March 12, 1966 for Site Plan # 8, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 8 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for a comprehensive sign plan, for the parcel of real property known as RPC # 220-01-648 – 697 and RPC # 220-01-563 – 613; located at 5000, 5009, 5010, 5017, 5020, 5025, 5030, 5033, 5040, 5041, 5049, 5050, 5051, 5060, 5065, 5070, 5075, 5083, and 5091 7th Road South approval is granted and the parcel so described shall be used according to the Site plan as originally approved on March 12, 1966 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 and the following new condition #8.

8. The applicant agrees to obtain sign permits for the two (2) freestanding entrance signs. The signs shall be in conformance with the drawings dated May 12, 2010 and attached to this staff report, and the two (2) signs shall not exceed a combined total square footage of 42 square feet. [Clerk's note: as set forth in the document entitled "Addendum-10-20-12-A-SP #8" attached for the public record to these minutes.]

[Board Report #1](#)

Addendum-10-20-12-A-SP #8

ooooo0ooooo

2. SP #346 SITE PLAN AMENDMENT REVIEW FOR FOOD DELIVERY OPERATIONS AT PAISANO'S PIZZA; LOCATED AT 3650 S. GLEBE ROAD (RPC# 34-027-322).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the ordinance to renew the subject site plan amendment, with an administrative review in three (3) months (January 2013), and a County Board review in three (3) years (October 2015), subject to all previously approved conditions, and with one (1) additional condition specifying that the use is temporary and will expire in 2015 unless renewed by the County Board.

WHEREAS, an application for a Site Plan Amendment dated August 4, 2011, for Site Plan #346, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in the Staff Report(s) provided for the October 20, 2012, 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 October 15, 2011, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - Food delivery service for a restaurant; 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 August 4, 2011, for Site Plan #346, for a Site Plan Amendment for food delivery service, for the parcel of real property known as 3650 S. Glebe Road Commercial Unit #3 (RPC#34-027-322) approval is granted and the parcel so described shall be used according to the Site Plan Amendment Application, with an administrative review in three (3) months (January 2013), and a County Board review in three (3) years (October 2015), subject to all previously approved conditions, and with one (1) additional condition specifying that the use is temporary and will expire in 2015 unless renewed by the County Board.

83. The applicant agrees that the food delivery use permitted at 3650 S. Glebe Road is a temporary use that has been approved for a limited three (3) year period, and not longer. During the three 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 three (3) years, on October 20, 2015.

without further action by the County Board. The applicant agrees that it will cease use of the approximately 1,350 square foot space for the purposes of food delivery, and shall convert the space to another approved use, or fully vacate the space, on or before October 20, 2015. The applicant acknowledges and agrees that after October 20, 2015, it shall have no right to use the 1,350 square foot space for food delivery purposes unless specific approval for that use is obtained from the County Board.

[Board Report #2](#)

oooo0oooo

3. SP #386 SITE PLAN AMENDMENT ON THE COUNTY BOARD'S OWN MOTION TO AMEND CONDITION #21, WHICH SPECIFIES THE TYPE OF STREET TREES TO BE PLANTED ON NORTH QUINCY STREET; LOCATED AT 3901 N. FAIRFAX DRIVE (RPC# 14-030-057 AND - 058).

On the consent agenda vote, after a duly advertised public hearing, the Board adopted ordinance to approve a site plan amendment to Site Plan #386 Condition #21 to amend the required street tree specified for North Quincy Street from *Acer rubrum* (Red Maple) to *Ulmus americana* (American Elm).

WHEREAS, Site Plan Amendment for Site Plan #386 was recommended for advertisement on the County Board's own motion on September 15, 2012; and

WHEREAS, as indicated in Staff Report prepared for the October 20, 2012 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 October 20, 2012 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 for Site Plan #386 approval is granted and the parcels so described shall be used according to the Site Plan as originally approved and amended from time to time as shown in the records of the Office of Zoning Administration, with the following amended condition #21:

21. Sidewalk Design and Improvements

The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base

approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six feet wide at any point
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards
- d. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- e. Not contain joints or use patterns that create gaps of ¼-in depth or greater at spacings of less than 30.”

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first partial Certificate of Occupancy for occupancy of the applicable phase of the project/tenant occupancy, as such phases are defined in condition #83.

The sidewalks shall contain street trees placed in either tree pits, or planting strips, consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Placement, planting and root enhancement options shall be consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Fairfax Drive – A minimum 20-foot wide sidewalk measured from the back of curb, maintaining a 10-foot wide clear sidewalk, including 6 feet by 12 feet tree pits, planted with no less than a minimum of 3 ½ inches caliper Willow Oak street trees at 28- to 32-feet on center tree pits 6 feet by minimum of 12 feet with such ground cover as lirioppe muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), and placed a minimum of eight (8) inches back from the back of curb.

North Quincy Street – A minimum 16-foot wide sidewalk measured from the back of curb, maintaining a 10-foot wide clear sidewalk, including 5 feet by 12 feet tree pits, planted with no less than a minimum of 3 ½ inches caliper ~~Red Maple~~ *Ulmus americana* (American Elm) street trees at 28- to 32-feet on center and such ground cover as lirioppe muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), and placed a minimum of eight (8) inches back from the back of curb.

10th Street North – A minimum 14-foot wide sidewalk measured from the back of curb, maintaining a 8-foot wide clear sidewalk, including 5 foot wide Low Impact Development (LID) tree strips with understory bioretention plantings, planted with no less than a minimum of 3 ½ inches caliper London Plane Tree street trees at 24- to 28-feet on center and such ground cover as lirioppe muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), and placed a minimum of eight (8) inches back from the back of curb.

North Pollard Street – A minimum 10- to 14-foot wide sidewalk measured from the back of curb, maintaining a 8-foot wide clear sidewalk, including 5 feet by 12 feet tree pits, planted with no less than a minimum of 3 ½ inches caliper London Plane Tree street trees in tree pits 5 feet by 12 feet or as fits between parallel parking spaces and with such ground cover as lirioppe muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), and placed a minimum of eight (8) inches back from the back of curb.

USE PERMITS REQUEST/REVIEWS/AMENDMENTS

0000000000

4. **SP-13-U-12-1 USE PERMIT ASSOCIATED WITH A SITE PLAN FOR PUBLIC UTILITY/TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS; LOCATED AT 1600 S. EADS ST. (RPC# 35-011-007).**

On the consent agenda vote, after a duly advertised public hearing, the Board deferred consideration of the subject use permit to the November 17, 2012 County Board meeting.

[Board Report #4](#)

0000000000

5. **SP-239-U-12-1: USE PERMIT ASSOCIATED WITH A SITE PLAN REVIEW FOR LIVE ENTERTAINMENT AT THE FRONT PAGE; LOCATED AT 4201 WILSON BLVD. (RPC# 14-048-012).**

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

BE IT ORDAINED that, pursuant to application SP-239-U-12-1 on file in the Office of the Zoning Administrator for a use permit associated with a site plan for the parcel of real property located at 4201 Wilson Blvd. (RPC# 14-048-012), 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 five (5) years, (October 2017). [Clerk's note: there are no conditions listed in the staff report.]

[Board Report #5](#)

0000000000

6. **U-2823-94-4 USE PERMIT AMENDMENT TO AMEND CONDITION #1 RE: MAXIMUM SIZE OF PERMITTED ANTENNAS AND TO PERMIT REMOVAL OF EXISTING ANTENNAS AND REPLACEMENT WITH NEW ANTENNAS FOR SPRINT, LOCATED AT 2400 N. WAKEFIELD ST. (RPC# 05-005-072).**

On the consent agenda vote, after a duly advertised public hearing, the Board deferred consideration of the subject use permit request to the November 17, 2012 County Board meeting.

[Board Report #6](#)

0000000000

8. **U-3258-10-1 USE PERMIT REVIEW OF AN OUTDOOR CAFE IN THE PUBLIC RIGHT-OF-WAY AT THE GREEN PIG BISTRO; LOCATED AT 1025 N. FILLMORE ST. (RPC# 18-024-020).**

BE IT ORDAINED that, pursuant to application U-3258-10-1 on file in the Office of the Zoning Administrator for a use permit renewal for an outdoor café in the public right-of-way for the parcel of real property located at 1025 N. Fillmore St. (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 all previous conditions, with a County Board review in one (1) year (October 2013).

[Board Report #8](#)

ooooo0ooooo

9. U-3345-12-1 USE PERMIT FOR A DORMITORY FOR 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 deferred consideration of the subject use permit request for a dormitory for one (1) month to the November 17, 2012 County Board meeting.

[Board Report #9](#)

ooooo0ooooo

10. U-3346-12-2 USE PERMIT FOR LIVE ENTERTAINMENT AND DANCING AT LIBERTY TAVERN; LOCATED AT 3195 WILSON BLVD. (RPC# 15-075-004).

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-3346-12-2 on file in the Office of the Zoning Administrator for a use permit for the parcel of real property located at 3195 Wilson Blvd. (RPC# 15-075-004), approval is granted and the parcel so described shall be used according to the approval requested by the application, subject to the conditions of the staff report, with a County Board review in November 2013.

Conditions:

1. The applicant agrees that live entertainment is permitted only from 11:00 a.m. to 9:00 p.m. on Sundays through Thursdays, and only from 11:00 a.m. to 1:00 a.m. on Fridays and Saturdays.
2. The applicant agrees to comply with all applicable laws, including, by way of illustration and not limitation, all applicable requirements of County and State Ordinances, the Environmental Health Bureau, and the Fire Marshal, the Police Department and the Alcohol Beverage Control Board (ABC).
3. The applicant agrees that on-site dedicated security shall be provided from 9:00 p.m. until closing on nights that have bands or deejays whose primary purpose is to serve a dancing crowd. The on-site security may consist of "in house" staff, so long as that staff is dedicated to security only.
4. The applicant agrees to comply with the Arlington County noise ordinance and further agrees that the restaurant's windows and doors shall remain closed during the times of live entertainment except for the purposes of entry, egress, and other intermittent uses, such as serving an outdoor seating area. Under no circumstances shall live entertainment be permitted outside of the building or broadcast over

loudspeakers outside of the building. The applicant agrees that doors shall not be propped open during live entertainment.

5. The applicant agrees that all staff serving alcohol to customers shall have TIPS (Training for Intervention Procedures) certification.
6. The applicant agrees that dancing is not permitted until the applicant obtains a Dance Hall Permit from the Zoning Office.
7. The applicant agrees to post sign signs in windows telling patrons to respect the peace of residential neighborhoods and to please avoid parking in the residential neighborhood where possible.
8. The applicant agrees to ensure that any patrons queuing outside should keep noise to a minimum.
9. The applicant agrees to make customers aware of proximity to Metro, available parking and any special parking arrangements through postings in the restaurant and on their website.
10. The applicant agrees to clean the sidewalk in front of its establishment each morning, including sweeping cigarette butts and litter that may have accumulated from any outdoor seating area, if applicable.
11. The applicant agrees to participate in the established Clarendon Live Entertainment Neighborhood Advisory Group, consisting of representatives of the Clarendon live entertainment establishments, the Clarendon Alliance, the Clarendon-Courthouse Civic Association, the Lyon Village Citizens Association, the Lyon Park Civic Association, and representatives of various County staff including Police, Fire Marshal, Code Enforcement, and Planning. The advisory group meets quarterly as required to work through issues associated with the live entertainment uses. One (1) of the quarterly meetings will consist of an educational seminar to review requirements and regulations of various departments, codes, and policies. The applicant agrees to have a representative with management authority in the restaurant attend all such meetings.
12. The applicant agrees to designate and make available a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the live entertainment and an onsite liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the live entertainment. The name and telephone number 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 Civic Association, and the Clarendon Alliance. The applicant further agrees to submit such contact information as described above to any future homeowners or condominium association, or rental management office associated with The Waverly residential development (SP #392) at 1200 Irving Street, within six (6) months of the building opening.
13. The applicant agrees that the use permit for live entertainment shall be reviewed by the County Manager or her designee upon any change of tenancy of the subject space currently occupied by Liberty Tavern (3195 Wilson Boulevard). The applicant also agrees to notify the County Manager or designee in writing before a change of tenancy of the subject space.

[Board Report #10](#)

[Board Report #10-Supplemental Report](#)

0000000000

VACATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS & LEASES

0000000000

11. CENTRAL PLACE VACATIONS FOR THE RESIDENTIAL PHASE

- A. Enactment of an Ordinance to Vacate Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 1); and

- B. Enactment of an Ordinance to Vacate Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 2); and

- C. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 3); and

- D. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 4); and

- E. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 5); and

- F. Enactment of an Ordinance to Vacate an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 6); and

- G. Enactment of an Ordinance to Vacate an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC# 16-038-015 and 16-038-016) (Attachment 7).

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

- 1. Enacted the attached Ordinance to Vacate Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 1); and

- 2. Enacted the attached Ordinance to Vacate Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore

Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 2); and

3. Enacted the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 3); and
4. Enacted the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 4); and
5. Enacted the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 5); and
6. Enacted the attached Ordinance to Vacate an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 6); and
7. Enacted the attached Ordinance to Vacate an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC Nos. 16-038-015 and 16-038-016), with Conditions (Attachment 7); and
8. Authorized the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all Deeds of Vacation and other documents necessary to effectuate the Ordinances of Vacation set forth in Attachments 1 through 7 hereto, subject to approval as to form by the County Attorney.

[Clerk's note: as set forth in the document entitled "Addendum-10-20-12-B-Central Place Vacations Residential" attached for the public record to these minutes.]

[Board Report #11](#)

Addendum-10-20-12-B-Central Place Vacations Residential

oooo0ooooo

12. CENTRAL PLACE ENCROACHMENTS

- A. Enactment of an Ordinance to Permit the Encroachment within the N. Moore Street Right-of-Way of Below Grade Portions of: a) Building Structure; b) Parking Structure; and c) Storage Structure, such Portions abutting the Western Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions; and
- B. Enactment of an Ordinance to Permit the Encroachment within the N. Lynn Street Right-of-Way of: a) Portions of Above Grade Parking Structure; and b) Three Underground Grease Trap Vaults; the Encroachment Area for such Structures abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions.

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

1. Enacted the attached Ordinance to Permit the Encroachment within the N. Moore Street Right-of-Way of Below Grade Portions of: a) Building Structure; b) Parking Structure; and c) Storage Structure, such Portions abutting the Western Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions ("Attachment 1"); and
2. Enacted the attached Ordinance to Permit the Encroachment within the N. Lynn Street Right-of-Way of: a) Portions of Above Grade Parking Structure; and b) Three Underground Grease Trap Vaults; the Encroachment Area for such Structures abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions ("Attachment 2").

[Clerk's note: as set forth in the document entitled "Addendum-10-20-12-C-Central Place Encroachments Residential" attached for the public record to these minutes.]

[Board Report #12](#)

Addendum-10-20-12-C-Central Place Encroachments Residential

ooooo0ooooo

- 13. APPROVAL OF, AND AUTHORIZATION TO ACCEPT, A DEED OF EASEMENT FOR A 10-FOOT-WIDE PUBLIC STORM SEWER EASEMENT ON LOT 42, SECTION 1, WESTMORE GARDENS, LOCATED AT 3112 N. TRINIDAD ST. (RPC #01-006-033).**

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

1. Approved the attached Deed of Easement from Sunnyside Development, LLC to the County Board of Arlington County, Virginia granting to the County a permanent public storm sewer easement within a portion of the property located at 3112 N. Trinidad Street, RPC # 01-006-033; and
2. Authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept, on behalf of the County Board, the Deed of Easement attached hereto as Exhibit A and all associated documents, subject to approval of the Deed of Easement as to form by the County Attorney.

[Clerk's note: as set forth in the document entitled "Addendum-10-20-12-D-Westmore Gardens" attached for the public record to these minutes.]

[Board Report #13](#)

Addendum-10-20-12-D-Westmore Gardens

ooooo0ooooo

- 14. APPROVAL OF A THIRD AMENDMENT TO AMENDED AND RESTATED OFFICE BUILDING DEED OF LEASE BETWEEN VNO COURTHOUSE I LLC, AS LANDLORD, AND THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, AS TENANT, FOR A PORTION OF THE TENTH FLOOR OF THE OFFICE BUILDING AT 2100-2200 CLARENDON BOULEVARD, ARLINGTON, VIRGINIA 22201 (RPC # 18-004-065).**

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

1. Approved the Third Amendment to Amended and Restated Office Building Deed of Lease between VNO Courthouse I LLC, as Landlord, and the County Board of Arlington County, Virginia, as Tenant (Exhibit A), for a portion of the tenth floor, known as suite 1000, of the office building at 2100-2200 Clarendon Boulevard, Arlington, Virginia 22201 (RPC # 18-004-065); [Clerk’s note: as set forth in the document entitled “Addendum-10-20-12-E-VNO Courthouse 3rd Lease Amendment” attached for the public record to these minutes.] and,
2. Authorized the Real Estate Bureau Chief, or his designee, to execute on behalf of the County Board of Arlington County, Virginia, the attached Third Amendment to the Amended and Restated Office Building Deed of Lease, subject to approval as to form by the County Attorney.

[Board Report #14](#)

Addendum-10-20-12-E-VNO Courthouse 3rd Lease Amendment

ooooo0ooooo

CAPITAL PROJECTS

ooooo0ooooo

16. AWARD OF CONTRACTS FOR THE CONSTRUCTION OF LAST MILE FIBER OPTIC NETWORK TERMINATIONS TO FOUR (4) CONTRACTORS AND AWARD OF CONTRACTS FOR MAINTENANCE AND EMERGENCY RESTORATION SERVICES OF THE COUNTY’S ENTIRE FIBER OPTIC NETWORK FOR A FIVE (5) YEAR PERIOD TO TWO (2) CONTRACTORS, BOTH AS PART OF CONNECTARLINGTON - INVITATION TO BID NUMBER 702-12.

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

1. Approved the award of the construction Contracts Numbered 702-12-1, 2, 3, 4, in an amount not to exceed \$5,370,000 in total for all the Contracts, to Jones Utilities Construction, Inc., KCI Convergent Technologies, Inc., N to N Fiber, Inc., and Southern Maryland Cable, Inc.
2. Approved the award of maintenance and emergency restoration services Contracts Numbered 702-12-5, 6, to KCI Convergent Technologies, Inc., as the primary contractor, and to N to N Fiber, Inc. as the secondary contractor.
3. Authorized the Purchasing Agent to execute the Contract Documents subject to review of such documents by the County Attorney.

[Board Report #16](#)

ooooo0ooooo

17. AWARD OF CONTRACT TO SG CONSTRUCTION SERVICES, LLC UNDER THE TERMS OF JOB ORDER CONTRACT 424-10-1 FOR THE CHILLER AND MISCELLANEOUS COOLING EQUIPMENT REPLACEMENT AT CENTRAL LIBRARY.

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

1. Approved the Award of contract for the replacement of the Chillers and Miscellaneous Equipment at Central Library to SG Construction Services, LLC in the amount \$797,826.25 and approve an allocation not to exceed \$80,000.00 as contingency for a total Contract Authorization of \$877,826.25.
2. Authorized the Purchasing Agent to execute the Contract Documents, subject to review of such documents by the County Attorney.

[Board Report #17](#)

0000000000

APPROPRIATIONS, GRANT APPLICATIONS & OTHER CONTRACTS

0000000000

19. PRIORITIES FOR FISCAL YEARS 2014 - 2019 CONGESTION MITIGATION AND AIR QUALITY (CMAQ) AND REGIONAL SURFACE TRANSPORTATION PROGRAM (RSTP) FUNDING.

On the consent agenda vote, after a duly advertised public hearing, the Board endorsed the priorities for Fiscal Years 2014 - 2019 Congestion Mitigation and Air Quality and Regional Surface Transportation Program funding as shown in Table 1 and Table 2. [Clerk’s note: as set forth in the document entitled “Addendum-10-20-12-F-CMAQ and RSTP Funding” attached for the public record to these minutes. Table 2 was not included in the report.]

[Board Report #19](#)

0000000000

20. ACCEPTANCE AND APPROPRIATION OF A FISCAL YEAR 2012 URBAN AREAS SECURITY INITIATIVE (UASI) SUB-GRANT - LICENSE PLATE RECOGNITION PROJECT.

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

1. Authorized the County Manager or her designee to accept \$1,200,000 in non-competitive grant funds from the Government of the District of Columbia, Homeland Security and Emergency Management Agency.
2. Appropriated \$1,200,000 in grant fund revenue from the District of Columbia, Homeland Security and Emergency Management Agency (794.374900.31202) to the Police Department (794.31202) for administering the Fiscal Year (FY) 2012 Urban Areas Security Initiative sub-grant including personnel, consultants, equipment and supply expenses.
3. Authorized a 1.0 FTE temporary grant funded position in the Police Department to provide needed staffing to administer the grant program.

[Board Report #20](#)

0000000000

21. ACCEPTANCE AND APPROPRIATION OF AN URBAN AREA SECURITY INITIATIVE GRANT FOR CONDUCTING EMERGENCY PREPAREDNESS TRAINING AND PLANNING ACTIVITIES.

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

1. Authorized the County Manager or her designee to execute a grant agreement to accept \$103,000 in federal Urban Area Security Initiative funds.
2. Appropriated \$103,000 in federal Urban Area Security Initiative funds (101.374904) to the Department of Human Services (101.55102) for Fiscal Year 2013 to conduct emergency preparedness training and planning activities.

[Board Report #21](#)

0000000000

22. ACCEPTANCE AND APPROPRIATION OF A U.S. HEALTH AND HUMAN SERVICES GRANT AWARD FOR INTEGRATED PRIMARY CARE SERVICES.

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

1. Authorized the County Manager or her designee to execute a grant agreement to accept funds from the U.S. Department of Health and Human Services for FY2013 – FY2017.
2. Appropriated \$232,000 in U.S. Department of Health and Human Services grant funds (101.374200) to the Department of Human Services (101.52111) in FY2013 for the provision of integrated primary medical care services at Arlington and Alexandria behavioral healthcare centers.
3. Approved the creation of a 1.0 FTE grant-funded Project Assistant to assist with data collection and program evaluation.
4. Approved the creation of 1.0 FTE grant-funded Peer Health Navigator to provide patient support and wellness activities.

[Board Report #22](#)

0000000000

OTHER

0000000000

24. CORRECTION TO THE ORDINANCE ADOPTED BY THE COUNTY BOARD ON APRIL 21, 2012, REGARDING THE FISCAL YEAR 2013 HOUSEHOLD SOLID WASTE RATE, AND CORRECTION TO THE ORDINANCE ADOPTED BY THE COUNTY BOARD ON JUNE 16, 2012 REGARDING THE COURTHOUSE MAINTENANCE FUND.

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

1. Adopted a correction to the ordinance setting forth the Fiscal Year (FY) 2013 Household Solid Waste Rate adopted by the County Board on April 21, 2012, to rectify a typographical error.
2. Adopted a correction to the ordinance setting forth an amendment to the courthouse maintenance fund adopted by the County Board on June 16, 2012, to correct a typographical error.

Attachment A

The Household Solid Waste Rate as adopted on April 21, 2012 should read as follows (text to be deleted is shown in strikethrough, text to be added is shown in underline)

* * *

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY CHAPTER 10 (GARBAGE, REFUSE AND WEEDS) OF ARLINGTON COUNTY CODE RELATING TO A DECREASE IN HOUSEHOLD SOLID WASTE RATE, EFFECTIVE JULY 1, 2012.

- I. **BE IT ORDAINED** that Chapter 10, Article 1 of the Arlington County Code is amended, reenacted, and recodified as follows, effective July 1, 2012:

* * *

§ 10-8. Refuse Collection and Disposal Charges; Relief from Such Charges.

A. There is hereby imposed for each ~~single~~ one-family residential dwelling, each unit of a ~~duplex~~ two-family residential dwelling, and each participating town house residential dwelling an annual charge of two hundred ninety-three dollars and ninety-two cents (\$293.92) billed quarterly, beginning with the quarter of July 1, 2012, through September 30, 2012, for refuse, including recycling collection and disposal by Arlington County. This annual charge shall be assessed whether or not the dwelling is occupied.

* * *

- II. The remaining sections and subsections of Chapter 10 of the Code of Arlington County, Virginia not amended hereby shall remain in effect as previously enacted.

* * *

Attachment B

The courthouse maintenance fee as adopted on June 16, 2012 should read as follows (text to be deleted is shown in strikethrough, text to be added is shown in underline)

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY CHAPTER 27 (MISCELLANEOUS ORDINANCES) OF THE CODE OF ARLINGTON COUNTY, VIRGINIA, RELATING TO COURTHOUSE MAINTENANCE FEE FOR CIVIL ACTIONS FILED IN CIRCUIT AND DISTRICTS COURTS.

- I. **BE IT ORDAINED** by the County Board of Arlington County, Virginia, that Chapter 27, Section 27-18, of the Code of Arlington County, Virginia, is amended, reenacted and recodified

as follows, effective July 1, ~~2011~~ 2012:

* * *

§ 27-18. Establishment of courthouse maintenance fund.

A. The clerks of the Circuit and District Courts of Arlington County shall collect, as part of the fees taxed as costs in each civil action filed, and in each criminal or traffic case and in addition to any other costs, a sum of two dollars (\$2.00).

B. The collected fees shall be transferred to the Treasurer who shall place them into a courthouse maintenance fund kept by the Treasurer.

C. The County Board or its designee may use money from the fund for any purpose allowed by State law relating to the County Courthouse, including, but not limited to, the construction, renovation or maintenance of the Courthouse, Jail or any Courthouse-related facility and the payment of increases in the cost of heating, cooling and electricity.

* * *

II. The remaining sections and subsections of Chapter 27 of the Code of Arlington County, Virginia, not amended hereby shall remain in effect as previously enacted.

* * *

[Board Report #24](#)

0000000000

25. RESOLUTION ENDORSING THE NORTHERN VIRGINIA TRANSPORTATION AUTHORITY'S TRANSACTION 2040 TRANSPORTATION PLAN.

On the consent agenda vote, after a duly advertised public hearing, the Board adopted the attached resolution endorsing the Northern Virginia Transportation Authority's TransAction 2040 transportation plan.

Resolution Endorsing the Northern Virginia Transportation Authority's TransAction 2040 Long Range Transportation Plan

WHEREAS, the 2002 Virginia General Assembly passed the Northern Virginia Transportation Authority (NVTA) Act and created the NVTA; and

WHEREAS, the Virginia General Assembly granted the NVTA the power and function of preparing a long range transportation plan for Northern Virginia; and

WHEREAS, Arlington is a member of the NVTA; and

WHEREAS, Arlington has assisted the NVTA in preparing a draft update of the Northern Virginia region long range transportation plan (TransAction 2040), and NVTA has asked member jurisdictions to endorse the plan; and

WHEREAS, the TransAction 2040 plan adheres to the vision of the Northern Virginia 2020 Transportation Plan that was endorsed by Arlington in 1999, that states:

"In the 21st Century, Northern Virginia will develop and sustain a multimodal transportation system that supports our economy and quality of life. It will be fiscally sustainable, promote areas of concentrated growth, manage both demand and capacity, and employ the best

technology, joining rail, roadway, bus, air, water, pedestrian, and bicycle facilities into an interconnected network.”

WHEREAS, the TransAction 2040 plan is a comprehensive study that identifies multimodal transportation solutions that provide safe, efficient, and economical choices for travel and transport of goods, and which also support expansion of the local economy; and,

WHEREAS, without further investments than are currently funded, the transportation system of Northern Virginia will seriously degrade; and

WHEREAS, Arlington agrees that the long range transportation plan that is outlined in the TransAction 2040 plan will improve multimodal mobility; and,

WHEREAS, Arlington agrees that, in general, future funding opportunities should reflect the priorities established in the TransAction 2040 plan.

NOW, THEREFORE, BE IT RESOLVED that the County Board of Arlington, Virginia does hereby endorse the TransAction 2040 plan, and that this resolution should be forwarded to the NVTA to be appended to the TransAction 2040 plan; and

BE IT FURTHER RESOLVED that in general the TransAction 2040 plan provides a balance of future investment in highway and transit projects, and retaining this balance should be a goal as the TransAction 2040 plan is implemented; and

BE IT FURTHER RESOLVED that endorsement of the overall TransAction 2040 plan by the Arlington County Board does not constitute endorsement of every individual project within the plan, and that Arlington reiterates its opposition to the I-66 Spot Improvement projects proposed by VDOT and contained within the CLRP; and

BE IT FURTHER RESOLVED that the Arlington County Board recommends the TransAction 2040 plan be considered by the General Assembly of the Commonwealth of the Virginia to be indicative of the tremendous need for additional transportation funding in Northern Virginia, and that the General Assembly consider ways in which additional transportation revenue can be generated.

[Board Report #25](#)

ooooo0ooooo

26. MINUTES

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

September 15, 2012	Regular Meeting
September 18, 2012	Recessed Meeting

[Item #26-Minutes \(Regular Meeting-09-15-2012\)](#)

[Item#26-Minutes \(Recessed Meeting-09-18-2012\)](#)

ooooo0ooooo

ADJOURNMENT

Without objection, at 9:02 a.m., the Board recessed until the October 23, 2012 Recessed Meeting.

MARY HYNES, Chair

ATTEST:

HOPE L. HALLECK, Clerk



7440 Park Dr. Bethesda, Maryland 20814
 Phone: 410.250.6400 Fax: 410.471.5208

PROJECT INFORMATION		
CLIENT	Legitim Norman Inc.	
PROJECT NAME	703-948-4347	
ADDRESS	Park Springs Condominiums	
CITY/STATE	Arlington VA	
BLUING DATE	5/12/10	
ACCY/PRI/PSH		
SALES NUMBER	35694-001	
COMPLETION DATE		
REVISION HISTORY		
REV. #	DATE	DESCRIPTION
1	4/26/10	15209ca
ELECTRICAL REQUIREMENTS		
WIRE TYPE	AMPS	VOLTAJE
AS SHOWN		
TIME MANAGEMENT		
PHOTO CELL	TIME CLOCK	PHONE
CLIENT/LANDLORD APPROVAL		
APPROVED	DATE	BY
APPROVED	DATE	BY
APPROVED	DATE	BY
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	

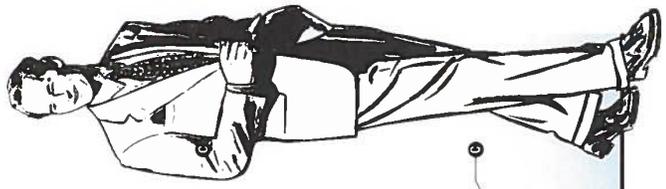
ORDER TYPE	QTY
D/F Non-Illuminated (low Profile Post & Panel)	1
MANUFACTURE NUMBER	PROJECT NUMBER
15239ca	2 of 3



ELEVATION VIEW EXISTING
 SCALE: NTS



ELEVATION VIEW PROPOSED
 SCALE: NTS



ELEVATION DETAIL
 SCALE: 1" = 1'

- A aluminum welded accent fin (finish brushed alum paint)
 - B .080 aluminum non-splink cabinet over angle frame (finish to match color blue 3M 220-98) w/ .015" clear vinyl graphics of form 3M 220-99 & trim silver 3M 220-120
 - C support posts are 4" x 4" (finish brushed met silver paint)
- NOTE: client will illuminate each side with floodlighting

COLOURS PORTAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST. This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted content supplied by client.

ATTACHMENT 1

ORDINANCE TO VACATE TWO PORTIONS OF THE NORTH LYNN STREET RIGHT-OF-WAY, SUCH PORTIONS LOCATED ALONG THE WESTERN SIDE OF NORTH LYNN STREET, BETWEEN WILSON BOULEVARD AND 19TH STREET NORTH, AND ABUTTING THE EASTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (“Lynn Street Right-of-Way”), created by a Deed of Dedication recorded among the Arlington County Land Records (“Land Records”) in Deed Book 105, Page 270, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit A entitled, “Plat Showing the Vacation of a Portion of North Lynn Street, Deed Book 105, Page 270 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (“Plat”) and labeled on the Plat as “Area-1 Portion of North Lynn Street Hereby Vacated Area=1,929 Sq. Ft.” and “Area-2 Portion of North Lynn Street Hereby Vacated Area=11 Sq. Ft.” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Lynn Street Right-of-Way vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
7. The Applicant shall pay to the County the sum of \$230,958.00 as compensation for the vacations contained in this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 2

ORDINANCE TO VACATE TWO PORTIONS OF AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES: 1) ONE PORTION RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET; AND 2) A SECOND PORTION RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE WESTERN SIDE OF NORTH LYNN STREET; BOTH WITHIN PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (collectively, “Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2191, Page 1577, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=381 Sq. Ft.)” and “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=40 Sq. Ft.)” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within

the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$61,463.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 3

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 1968, Page 749, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10’ Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 1968, Pg. 749) Hereby Vacated (Area=1,077 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington

County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$160,241.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 4

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, CENTRAL PLACE; AND A 10' STORM SEWER EASEMENT IN THE SOUTHEASTERN PORTION OF, AND WITHIN, PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (collectively, “Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2090, Page 5, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 2090, Pg. 5) Hereby Vacated (Area=423 Sq. Ft.)” and “Existing 10' Storm Sewer Easement (DB 2090, Pg. 5) Hereby Vacated (Area=101 Sq. Ft.)” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines,

storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$77,963.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 5

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 1967, Page 1053, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 1967, Pg. 1053) Hereby Vacated (Area=700 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington

County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$104,171.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 6

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC PARK PURPOSES WITHIN THE NORTHERN PORTION OF PARCEL R, CENTRAL PLACE, SUCH PORTION BEING BOUNDED BY NORTH MOORE STREET TO THE WEST, 19TH STREET NORTH TO THE NORTH, NORTH LYNN STREET TO THE EAST AND THE REMAINDER OF PARCEL R TO THE SOUTH, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2289, Page 1087, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit C entitled, “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2289, Page 1087 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (“Plat”) and labeled on the Plats as “Existing Easement for Public Park Purposes (DB 2289, Pg. 1087) Hereby Vacated (Area=10,589 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances,

regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
7. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
8. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
9. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

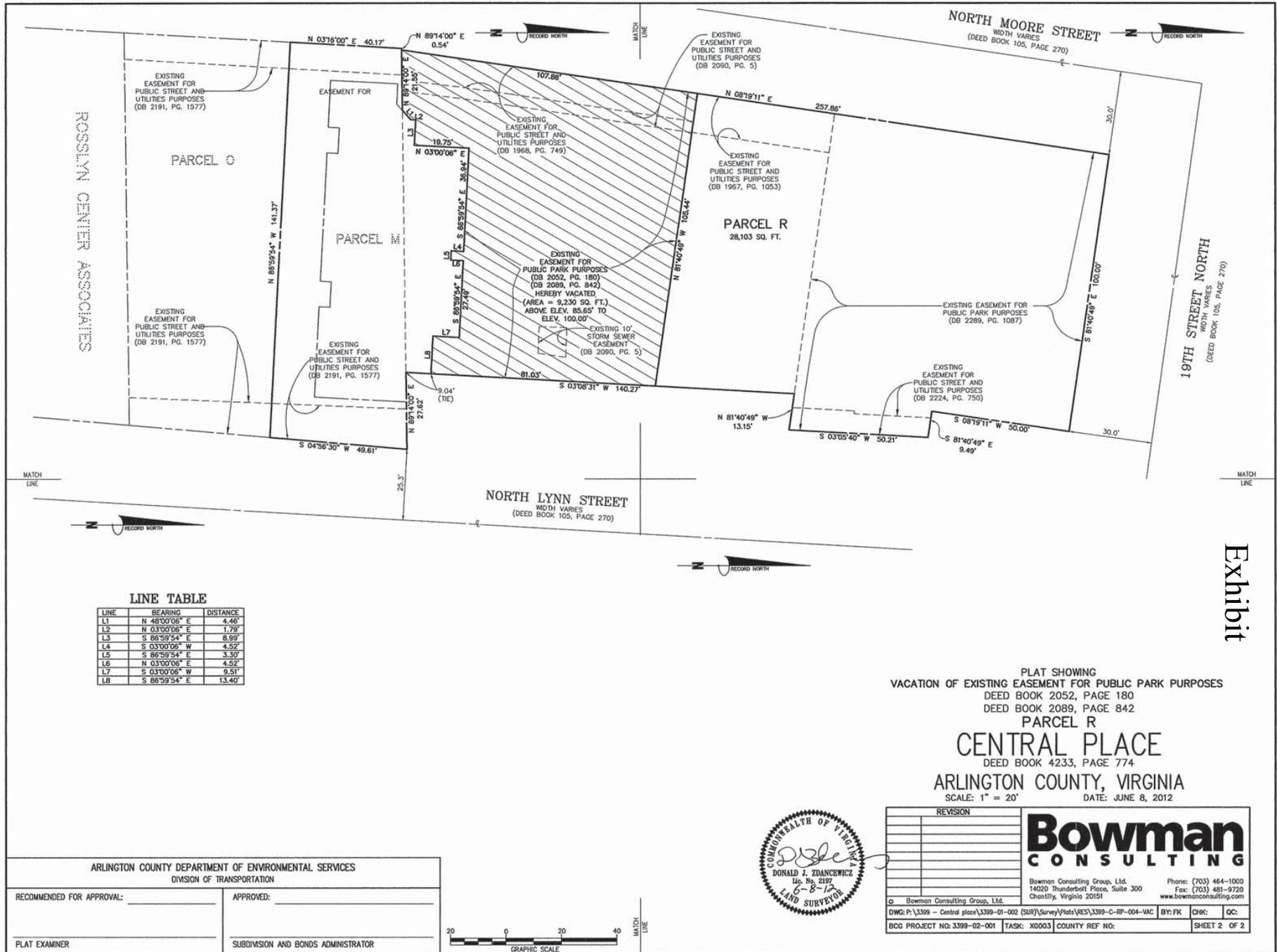
ATTACHMENT 7

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC PARK PURPOSES ON PORTIONS OF PARCEL R AND A PORTION OF PARCEL M, CENTRAL PLACE, SUCH PORTIONS BEING BOUNDED BY NORTH MOORE STREET TO THE WEST AND NORTH LYNN STREET TO THE EAST, ROSSLYN (RPC# 16-038-015 AND 16-038-016), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC# 16-038-015 and 16-038-016) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2052, Page 180 and Deed Book 2089, Page 842, and as shown on three plats attached to the County Manager’s report dated October 2, 2012 as Exhibits D-1, D-2 and D-3 entitled, respectively, “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-1); “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-2); and “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel M Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-3) (collectively, “Plats”) and labeled on the Plats respectively as: “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=10,854 Sq. Ft.) Above Elev. 100.00 and Below Elev. 85.65” (Exhibit D-1); “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=9,230 Sq. Ft.) Above Elev. 85.65 to Elev. 100.00” (Exhibit D-2); and “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=1,624 Sq. Ft.)” (Exhibit D-3) are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the

- construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.
 4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
 5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
 6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
 7. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
 8. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
 9. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°00'06" E	4.46'
L2	N 03°00'06" E	1.79'
L3	S 86°59'54" E	8.69'
L4	S 03°00'06" W	4.52'
L5	S 86°59'54" E	3.30'
L6	N 03°00'06" E	4.52'
L7	S 03°00'06" W	9.51'
L8	S 86°59'54" E	13.40'

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012

REVISION	

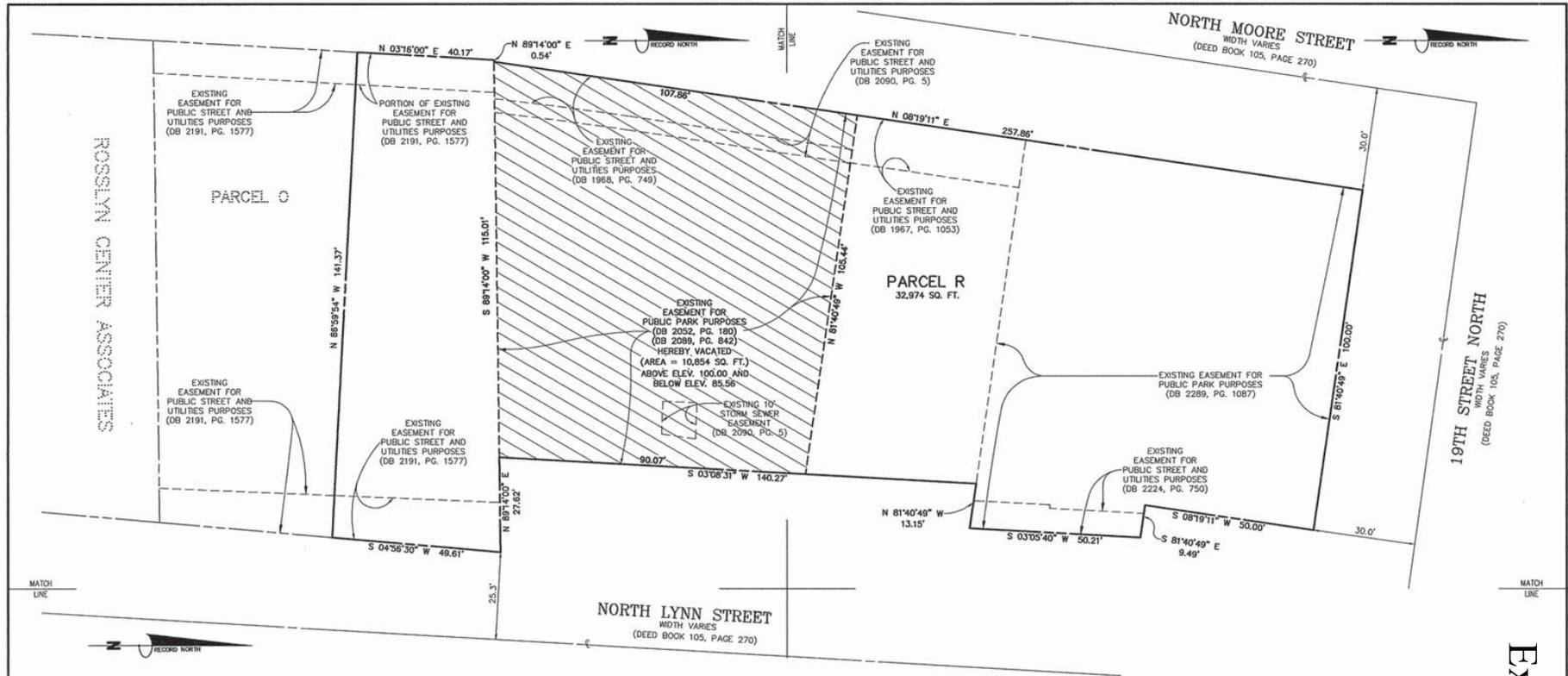
Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

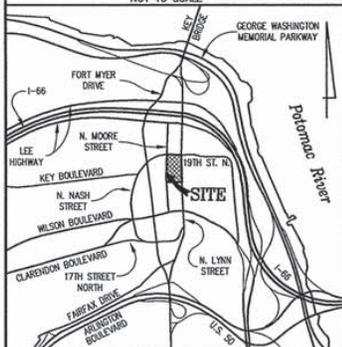
DWG: P:\3399 - Central place\3399-01-002 (SUR)\Survey\Plats\RES\3399-C-RP-004-VAC BY: FK CHK: QC:
BCG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 2 OF 2

Exhibit

3399-C-RP-004



VICINITY MAP
NOT TO SCALE



NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-8 AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038015.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: CENTRAL PLACE, L.L.C.
C/O THE SDG COMPANIES
4445 WILLARD AVENUE #400
CHEVY CHASE, MD 20815

(DB 2052, PG. 180)
(DB 2089, PG. 842)

PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012



REVISION	

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

BY: FK CHK: CC: QC:

DWG: P:\3399 - Central place\3399-01-002 (SU0)\Survey\Plots\RES\3399-C-88-004-1 VAC
BIG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 2

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

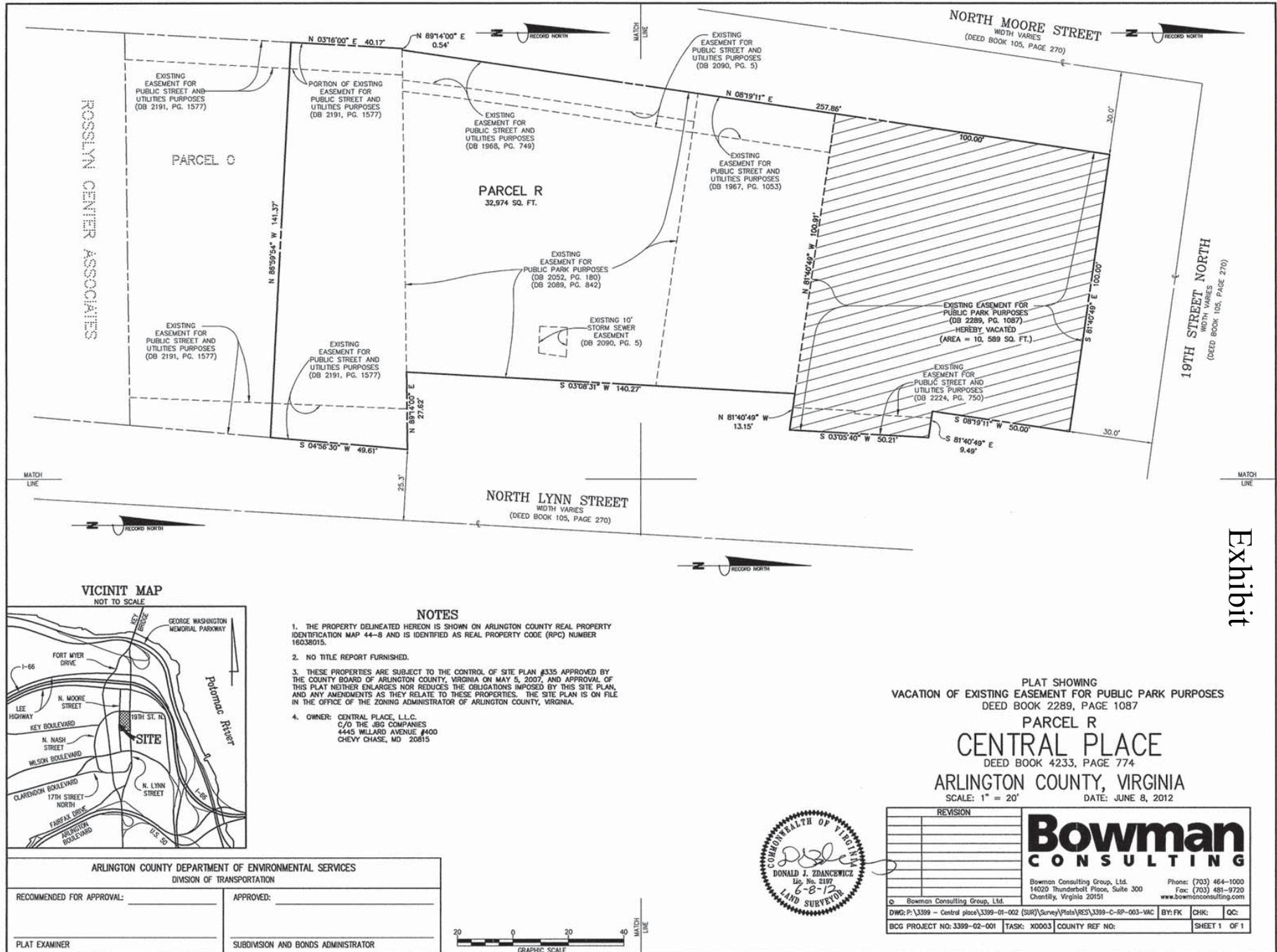
RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



Exhibit

3899-C-RP-004



ROSSLYN CENTER ASSOCIATES

PARCEL C

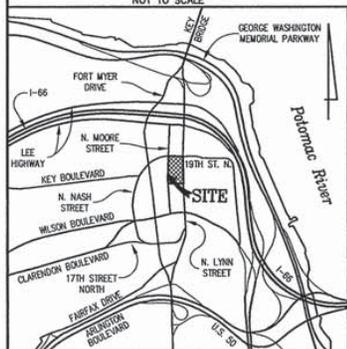
PARCEL R
32,974 SQ. FT.

19TH STREET NORTH
WIDTH VARIES
(DEED BOOK 105, PAGE 270)

NORTH LYNN STREET
WIDTH VARIES
(DEED BOOK 105, PAGE 270)

NORTH MOORE STREET
WIDTH VARIES
(DEED BOOK 105, PAGE 270)

VICINITY MAP
NOT TO SCALE



NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-8 AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038015.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: CENTRAL PLACE, L.L.C.
C/O THE JBG COMPANIES
4445 WILLARD AVENUE #400
CHEVY CHASE, MD 20815

PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2289, PAGE 1087
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012

Exhibit

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



REVISION	

Bowman CONSULTING

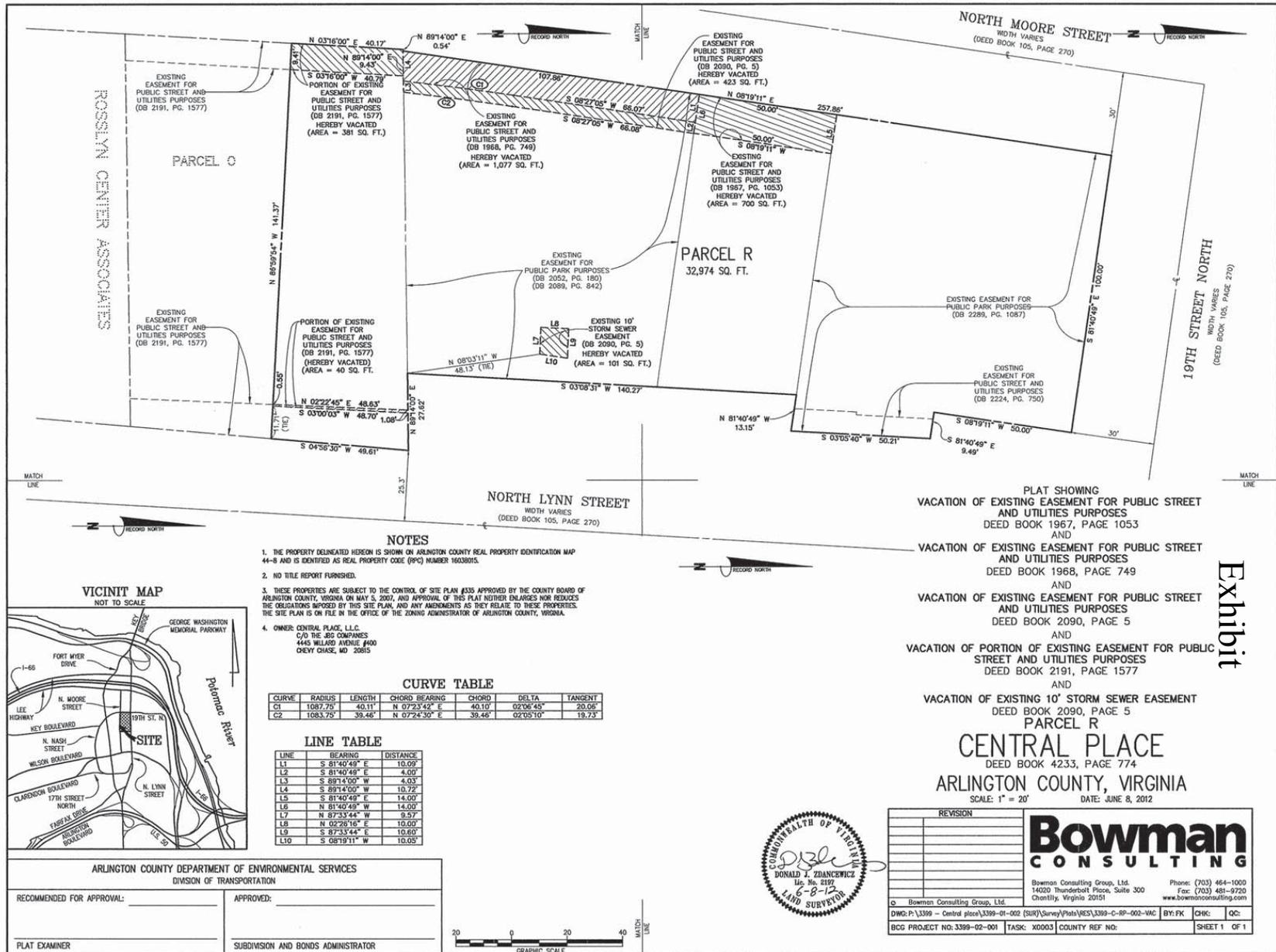
Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\3399 - Central Place\3399-01-002 (SUR)\Survey\Plats\RES\3399-C-RP-003-VAC BY: FK CHK: QC:

BCG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 1

3399-C-RP-003



NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-B AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038015.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: CENTRAL PLACE, L.L.C.
C/O THE JBC COMPANIES
4445 WILLARD AVENUE #400
CREVIER CHASE, MD 20005

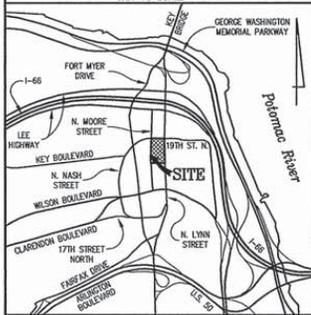
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1087.75'	40.11'	N 07°23'42" E	40.10'	02°06'45"	20.06'
C2	1083.75'	39.46'	N 07°24'30" E	39.46'	02°05'10"	19.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°40'49" E	10.00'
L2	S 81°40'49" E	4.00'
L3	S 89°14'00" W	4.03'
L4	S 89°14'00" W	10.72'
L5	S 81°40'49" E	14.00'
L6	N 81°40'49" W	14.00'
L7	N 87°33'44" W	3.57'
L8	N 02°20'10" E	10.00'
L9	S 87°33'44" E	10.60'
L10	S 08°19'11" W	10.05'

VICINITY MAP
NOT TO SCALE



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC STREET
AND UTILITIES PURPOSES
DEED BOOK 1967, PAGE 1053
AND
VACATION OF EXISTING EASEMENT FOR PUBLIC STREET
AND UTILITIES PURPOSES
DEED BOOK 1968, PAGE 749
AND
VACATION OF EXISTING EASEMENT FOR PUBLIC STREET
AND UTILITIES PURPOSES
DEED BOOK 2090, PAGE 5
AND
VACATION OF PORTION OF EXISTING EASEMENT FOR PUBLIC
STREET AND UTILITIES PURPOSES
DEED BOOK 2191, PAGE 1577
AND
VACATION OF EXISTING 10' STORM SEWER EASEMENT
DEED BOOK 2090, PAGE 5
PARCEL R

CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012



Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

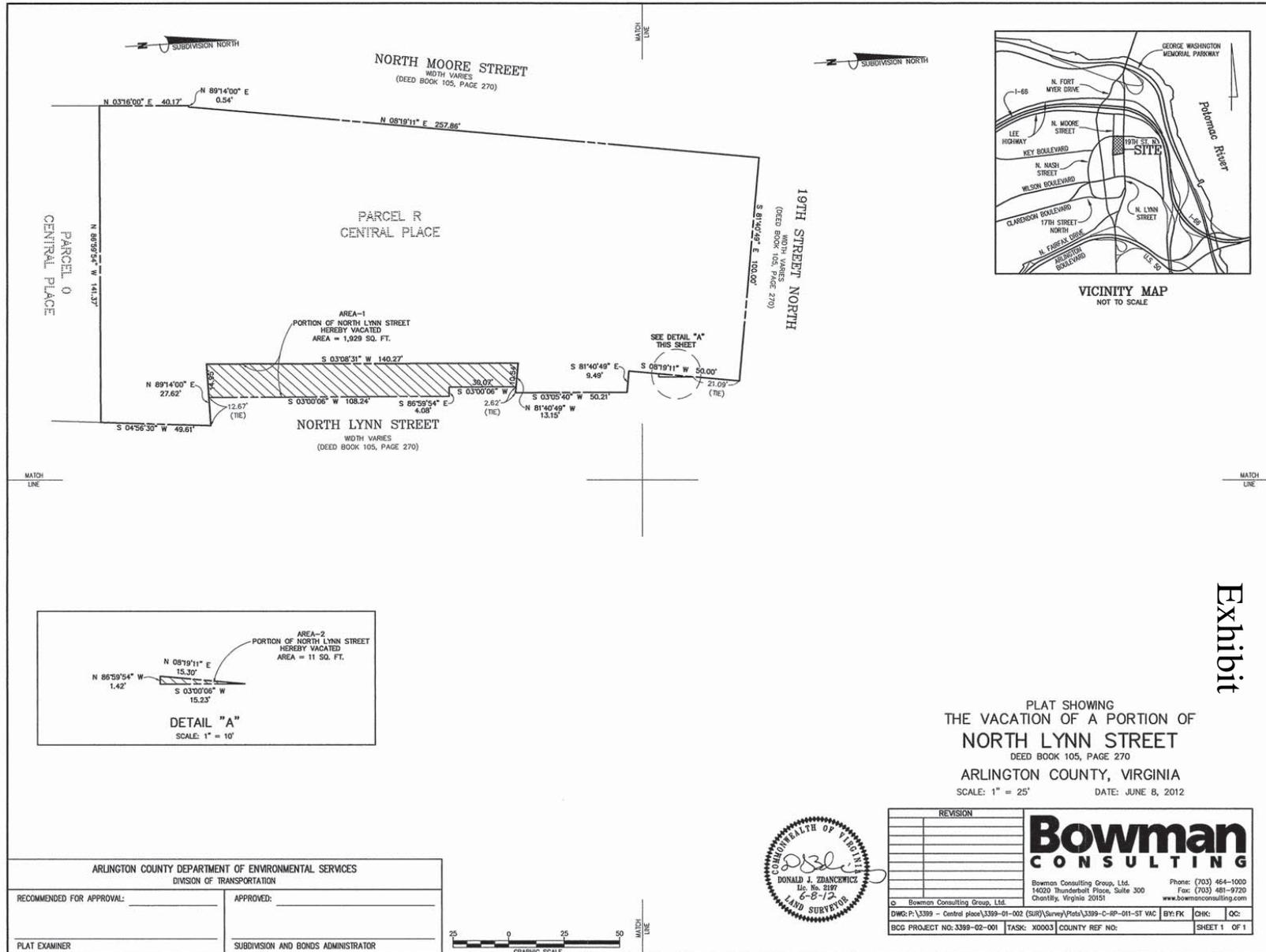
© Bowman Consulting Group, Ltd.

DWG: P:\3399 - Central Place\3399-01-002 (SIR)\Survey\Plats\RES\3399-C-RP-002-WC BY:FK CHK: QC:

BCC PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 1

Exhibit

3399-C-RP-002



Exhibit

PLAT SHOWING
 THE VACATION OF A PORTION OF
 NORTH LYNN STREET
 DEED BOOK 105, PAGE 270
 ARLINGTON COUNTY, VIRGINIA
 SCALE: 1" = 25' DATE: JUNE 8, 2012

REVISION	

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
 14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
 Chantilly, Virginia 20151 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\3399 - Central Place\3399-01-002 (SUR)\Survey\Plats\3399-C-89-01-ST VAC BY:FK CHK: QC: BCG PROJECT NO. 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 1



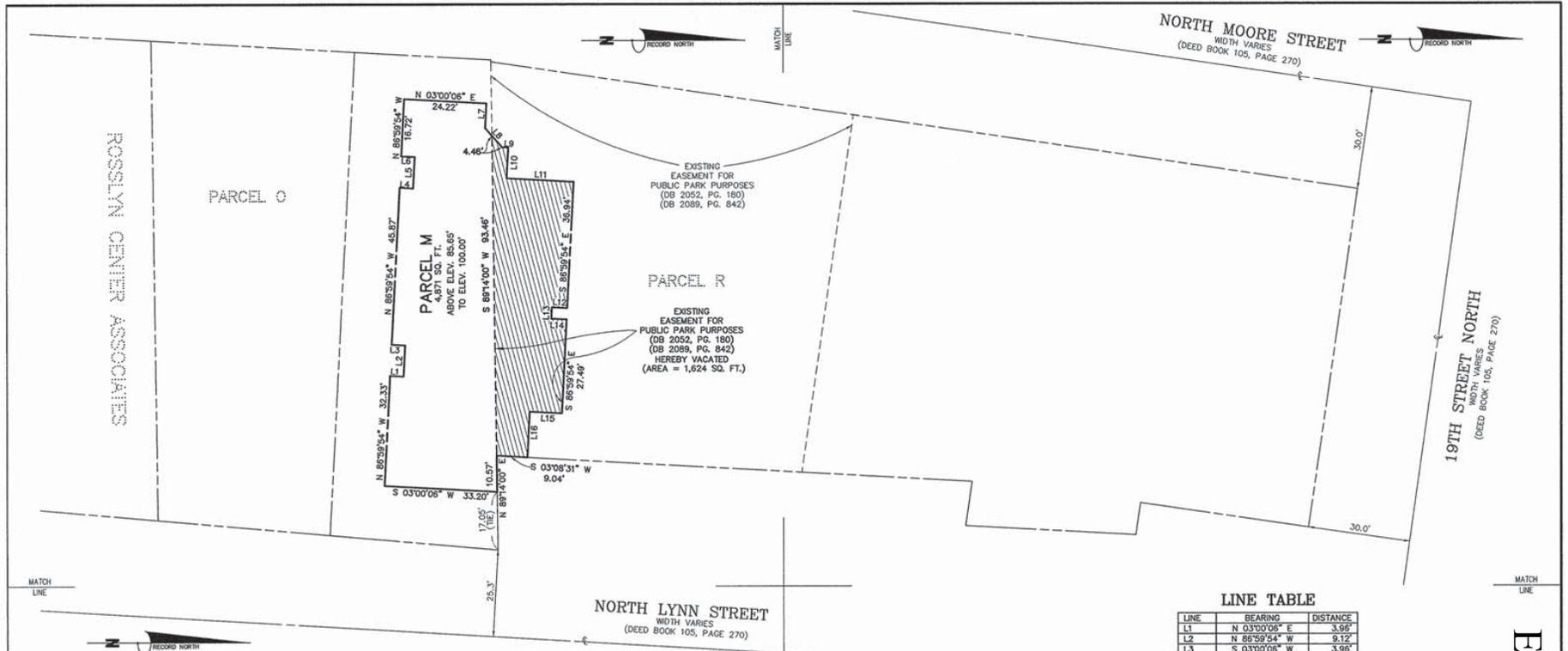
ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
 DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



3399-C-RP-01



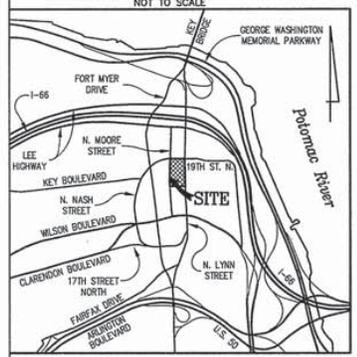
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°00'06" E	3.96'
L2	N 86°59'54" W	9.12'
L3	S 03°00'06" W	3.96'
L4	N 03°00'06" E	3.96'
L5	N 86°59'54" W	9.12'
L6	S 03°00'06" W	3.96'
L7	S 86°59'54" E	7.22'
L8	N 48°00'06" E	7.48'
L9	N 03°00'06" E	1.79'
L10	S 86°59'54" E	8.99'
L11	N 03°00'06" E	19.75'
L12	S 03°00'06" W	4.52'
L13	S 86°59'54" E	3.30'
L14	N 03°00'06" E	4.52'
L15	S 03°00'06" W	9.51'
L16	S 86°59'54" E	13.40'

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-B AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038016.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: MCDONALD'S USA LLC
C/O MCDONALD'S CORPORATION
ATTN: DEPT 8001
ONE MCDONALD'S PLAZA
OAK BROOK, IL 60523

VICINITY MAP
NOT TO SCALE



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842
PARCEL M
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012



Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\3399 - Central place\3399-01-002 (SUR)\Survey\Plots\RES\3399-C-RP-005-VAC BY: FK CHK: QC:

BG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 1

Exhibit

3399-C-RP-005

ATTACHMENT 1

ORDINANCE TO PERMIT THE ENCROACHMENT WITHIN THE N. MOORE STREET RIGHT-OF-WAY OF BELOW GRADE PORTIONS OF: A) BUILDING STRUCTURE; B) PARKING STRUCTURE; AND C) STORAGE STRUCTURE, SUCH PORTIONS ABUTTING THE WESTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED by the County Board of Arlington County, Virginia that, pursuant to an application on file with the Department of Environmental Services, Real Estate Bureau, the Applicant, JBG/Central Place, L.L.C. (“Applicant”), as developer of the project known as Central Place, Site Plan #335 (“Owner”), is hereby permitted to construct a portion of a below grade building structure, parking structure and storage structure, into the County right-of-way of N. Moore Street, such portions abutting the western boundary of Parcel R, Central Place, Rosslyn, RPC# 16-038-015. The dimensions (length, width and depth elevations) and spatial location of the permitted encroachments are depicted in Exhibits A-1 through A-5, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Areas in the Right-of-Way of North Moore Street Deed Book 105, Page 270 and the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated June 8, 2012 (Sheets 1, 2, 4, 5 and 6) (collectively, “Plats”). Such below grade building structure, parking structure and storage structure, and all equipment and facilities therein, are only permitted to serve the building authorized by Site Plan #335, approved on May 5, 2007 and amended on June 16, 2012, and any approved amendments thereto. The dimensions, the elevations, the depth below grade, the spatial location, the characteristics and spatial area of the permitted encroachments, are shown on the Plats. No other structures are permitted to be installed or constructed by Applicant, or to exist within the County property shown on the Plats.

BE IT FURTHER ORDAINED that this permission for any individual encroachment authorized by this Ordinance shall continue until such time as that portion of the below grade building structure, parking structure, and storage structure, as the case may be, encroaching within the public right-of-way is destroyed, removed, no longer in use, or not continuously and promptly maintained by the Applicant. Nothing in this Ordinance shall be construed either: to allow the installation by Applicant of any above ground structure or any structure other than the portions of the below grade building structure, parking structure and storage structure within the areas as shown on the Plats; or to allow any greater encroachment beyond the dimensions and spatial area shown on the Plats.

BE IT FURTHER ORDAINED that the Applicant, its successors and assigns, shall continuously and promptly maintain the below grade structures, and maintain, restore, repair, and replace all County owned facilities, within and adjacent to the public right-of-way, including any sidewalk, curb and gutter, and paved surface, which are damaged by the installation, maintenance, destruction, continued existence, repair or removal of the below grade structures, in accordance with Site Plan #335 and all applicable County standards.

BE IT FURTHER ORDAINED that this Ordinance shall not be construed to release the Applicant, its successors and assigns, of negligence on their part on account of such encroachment, and the Applicant, by constructing, or causing to be constructed and by continuing to have the below grade structures encroach within the dedicated public right-of-way, thereby agrees for itself, its successors and assigns, to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising out of the construction, maintenance, repair and removal of the below grade structures, and the permission for the portions of the below grade structures to encroach within the public right-of-way permitted by this Ordinance.

BE IT FURTHER ORDAINED that no portion of the below grade building, parking or storage structure permitted by this Ordinance to encroach within the public right-of-way shall be constructed until the Applicant has paid to the County the sum of \$110,483.00 as compensation for the encroachments.

BE IT FURTHER ORDAINED that on or before October 20, 2015, the Applicant, at its sole expense, shall cause a certified copy of this Ordinance and the Plats, approved by the Director of the Department of Environmental Services or his designee, to be recorded in the land records of the Arlington County Circuit Court and evidence thereof shall be promptly delivered by the Applicant to the Real Estate Bureau Chief, Department of Environmental Services.

ATTACHMENT 2

ORDINANCE TO PERMIT THE ENCROACHMENT WITHIN THE N. LYNN STREET RIGHT-OF-WAY OF: A) PORTIONS OF ABOVE GRADE PARKING STRUCTURE; AND B) THREE UNDERGROUND GREASE TRAP VAULTS; THE ENCROACHMENT AREA FOR SUCH STRUCTURES ABUTTING THE EASTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED by the County Board of Arlington County, Virginia that, pursuant to an application on file with the Department of Environmental Services, Real Estate Bureau, the Applicant, JBG/Central Place, L.L.C. (“Applicant”), as developer of the project known as Central Place, Site Plan #335, (“Owner”), is hereby permitted to construct an above grade parking structure and three underground grease trap vaults; the encroachment area for such structures abutting the eastern boundary of Parcel R, Central Place, Rosslyn, RPC# 16-038-015. The dimensions (length, width and depth elevations) and spatial location of the permitted encroachments are depicted in Exhibit B-1 and Exhibit B-2, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Areas in the Right-of-Way of North Moore Street Deed Book 105, Page 270 and the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated June 8, 2012 (Sheet 3 and Sheet 7), and depicted in Exhibit B-3, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Area in the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated September 24, 2012 (collectively, “Plats”). Such above grade parking structure and underground grease trap vaults, and all equipment and facilities therein, are only permitted to serve the building authorized by Site Plan #335, approved by the County Board on May 5, 2007, as amended on June 16, 2012, and any other approved amendments thereto. The dimensions, the elevations, the depth above and below grade, the spatial location, the characteristics of the permitted above grade parking structure and underground grease trap vaults, and the spatial area of the permitted encroachments, are shown on the Plats. No other structures are permitted to be installed or constructed by Applicant, or to exist within the County property shown on the Plats.

BE IT FURTHER ORDAINED that this permission for any individual encroachment authorized by this Ordinance shall continue until such time as that portion of the above grade parking garage and underground grease trap vaults, as the case may be, encroaching within the public right-of-way is destroyed, removed, no longer in use, or not continuously and promptly maintained by the Applicant. Nothing in this Ordinance shall be construed either: to allow the installation by Applicant of any above or below ground structure, other than the above grade parking structure and the underground grease trap vaults, within the area as shown on the Plats; or to allow any greater encroachment beyond the dimensions and spatial areas shown on the Plats.

BE IT FURTHER ORDAINED that the Applicant, its successors and assigns, shall continuously and promptly maintain the above grade parking structure and underground grease trap vaults, and maintain, restore, repair, and replace all County owned facilities, within and

adjacent to the public right-of-way, including any sidewalk, curb and gutter, and paved surface, which are damaged by the installation, maintenance, destruction, continued existence, repair or removal of the above grade parking structure or underground grease trap vaults, in accordance with Site Plan #335, as amended, and all applicable County standards.

BE IT FURTHER ORDAINED that this Ordinance shall not be construed to release the Applicant, its successors and assigns, of negligence on their part on account of such encroachments, and the Applicant, by constructing, or causing to be constructed and by continuing to have the above grade parking structure and underground grease trap vaults, within the dedicated public right-of-way, thereby agrees for itself, its successors and assigns, to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising out of the construction, maintenance, repair and removal of the above grade parking structure and underground grease trap vaults, to encroach within the public right-of-way permitted by this Ordinance.

BE IT FURTHER ORDAINED that no portion of the above grade parking or the underground grease trap vaults permitted by this Ordinance to encroach within the public right-of-way shall be constructed until the Applicant has paid to the County the sum of \$18,386.00 as compensation for the encroachments.

BE IT FURTHER ORDAINED that on or before October 20, 2015, the Applicant, at its sole expense, shall cause a certified copy of this Ordinance and the Plats, approved by the Director of the Department of Environmental Services or his designee, to be recorded in the land records of the Arlington County Circuit Court and evidence thereof shall be promptly delivered by the Applicant to the Real Estate Bureau Chief, Department of Environmental Services.

EXHIBIT B-1

PLAT SHOWING
 ENCROACHMENT AREAS
 IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
 DEED BOOK 105, PAGE 270
 AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
 DEED BOOK 105, PAGE 270
 ADJACENT TO
PARCEL R

CENTRAL PLACE
 DEED BOOK 4233, PAGE 774
 ARLINGTON COUNTY, VIRGINIA
 SCALE: 1" = 25'
 DATE: JUNE 8, 2012

Bowman CONSULTING
 Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place, Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowmanconsulting.com

BY: PK
 CHK: OC
 SHEET 3 OF 7

BOWMAN PROJECT NO. 3399-02-001 | TASK: X0003 | COUNTY REF. NO.



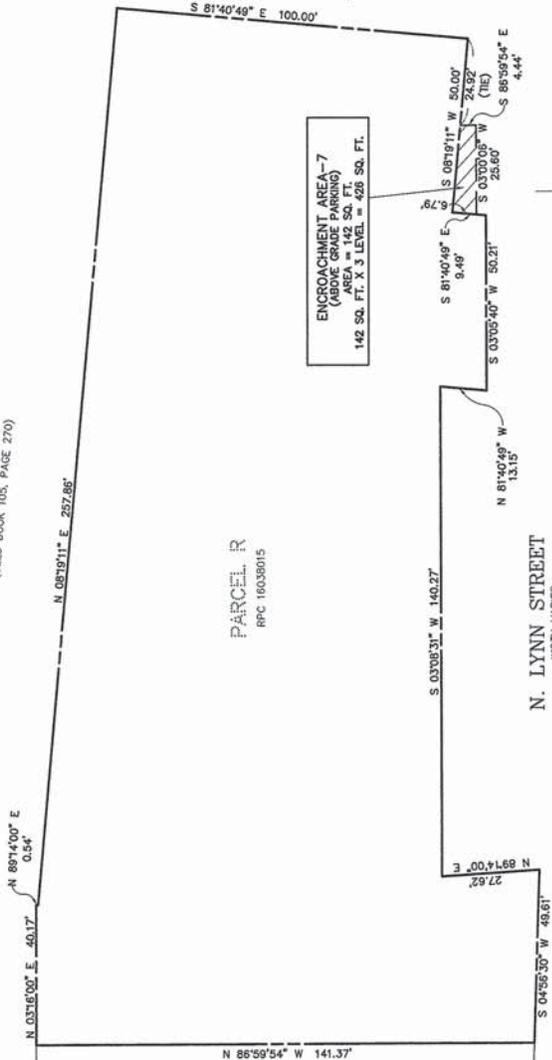
N. MOORE STREET
 WIDTH VARIES
 (DEED BOOK 105, PAGE 270)

19TH STREET NORTH
 WIDTH VARIES
 (DEED BOOK 105, PAGE 270)

PARCEL R
 RPC 16038015

N. LYNN STREET
 WIDTH VARIES
 (DEED BOOK 105, PAGE 270)

PARCEL O
CENTRAL PLACE



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
 DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

APPROVED: _____

PLAT EXAMINER: _____

SUBDIVISION AND BONDS ADMINISTRATOR: _____

EXHIBIT A-3

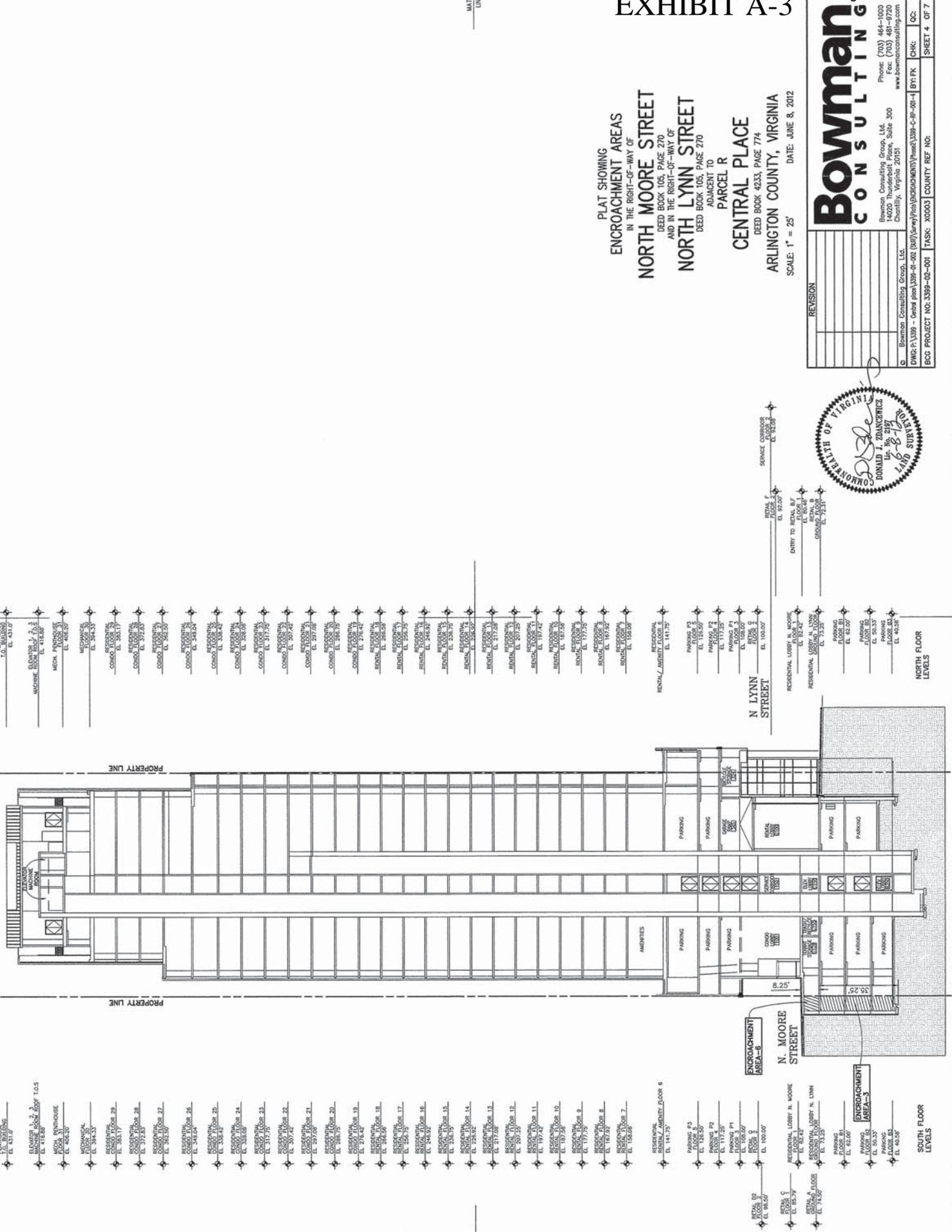
PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA

DATE: JUNE 8, 2012
SCALE: 1" = 25'

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

G. Bowman Consulting Group, Ltd.
DWG: P-1399 - Central Place Encroachments Parcel R-09-1
BY: PK
CHK: OC

BCC PROJECT NO: 3399-02-001 | TASK: X0003 | COUNTY REF NO:
SHEET 4 OF 7



- RESIDENTIAL FLOOR 10 EL. 431.0
- MECH FLOOR 10 EL. 414.8
- MECH FLOOR 9 EL. 408.07
- MECHANICAL EL. 394.33
- RESIDENTIAL EL. 383.17
- CONDO FLOOR 25 EL. 372.83
- CONDO FLOOR 24 EL. 372.83
- CONDO FLOOR 23 EL. 362.27
- CONDO FLOOR 22 EL. 349.24
- RESIDENTIAL EL. 338.42
- CONDO FLOOR 20 EL. 338.00
- CONDO FLOOR 19 EL. 329.70
- CONDO FLOOR 18 EL. 297.00
- CONDO FLOOR 17 EL. 286.70
- RESIDENTIAL EL. 276.42
- CONDO FLOOR 16 EL. 276.42
- RESIDENTIAL EL. 276.42
- CONDO FLOOR 15 EL. 276.42
- CONDO FLOOR 14 EL. 276.42
- CONDO FLOOR 13 EL. 276.42
- CONDO FLOOR 12 EL. 276.42
- CONDO FLOOR 11 EL. 276.42
- CONDO FLOOR 10 EL. 276.42
- CONDO FLOOR 9 EL. 276.42
- CONDO FLOOR 8 EL. 276.42
- CONDO FLOOR 7 EL. 276.42
- RESIDENTIAL EL. 276.42
- RESIDENTIAL EL. 141.72
- PARKING P3 EL. 100.00
- PARKING P2 EL. 100.00
- PARKING P1 EL. 100.00
- FLOOR 9 EL. 100.00
- FLOOR 8 EL. 100.00
- FLOOR 7 EL. 100.00
- RESIDENTIAL LOBBY N. MOORE EL. 92.00
- RESIDENTIAL LOBBY N. LYNN EL. 82.42
- GROUND EL. 73.20
- PARKING FLOOR B1 EL. 62.00
- PARKING FLOOR B2 EL. 50.33
- PARKING FLOOR B3 EL. 40.00

- RESIDENTIAL EL. 431.0
- CONDO FLOOR 25 EL. 372.83
- MECH FLOOR 10 EL. 414.8
- MECH FLOOR 9 EL. 408.07
- MECHANICAL EL. 394.33
- RESIDENTIAL EL. 383.17
- CONDO FLOOR 24 EL. 372.83
- CONDO FLOOR 23 EL. 362.27
- CONDO FLOOR 22 EL. 349.24
- RESIDENTIAL EL. 338.42
- CONDO FLOOR 20 EL. 338.00
- CONDO FLOOR 19 EL. 329.70
- CONDO FLOOR 18 EL. 297.00
- CONDO FLOOR 17 EL. 286.70
- RESIDENTIAL EL. 276.42
- CONDO FLOOR 16 EL. 276.42
- RESIDENTIAL EL. 276.42
- CONDO FLOOR 15 EL. 276.42
- CONDO FLOOR 14 EL. 276.42
- CONDO FLOOR 13 EL. 276.42
- CONDO FLOOR 12 EL. 276.42
- CONDO FLOOR 11 EL. 276.42
- CONDO FLOOR 10 EL. 276.42
- CONDO FLOOR 9 EL. 276.42
- CONDO FLOOR 8 EL. 276.42
- CONDO FLOOR 7 EL. 276.42
- RESIDENTIAL EL. 276.42
- RESIDENTIAL EL. 141.72
- PARKING P3 EL. 100.00
- PARKING P2 EL. 100.00
- PARKING P1 EL. 100.00
- FLOOR 9 EL. 100.00
- FLOOR 8 EL. 100.00
- FLOOR 7 EL. 100.00
- RESIDENTIAL LOBBY N. MOORE EL. 92.00
- RESIDENTIAL LOBBY N. LYNN EL. 82.42
- GROUND EL. 73.20
- PARKING FLOOR B1 EL. 62.00
- PARKING FLOOR B2 EL. 50.33
- PARKING FLOOR B3 EL. 40.00

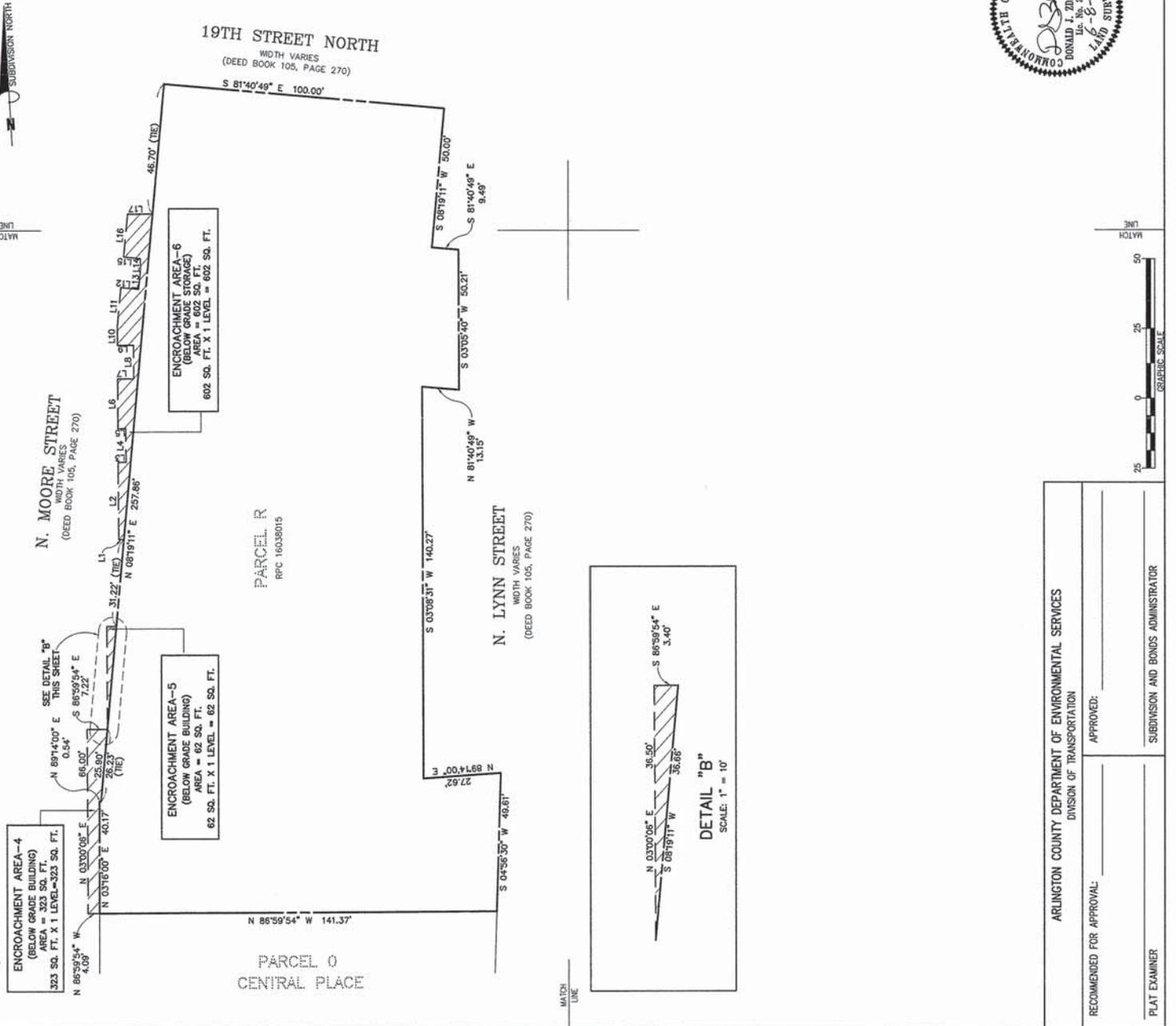
- ENCROACHMENT AREA-3
- PARKING EL. 50.33
- PARKING EL. 40.00
- ENCROACHMENT AREA-2
- ENCROACHMENT AREA-1
- ENCROACHMENT AREA-4

SOUTH FLOOR LEVELS

EXHIBIT A-2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°59'54" W	1.87
L2	N 03°00'08" E	27.67
L3	S 81°29'54" E	6.33
L4	N 03°00'08" E	12.00
L5	N 86°59'54" W	2.75
L6	N 03°00'08" E	17.87
L7	S 86°59'54" E	5.75
L8	N 03°00'08" E	12.00
L9	N 03°00'08" E	6.71
L10	N 03°00'08" E	6.71
L11	N 08°30'08" E	14.02
L12	S 81°29'54" E	6.33
L13	N 08°30'08" E	7.15
L14	N 03°00'08" E	3.87
L15	N 81°29'54" W	5.96
L16	S 86°59'54" W	8.84
L17	S 86°59'54" E	8.84



PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
DATE: JUNE 8, 2012
SCALE: 1" = 25'

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14200 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 461-9720
www.bowmanconsulting.com

REVISION

PROJECT NO. 3399-02-001 | TASK: X0003 | COUNTY REF. NO. | SHEET 2 OF 7



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

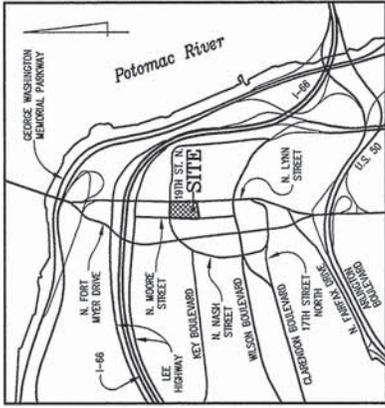
APPROVED: _____

PLAT EXAMINER: _____

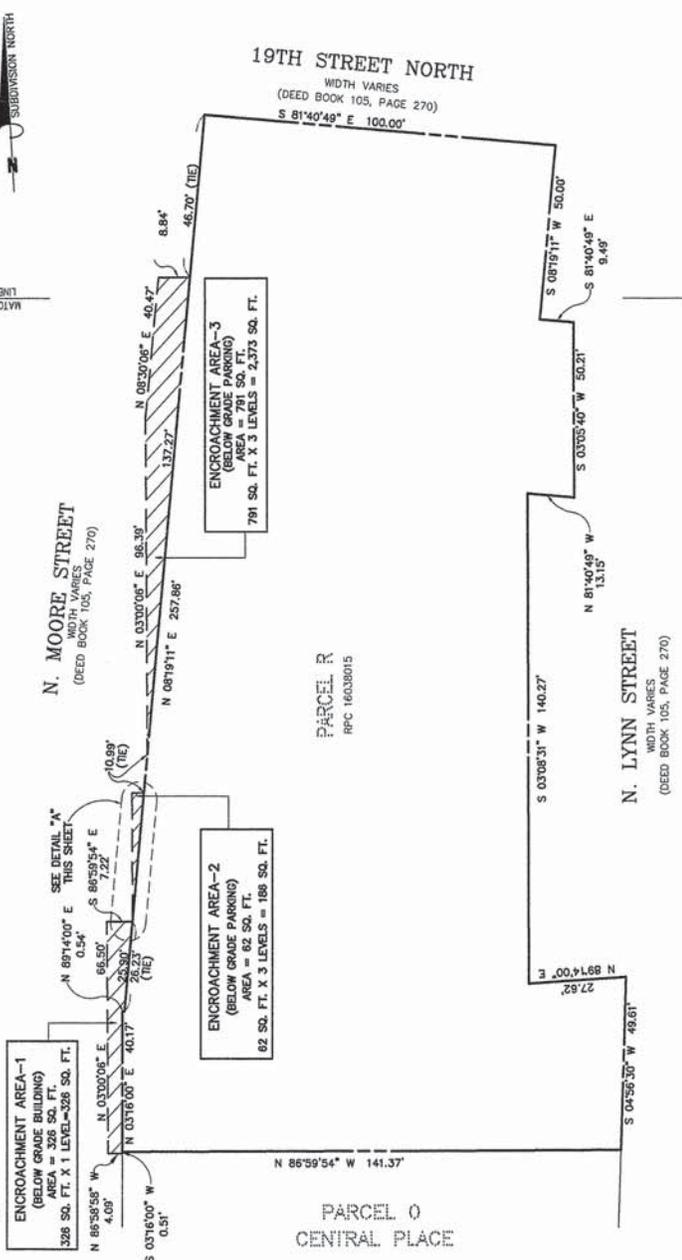
SUBDIVISION AND BONDS ADMINISTRATOR: _____



EXHIBIT A-1



- NOTES**
1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-8, REAL PROPERTY CODE (RPC) 16038015 AND IS ZONED C-3.
 2. THE ENCROACHMENT AREAS SHOWN ON THIS PLAT WILL ACCOMMODATE THE ABOVE AND BELOW GRADE PARKING AREAS, RESIDENTIAL USES, RETAIL USES AND UTILITY WALLS.
 3. VERTICAL DATUM USED FOR THE SECTION SHOWN ON SHEETS 5, 6, 7 AND 8 IS NGVD 1929 DATUM, PER ARLINGTON COUNTY BENCHMARKS.
 4. ENCROACHMENT AREAS ARE APPROXIMATE AND SUBJECT TO FINAL ARCHITECTURAL DESIGN.



PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
DATE: JUNE 8, 2012
SCALE: 1" = 25'

Bowman CONSULTING	
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151 www.bowmanconsulting.com	
Phone: (703) 464-1000	Fax: (703) 461-9720
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151	
PROJECT NO. 3399-02-001	TASK: X0003 COUNTY REF. NO.:
DATE: JUNE 8, 2012	SCALE: 1" = 25'
CHK: [Signature]	QC: [Signature]
SHEET 1 OF 7	



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

APPROVED: _____

PLAT EXAMINER: _____

SUBDIVISION AND BONDS ADMINISTRATOR: _____



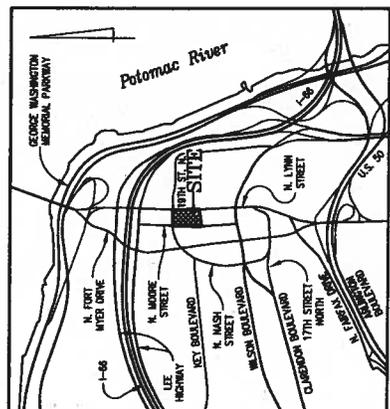
EXHIBIT B-3

PLAT SHOWING
ENCROACHMENT AREA
IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA

DATE: SEPTEMBER 24, 2012

SCALE: 1" = 25'

REVISION	COUNTY REF NO:	30003	TASK:	3399-02-001	DATE:	SEPTEMBER 24, 2012	SHEET 3 OF 3
<p>Bowman CONSULTING</p> <p>Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Denton, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-8770 www.bowmanconsulting.com</p> <p>G. Bowman Consulting Group, Ltd. OWS: P. 1399 - Central Place 1399-01-002 (SAP)\Plan\1399-C-RP-012-ENC BYS: JG (CHK)</p>							



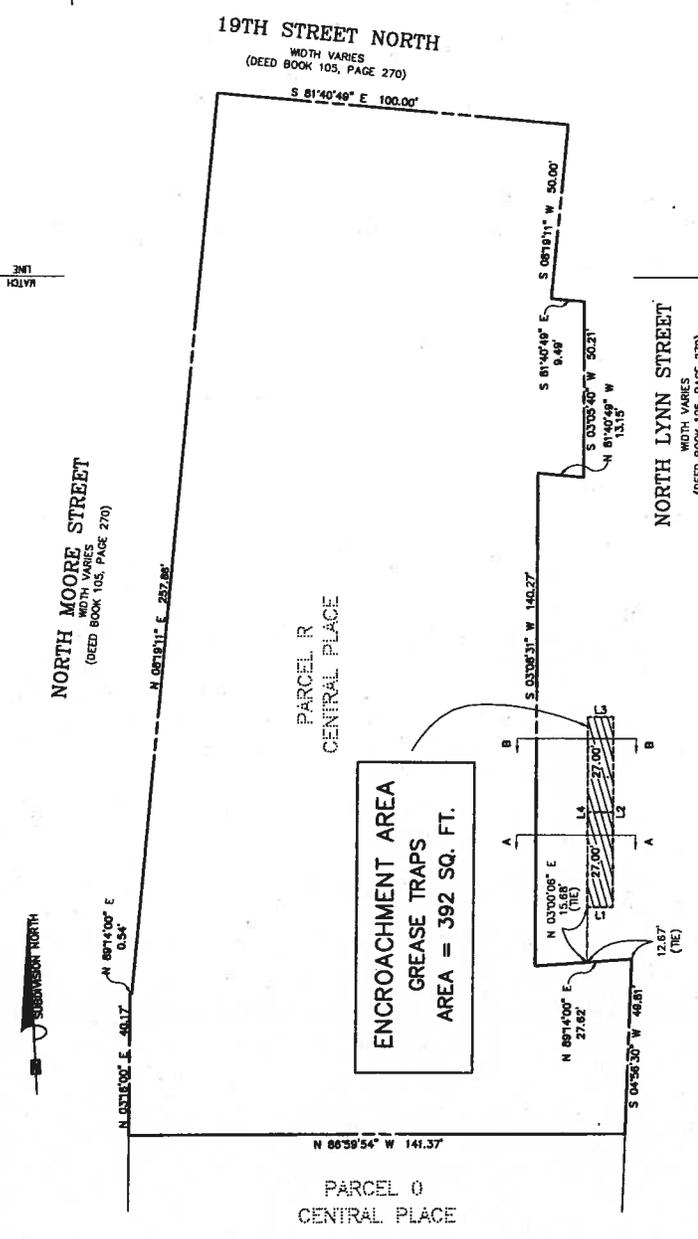
VICINITY MAP
NOT TO SCALE

NOTES

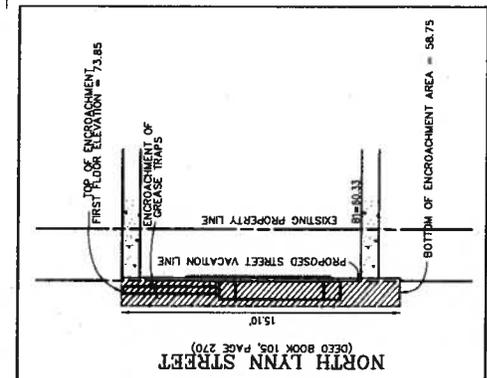
1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-5, REAL PROPERTY CODE (RPC) 16038015 AND IS ZONE C-0 ROSSLYN.
2. THE ENCROACHMENT AREAS SHOWN ON THIS PLAT WILL ACCOMMODATE THE BELOW GRADE GREASE TRAPS.
3. VERTICAL DATUM USED FOR THE SECTION SHOWN IS NGVD 1929 DATUM, PER ARLINGTON COUNTY BENCHMARKS.
4. ENCROACHMENT AREAS ARE APPROXIMATE AND SUBJECT TO FINAL CIVIL ENGINEERING DESIGN.

LINE TABLE

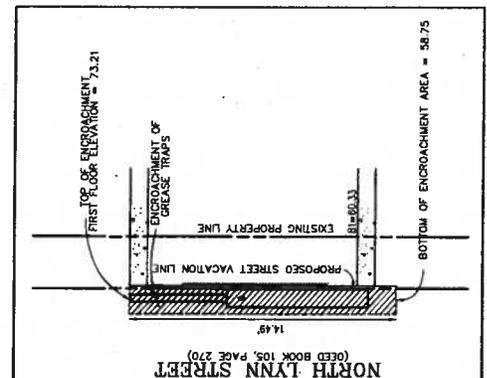
LINE	BEARING	DISTANCE
L1	S 89°59'33" E	7.26
L2	N 03°00'00" E	54.00
L3	S 89°59'33" W	7.26
L4	S 03°00'00" W	54.00



**ENCROACHMENT AREA
GREASE TRAPS
AREA = 392 SQ. FT.**



SECTION A-A
ELEVATION DETAIL FOR ENCROACHMENT AREA OF
GREASE TRAPS
(NO SCALE)



SECTION B-B
ELEVATION DETAIL FOR ENCROACHMENT AREA OF
GREASE TRAPS
(NO SCALE)

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

APPROVED: _____

PLAT EXAMINER: _____

SUBDIVISION AND BONDS ADMINISTRATOR: _____



Exhibit

**PREPARED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT ("Deed") is made this 15th day of OCTOBER 2012 by SUNNYSIDE DEVELOPMENT, LLC, a Virginia limited liability company ("Grantor"), and THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate and politic ("Grantee").

WITNESS:

THAT FOR AND IN CONSIDERATION OF the sum of One Dollar (\$1.00), the mutual benefits to be derived by the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee a perpetual easement for public **storm sewer** purposes (the "Easement") over, under, upon and across **One Thousand Two Hundred Fifty (1,250)** square feet of land (the "Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Public Storm Sewer Easement on Lot 42, Section 1, Westmore Gardens, Deed Book 1005, Page 183, Arlington County, Virginia**" which plat was approved on September 28, 2012 by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), said Easement Area being a portion of the same property acquired by the Grantor by deed dated **July 24, 2012**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **4583** at Page **1093**, and more particularly described therein as:

LOT FORTY-TWO (42), OF THE SUBDIVISION OF SECTION ONE (1), WESTMORE GARDENS, AS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1005 AT PAGE 183 OF THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA (the "Property").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area of the Easement hereby conveyed.

Grantee shall have the right to use the Easement Area for the purposes of construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of public **storm sewer** facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto.

Grantee and its agents shall have full and free use of the Easement for the purposes named, and shall have all rights and privileges reasonably necessary to exercise the use of the Easement, including the right of access across the Property to and from the Easement Area, and the right to use the adjoining land of the Grantor where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual construction, maintenance, repair, reconstruction, relocation, replacement and/or removal, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

Grantor covenants that Grantor is seized of and has the right to convey the Easement, and that Grantor shall make no use of the Easement Area which is inconsistent with the Easement and associated rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, relocation and/or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of the public **storm sewer** facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed.

This Deed is contingent upon, and shall not be effective until, it is accepted on behalf of the County Board of Arlington, Virginia.

This Deed shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

[Signatures appear on the following page(s)]

WITNESS the following signature(s):

2

Project: 3112 N. Trinidad Street - 10' Permanent Storm Sewer Easement - Project # 8500-19 (the "Project")

RPC: 01006033

Address: 3112 N. Trinidad Street, Arlington, Virginia

GRANTOR:

SUNNYSIDE DEVELOPMENT, LLC, a Virginia limited liability company

By: [Signature]
David B. Springberg, Manager

By: [Signature]
Justine U. Springberg, Manager

State: Virginia
County: Arlington

The foregoing instrument was acknowledged before me on this 1st day of Oct, 2012 by **David B. Springberg** as manager of **SUNNYSIDE DEVELOPMENT, LLC**, a Virginia limited liability company, Grantor.

Notary Public: [Signature]
My Commission expires: _____
My Registration No.: _____



ALETHA C. MARTIN
Notary Public
Commonwealth of Virginia
My Commission Expires Jan. 31, 2015
Reg. #132751

State: Virginia
County: Arlington

The foregoing instrument was acknowledged before me on this 1st day of Oct, 2012 by **Justine U. Springberg** as manager of **SUNNYSIDE DEVELOPMENT, LLC**, a Virginia limited liability company, Grantor.

Notary Public: [Signature]
My Commission expires: _____
My Registration No.: _____



ALETHA C. MARTIN
Notary Public
Commonwealth of Virginia
My Commission Expires Jan. 31, 2015
Reg. #132751

Project: 3112 N. Trinidad Street - 10' Permanent Storm Sewer Easement - Project # 8500-19 (the "Project")
RPC: 01006033
Address: 3112 N. Trinidad Street, Arlington, Virginia

GRANTEE:

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA

Accepted this _____ day of _____, 2012, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20__.

By: _____
Name: _____
Title: _____

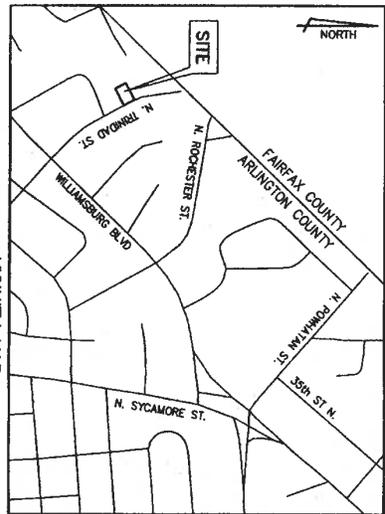
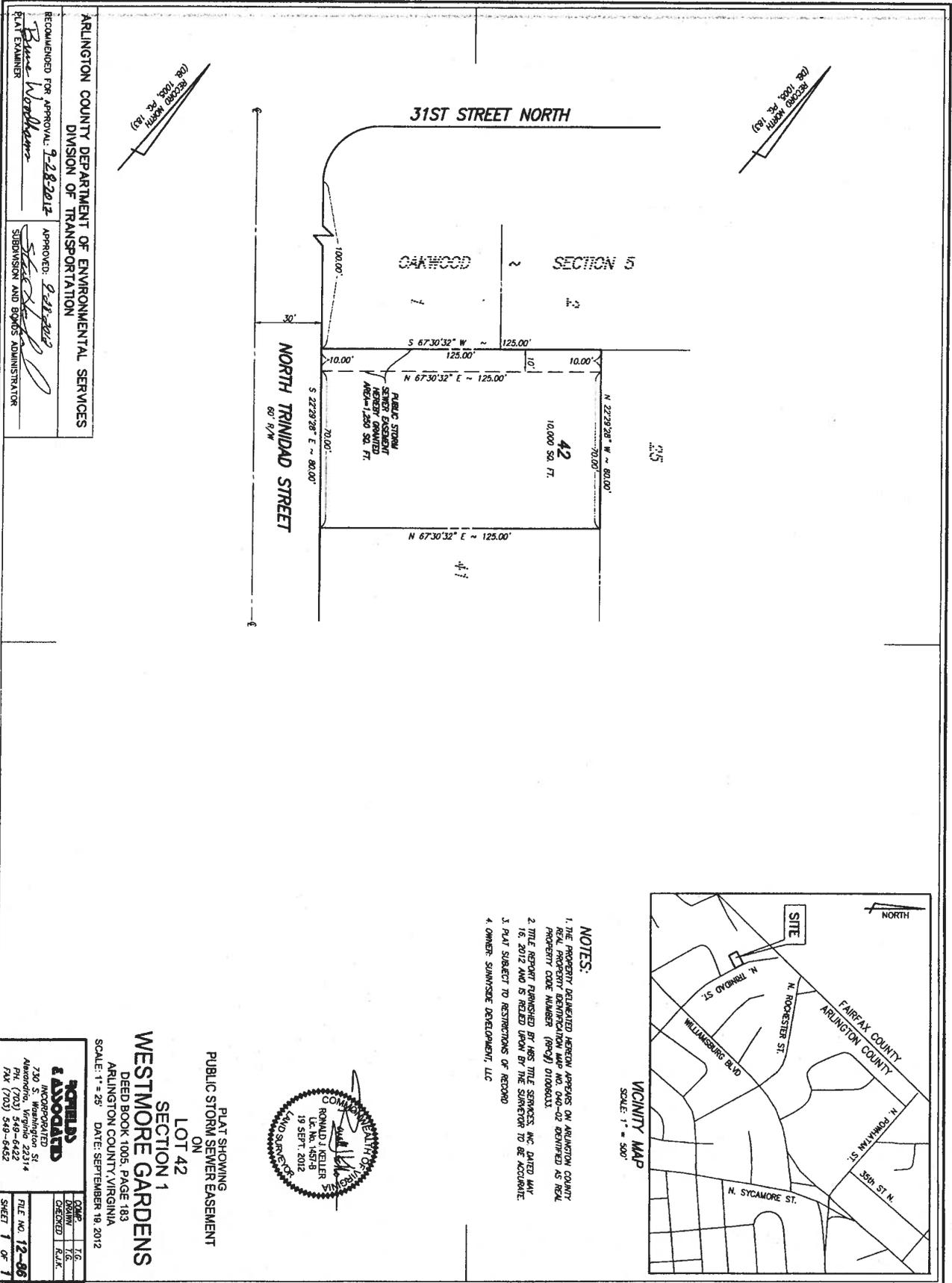
**COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:**

The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate, this _____ day of _____, 20__.

Notary Public: _____
My Commission expires: _____
My Registration No.: _____

APPROVED AS TO FORM:

COUNTY ATTORNEY



- NOTES:**
1. THE PROPERTY DELINEATED HEREON APPEARS ON ARLINGTON COUNTY DEED BOOK 1005, PAGE 183.
 2. TITLE REPORT FURNISHED BY HBS TITLE SERVICES, INC. DATED MAY 16, 2012 AND IS RELED UPON BY THE SURVEYOR TO BE ACCURATE.
 3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 4. OWNER: SUNNYSIDE DEVELOPMENT, LLC



PLAT SHOWING
PUBLIC STORM SEWER EASEMENT
ON
LOT 42
SECTION 1
WESTMORE GARDENS
DEED BOOK 1005, PAGE 183
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 25' DATE: SEPTEMBER 18, 2012

ROBEY & ASSOCIATED
INCORPORATED
2700 Westmore Gardens, S1
Arlington, Virginia 22214
PH: (703) 549-6422
FAX: (703) 549-6422

DATE	7/6
CREATED	R.J.K.
FILE NO.	12-06
SHEET	1 OF 1

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: 9-28-2012
Blaine Williams
PLAT EXAMINER

APPROVED: 9-28-2012
Steve Kelly
SUBDIVISION AND BODYS ADMINISTRATOR

Exhibit A

THIRD AMENDMENT TO AMENDED AND RESTATED OFFICE BUILDING DEED OF LEASE

THIS THIRD AMENDMENT TO AMENDED AND RESTATED OFFICE BUILDING DEED OF LEASE (this "Third Amendment") is made as of _____, 2012, by and between **VNO COURTHOUSE I LLC**, a Delaware limited liability company (successor-in-interest to **CESC ONE COURTHOUSE PLAZA, L.L.C.**) ("Landlord"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body politic ("Tenant").

RECITALS:

WHEREAS, Landlord's predecessor-in-interest, CESC One Courthouse Plaza, L.L.C., and Tenant entered into that certain Amended and Restated Office Building Deed of Lease dated October 23, 2002 ("Original Lease"), as amended by that certain First Amendment to Amended and Restated Office Building Deed of Lease dated July 27, 2004 (the "First Amendment"), and that certain Second Amendment to Amended and Restated Office Building Deed of Lease dated July 21, 2008 (the "Second Amendment") for certain premises which the parties hereby agree contain approximately 211,537 rentable square feet, known as Suites 0ACG, 200, 300, 400, 500, 600, 700, 800, 900, and 1002 located on the first (1st), second (2nd), third (3rd), fourth (4th), fifth (5th), sixth (6th), seventh (7th), eighth (8th), ninth (9th) and tenth (10th) floors as shown (for illustration purposes only, to indicate the floors on which area is leased) on **Exhibit A** attached hereto and made a part hereof by reference ("Demised Premises") in the building known as #1 Courthouse Plaza and located at 2100 and 2200 Clarendon Boulevard, Arlington, Virginia 22201 (the "Building"). The Original Lease as amended by the First Amendment and the Second Amendment is hereinafter referred to as the "Amended Original Lease";

WHEREAS, on December 13, 2007, Landlord consented to a Sublease by Experience Works, Inc. ("Experience Works") to Tenant dated December 19, 2007, of office space on a portion of the tenth (10th) floor of the Building which the parties agree contain approximately 23,400 rentable square feet, known as Suite 1000 and shown on the floor plan attached hereto and made a part hereof as **Exhibit A-1** ("Suite 1000") for a term expiring on March 31, 2013 (the "Sublease");

WHEREAS, Tenant desires and, pursuant to the terms of this Third Amendment, Landlord agrees, to lease Suite 1000, to Tenant, which lease term for Suite 1000 shall commence upon the expiration of the term of the Sublease; and

WHEREAS, the Amended Original Lease, as amended by this Third Amendment, is hereinafter referred to jointly as the "Lease."

WITNESSETH:

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein by this reference as if fully set forth at this point in the text of this Third Amendment.

2. **INTEGRATION:** The recitals and following terms and conditions shall constitute part of the Lease, and be incorporated therein by reference.

3. **DEMISED PREMISES:** Landlord hereby leases Suite 1000 to Tenant pursuant to the terms of this Third Amendment. It is hereby acknowledged and agreed that Suite 1000 comprises approximately 23,400 rentable square feet of office space measured in accordance with the Standard Method for Measuring Floor Area in Office Buildings", ANSI/BOMA Z65.1-1996 published by the Building Owners and Managers Association International ("BOMA"). From and after the Third Amendment Commencement Date (as hereinafter defined), the term "Demised Premises" shall mean the Demised Premises and Suite 1000.

4. **THIRD AMENDMENT LEASE COMMENCEMENT AND EXPIRATION DATES:** The term of the Lease as to Suite 1000 shall commence on April 1, 2013 ("Third Amendment Commencement Date"), and shall be coterminous with the Amended Original Lease.

5. **BASE ANNUAL RENT FOR SUITE 1000:**

(a) Initial Base Annual Rent for Suite 1000: The initial Base Annual Rent for Suite 1000 shall be in the annualized amount of Nine Hundred Fifty-nine Thousand Four Hundred and ^{Zero}/₁₀₀ Dollars (\$959,400.00) computed based upon the annual rent rate of Forty-One and ^{Zero}/₁₀₀ Dollars (\$41.00) per rentable square foot, full service. The initial Base Annual Rent for Suite 1000 shall be payable in equal monthly installments of Seventy-Nine Thousand Nine Hundred Fifty and ^{Zero}/₁₀₀ Dollars (\$79,950.00) for the first twelve (12) months following Suite 1000 Commencement Date.

(b) Base Annual Rent Increase: Commencing on the first anniversary of the Third Amendment Commencement Date, and continuing cumulatively on every subsequent anniversary of the Third Amendment Commencement Date throughout the term of the Lease with respect to Suite 1000, Base Annual Rent, for Suite 1000, shall be increased by two and ^{five}/₁₀ percent (2.5%) pursuant to the following schedule.

Lease Dates	Annual Rent Rate per Square Foot	Base Rent Per Annum (annualized)	Base Monthly Rent
Year 1: 4/1/2013 – 3/31/2014	\$41.00	\$959,400.00	\$79,950.00
Year 2: 4/1/2014 – 3/31/2015	\$42.03	\$983,502.00	\$81,958.50
Year 3: 4/1/2015 – 3/31/2016	\$43.08	\$1,008,072.00	\$84,006.00
Year 4: 4/1/2016 – 3/31/2017	\$44.16	\$1,033,344.00	\$86,112.00
Year 5: 4/1/2017 – 3/31/2018	\$45.26	\$1,059,084.00	\$88,257.00
Year 6: 4/1/2018 – 10/31/2018	\$46.39	\$1,085,526.00	\$90,460.50

6. **ADDITIONAL RENT:** Commencing on April 1, 2014, Tenant shall pay its pro-rata share of Operating Expenses and Real Estate Taxes for Suite 1000 in excess of the Operating Expenses and Real Estate Taxes for the Base Year pursuant to the Original Lease; it being understood that Tenant has no obligation to pay any such pro-rata share for the first three (3)

months of 2014. For the purposes of this Section 6, the terms “Additional Rent,” “Operating Expenses,” and “Real Estate Taxes” shall have the definitions used in the Original Lease. Tenant’s Pro-Rata Share of Operating Expenses and Real Estate Taxes with respect to Suite 1000 shall be each be Six and Fifty-Five Hundredths Percent (6.55%). Notwithstanding the foregoing, the Base Year with respect to Suite 1000 shall be calendar year 2013. Such Additional Rent shall, except as otherwise provided herein, be paid and calculated in the same manner as set forth in Section 2 of the Original Lease, which Section 2 shall be deemed incorporated herein by reference as if fully set forth.

7. TENANT IMPROVEMENTS:

(a) Tenant shall be deemed to have accepted delivery of Suite 1000 in its “AS IS” condition on the Third Amendment Commencement Date by virtue of Tenant’s then current occupancy of Suite 1000 under this Third Amendment. Notwithstanding any other term or condition of the Lease to the contrary, Tenant is not required to remove or restore any Leasehold Improvements made to Suite 1000 prior to the Third Amendment Commencement Date at the end of the term of the Lease.

(b) Portions of the Demised Premises shall be remodeled substantially in accordance with plans to be approved by both Tenant and Landlord and otherwise (except as provided in this Paragraph 7) in accordance with the provisions of Section 6.4 of the Original Lease, and Landlord shall contribute to the cost of such remodeling the sum of Five Hundred Twenty-Six Thousand Five Hundred and ^{Zero}/₁₀₀ Dollars (\$526,500.00) (the “Tenant Improvement Allowance”). The Tenant Improvement Allowance is computed as Twenty-Two and ^{Fifty}/₁₀₀ Dollars (\$22.50) per BOMA rentable square foot of Suite 1000 (*i.e.*, 23,400 rentable square feet). The Tenant Improvement Allowance shall be paid by Landlord, as directed by Tenant, for the costs of the design, construction, construction management and permitting incurred (*i.e.* owing but unpaid) by, or on behalf of, Tenant with respect to any Alterations of all or any portion of the entire Demised Premises performed prior to March 31, 2015 (the “Allowance Deadline”), as well as to any and all costs of furniture, fixtures, cabling and move related expenses submitted by Tenant to Landlord, on or before the Allowance Deadline. Tenant shall have the right, at any time on or after January 1, 2013, but prior to the Allowance Deadline, to require the Tenant Improvement Allowance to be paid, by Landlord, as directed by Tenant, for the design, construction, construction management and permitting of any Alterations performed by either Landlord (at Tenant’s request) or Tenant pursuant to Section 6.4 of the Original Lease, as well as to any and all costs of furniture, fixtures, cabling and move-related expenses submitted by Tenant to Landlord, on or before the Allowance Deadline. Landlord shall, if Tenant so directs, apply the Tenant Improvement Allowance by making direct payments to contractors, suppliers or others on a timely basis so that Tenant need not outlay monies for such costs. Alternatively, Tenant shall have the right to require payments of the Tenant Improvement Allowance directly to Tenant to reimburse Tenant for Tenant outlays or commitments. Landlord shall make such payments of the Tenant Improvement Allowance to Tenant or to Tenant’s contractors, suppliers or others within thirty (30) days of Tenant’s written request, but not more often than once every thirty (30) days, and subject to the prior receipt of the documentation required pursuant to Paragraph 7(c). Additionally, Tenant shall have the option, at Tenant’s sole discretion, upon written direction to Landlord given at any time after the Third Amendment Commencement Date, to apply up to thirty-five percent (35%) of the Tenant Improvement Allowance (*i.e.*, \$184,275.00) (the “Rental Credit”) as a credit against any rental amounts owed

by Tenant under the Lease, including without limitation, against Annual Base Rent for any portion of the Demised Premises. On the date that is sixty (60) days after the Allowance Deadline, Landlord shall credit to Tenant the then remaining unpaid portion of the Tenant Improvement Allowance, up to the amount of the Rental Credit, against Annual Base Rent next owing under the Lease. In the event that Landlord fails to timely pay any installment of the Tenant Improvement Allowance when due, and such failure continues for more than thirty (30) days after Landlord receives a written notice of non-payment from Tenant (or, at Tenant's option, a written notice of default), then Tenant shall have the right, in addition to all other rights and remedies at law or equity, to set off and deduct all or any portion of the then unpaid amount of the Tenant Improvement Allowance from Annual Base Rent next owing under the Lease.

(c) As a condition precedent to receipt of the payment of any portion of the Tenant Improvement Allowance (other than the Rental Credit), Tenant shall provide Landlord: (i) with Tenant-approved invoices for such remodeling work from Tenant's contractors or vendors; (ii) with all building inspection approvals, if any, required by Arlington County ordinances with respect to the work performed or for which a payment of a portion of the Tenant Improvement Allowance is requested; (iii) with certificates of occupancy, if any, required by Arlington County ordinances with respect to the work performed or for which a payment of a portion of the Tenant Improvement Allowance is requested; and (iv) executed waiver of lien forms naming Landlord as a party released from all of Tenant's contractors and their subcontractors for all work to be paid for.

8. **BROKERS:** Tenant represents and warrants that it did not retain any broker, agent or real estate salesperson with respect to carrying out negotiations or any other dealings related to the Lease. Landlord represents and warrants that it retained Vornado/Charles E. Smith L.P., as its broker ("Broker"). Landlord, and not Tenant, shall compensate Broker according to a separate agreement. Landlord shall hold Tenant harmless from any claims arising out of Landlord's agreement with Broker. Additionally, Landlord agrees to pay all commissions and costs to any and all other brokers or agents entitled to any commission or compensation in connection with the Lease pursuant to the terms of separate agreements, and Landlord shall hold Tenant harmless therefrom.

9. **GOVERNING LAW:** This Third Amendment and the remainder of the Lease shall be governed and construed according to the laws of the Commonwealth of Virginia and shall bind and inure to the benefit of the successors and assigns of the undersigned.

10. **DEFINED TERMS:** Each capitalized term used in this Third Amendment shall have the same meaning ascribed to it in the Amended Original Lease, unless specifically defined in this Third Amendment.

11. **COUNTERPARTS:** This Third Amendment may be executed in several counterparts and shall be valid and binding with the same force and effect as if all of the parties hereto executed the same Third Amendment.

12. **CONFLICTS:** To the extent that the provisions of this Third Amendment conflict with any provisions of the Amended Original Lease, such provisions of this Third Amendment shall prevail and govern for all purposes and in all respects.

13. **LEASE:** All of the terms and conditions of the Amended Original Lease, except those which are hereby modified by this Third Amendment, shall remain in full force and effect

and shall apply to the Suite 1000 Expansion Space in the same manner as to the original areas of the Demised Premises.

14. **ACKNOWLEDGEMENT BY LANDLORD:** Landlord hereby acknowledges that, as of the date this Third Amendment is executed by Landlord, Landlord has no basis to withhold the release to Experience Works of the security deposit posted by Experience Works to Landlord under the terms of the Lease for Suite 1000 by and between Landlord and Experience Works (the "Experience Works Lease"). If Landlord subsequently determines that Landlord has the right to withhold the release to Experience Works of the security deposit posted by Experience Works under the terms of the Experience Works Lease, Landlord shall give Tenant written notice of such occurrence within ten (10) days after Landlord first becomes aware of such occurrence.

15. **ENTIRE AGREEMENT:** This Third Amendment, together with Exhibit A attached hereto and made a part hereof, contains and embodies the entire agreement of the parties hereto with respect to the subject matter hereof, and no representations, inducements, or agreements, oral or otherwise, between the parties with respect to the subject matter hereof not contained and embodied in this Third Amendment and said Exhibit shall be of any force or effect.

SEE FOLLOWING PAGE FOR SIGNATURES

WITNESS the signatures and seals of the parties hereto.

WITNESS FOR LANDLORD:

LANDLORD:

VNO COURTHOUSE I LLC, a Delaware limited liability company

By: CESC One Courthouse Plaza L.L.C.,
its sole member

By: _____(SEAL)
Mitchell N. Schear
Executive Vice President
Date: _____

WITNESS FOR TENANT:

TENANT:

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body politic

By: _____(SEAL)
Name: _____
Title: _____
Date: _____

Approved as to form:

County Attorney

EXHIBIT A

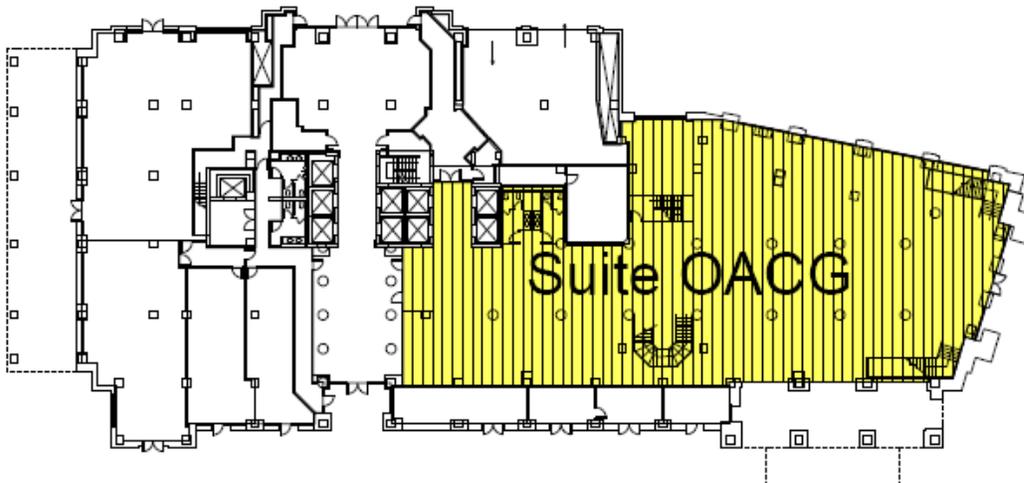
Floor Plan of Demised Premises

Page 1 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 01

Floorplan as of 9/17/2012



Suite OACG

EXHIBIT A

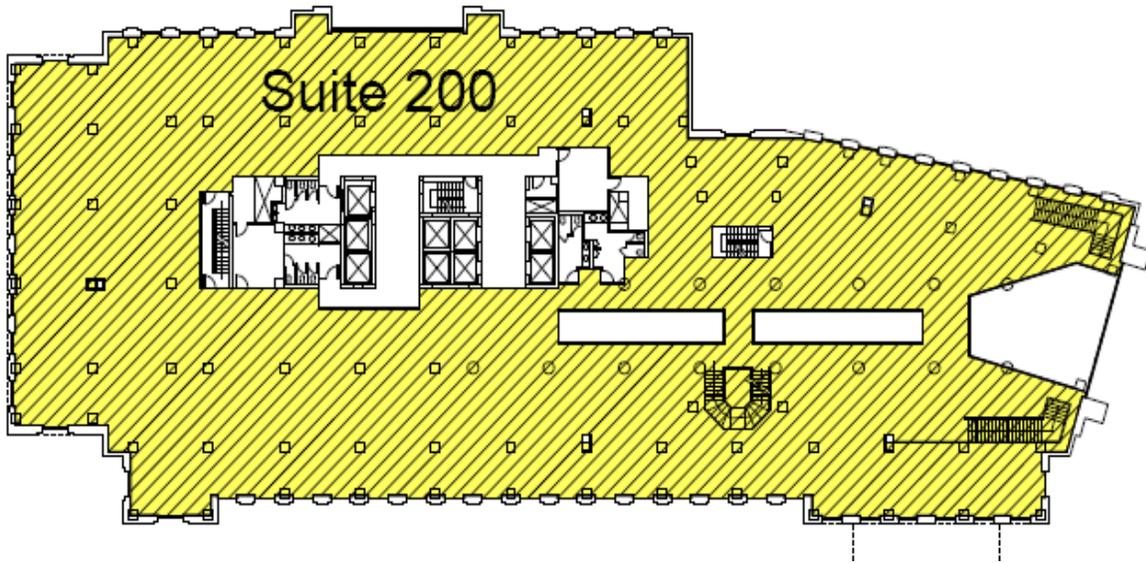
Floor Plan of Demised Premises

Page 2 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 02

Floorplan as of 9/17/2012



Suite 200

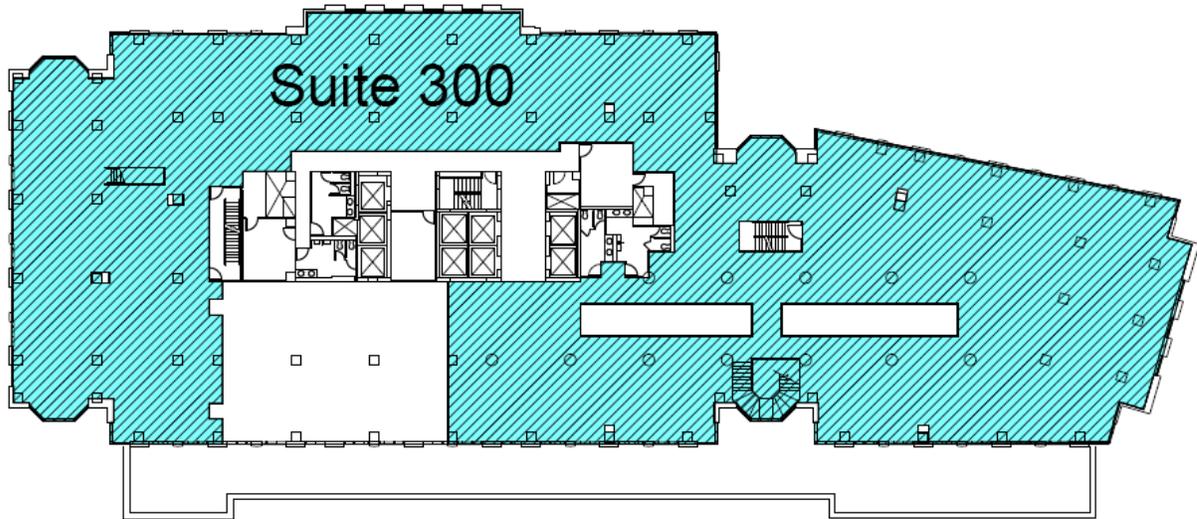
EXHIBIT A
Floor Plan of Demised Premises

Page 3 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 03

Floorplan as of 9/17/2012



Suite 300

EXHIBIT A
Floor Plan of Demised Premises

Page 4 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 04

Floorplan as of 9/17/2012



Suite 400

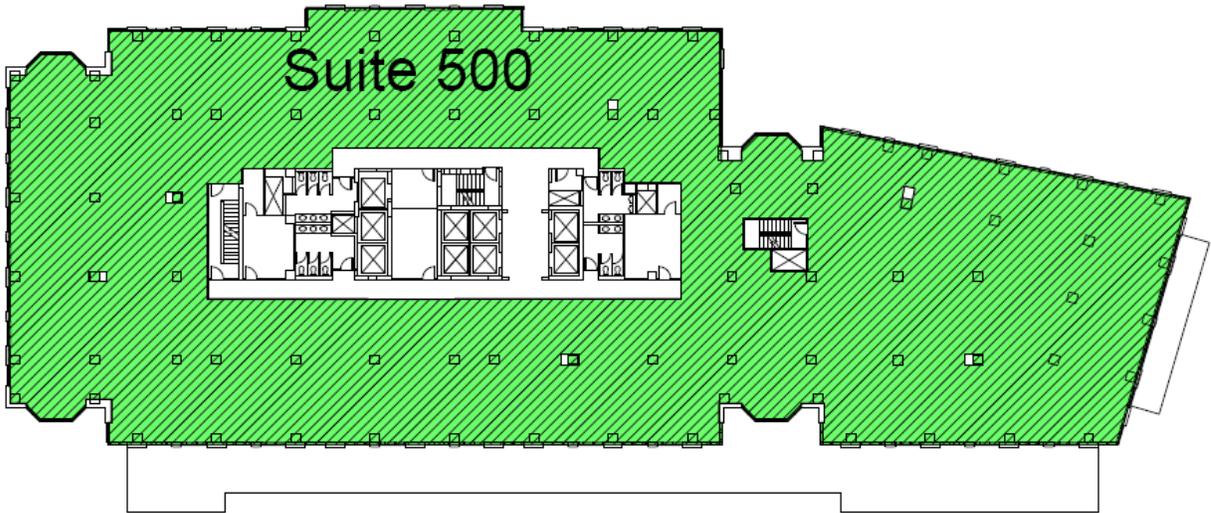
EXHIBIT A
Floor Plan of Demised Premises

Page 5 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 05

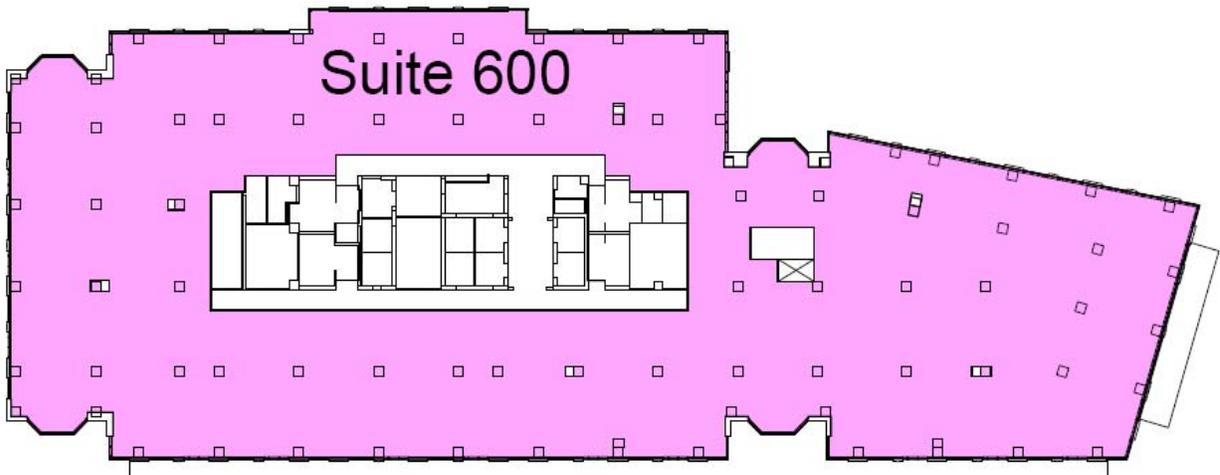
Floorplan as of 9/17/2012



Suite 500

EXHIBIT A
Floor Plan of Demised Premises
Page 6 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)
Floor: 06
Floorplan as of 9/17/2012

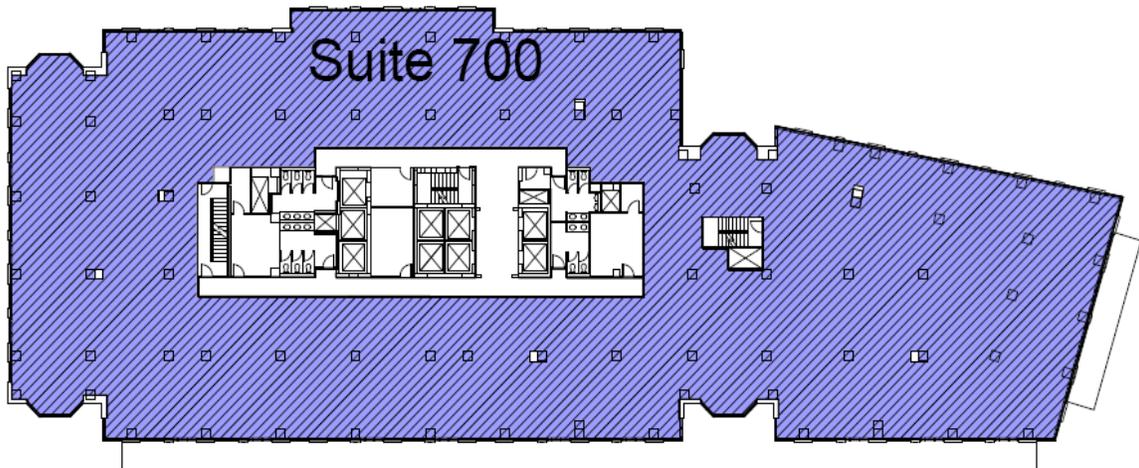


Suite 600

EXHIBIT A
Floor Plan of Demised Premises

Page 7 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)
Floor: 07
Floorplan as of 9/17/2012



Suite 700

EXHIBIT A

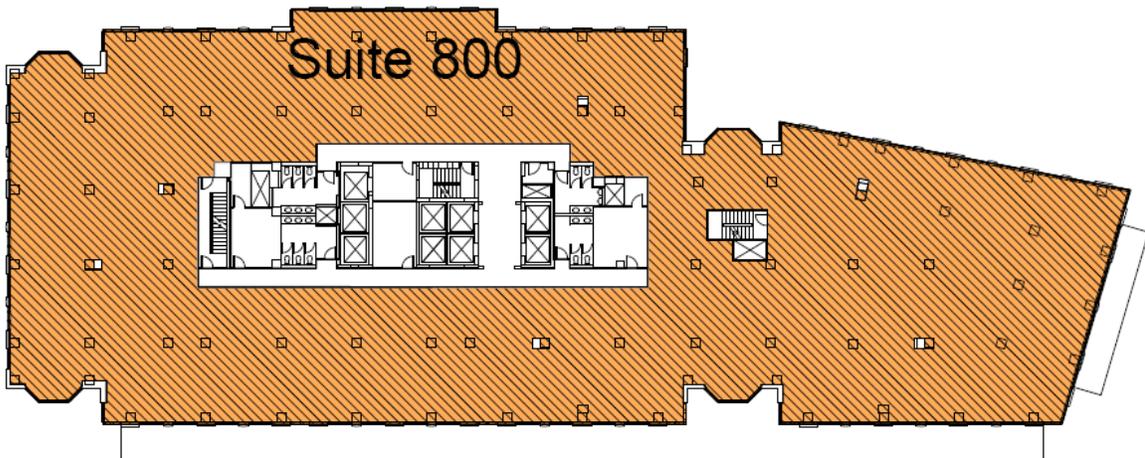
Floor Plan of Demised Premises

Page 8 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 08

Floorplan as of 9/17/2012



Suite 800

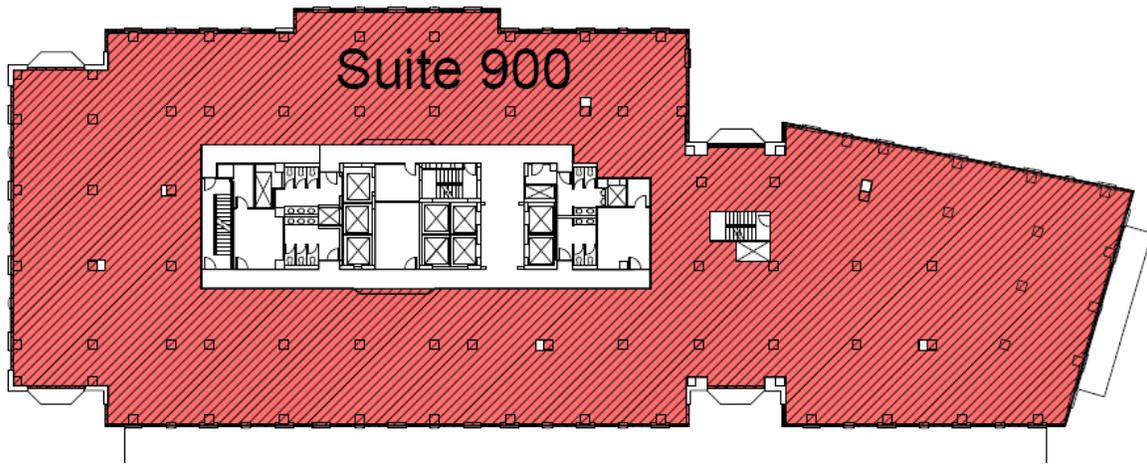
EXHIBIT A
Floor Plan of Demised Premises

Page 9 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 09

Floorplan as of 9/17/2012



Suite 900

EXHIBIT A

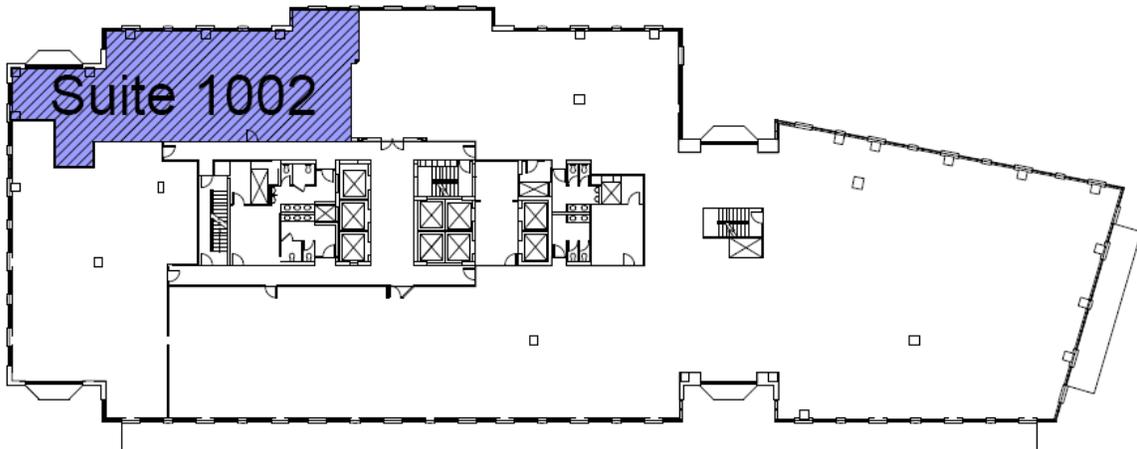
Floor Plan of Demised Premises

Page 10 of 10

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 10

Floorplan as of 9/17/2012



Suite 1002

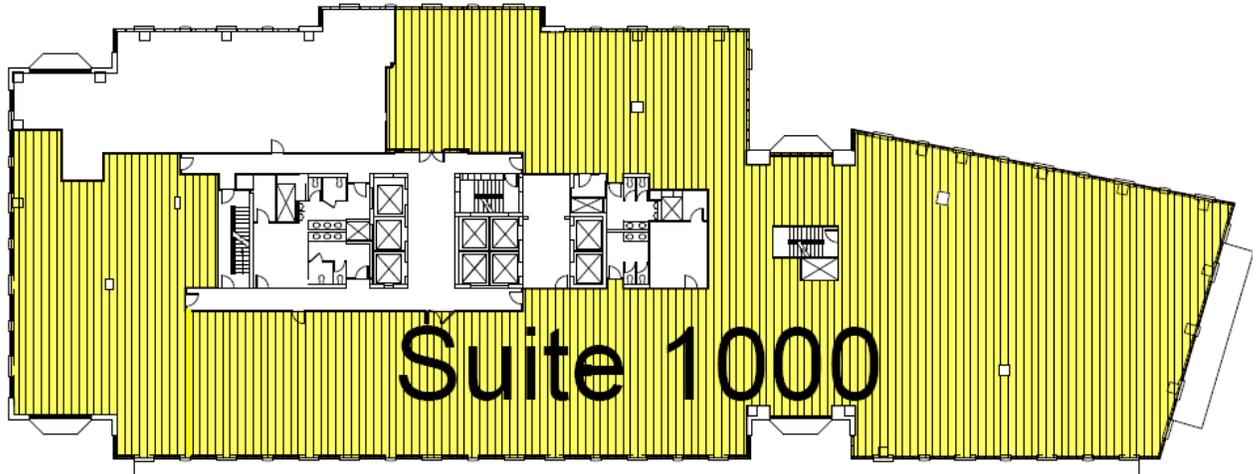
EXHIBIT A-1

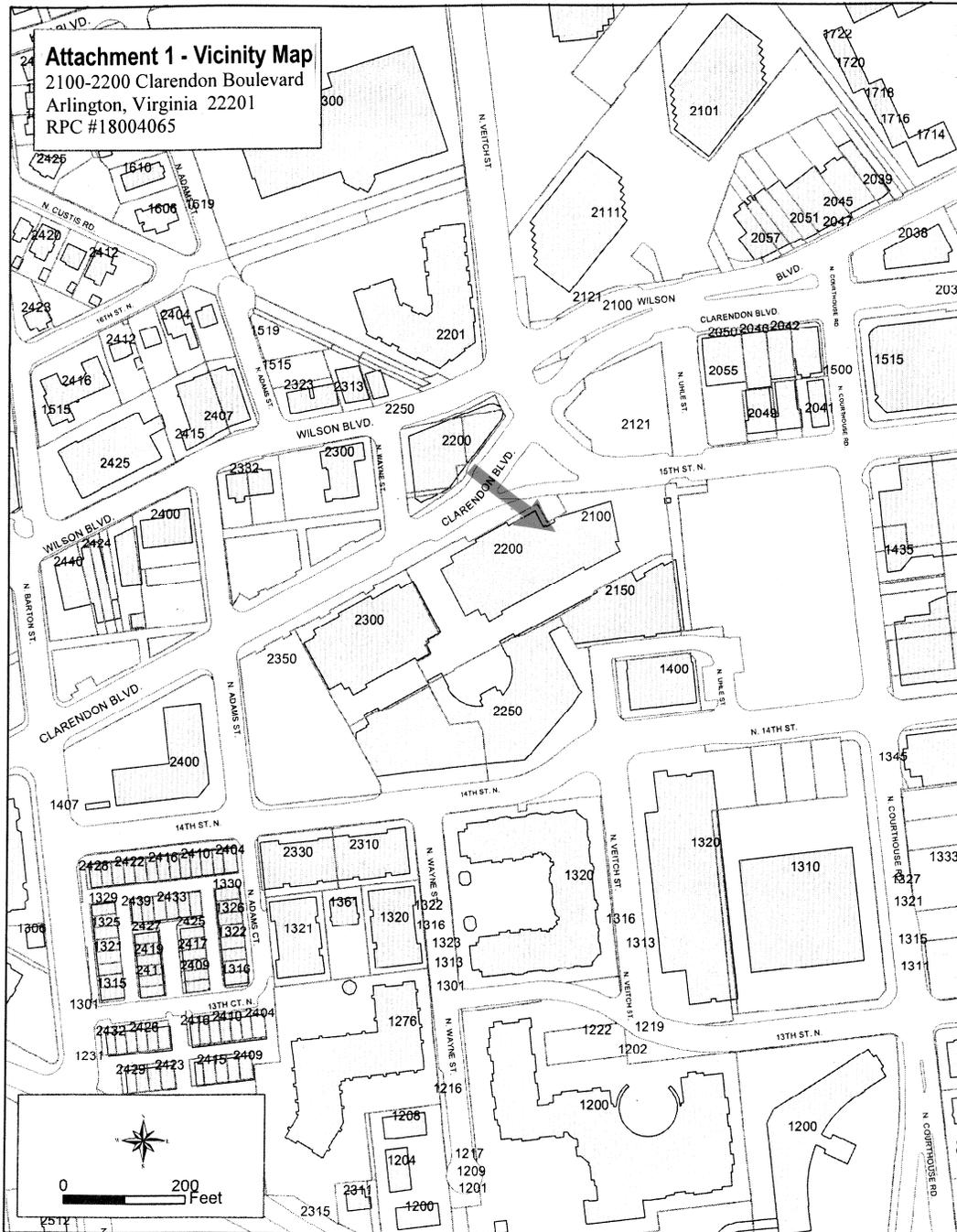
Floor Plan of Suite 1000 Expansion Space

Courthouse Plaza I_2200 Clarendon Blvd (W148)

Floor: 10

Floorplan as of 9/17/2012





**Table 1:
FY 2014 – FY 2018 Funding Plan
and Requests for FY 2019**

Priority FY 2019	Project Title	Funding Source	FY 2014 Planned	FY 2015 Planned	FY 2016 Planned	FY 2017 Planned	FY 2018 Planned	FY 2019 Request
1	Transportation System Management & Operations	RSTP	\$700,000	\$700,000	\$700,200	\$700,000	\$600,000	\$600,000
2	Arlington County Commuter Services	CMAQ	\$4,413,000	\$4,523,000	\$4,636,000	\$4,752,000	\$5,000,000	\$6,000,000
3	Capital Bikeshare	CMAQ	\$0	\$0	\$0	\$0	\$0	\$250,000
N/A	Traffic Signal Optimization	CMAQ	\$400,000	\$0	\$0	\$450,000	\$0	N/A
Total			\$5,513,000	\$5,223,000	\$5,336,000	\$5,902,000	\$5,600,000	\$6,850,000

Description of FY 2019 Priorities for CMAQ and RSTP

- **Transportation System Management & Operations - \$600,000 requested from RSTP**

The requested funds would help Arlington continue its ongoing efforts to upgrade the aging Transportation Management & Communications Plant for the traffic signal system. The existing twisted-pair (copper wire) system built in the early 1980s has little expansion capacity. It is degrading quickly, resulting in slower and frequent communication failures; extensive maintenance is required to keep the existing communication system in operation. The new fiber-optic based system will have sufficient capacity to meet our present and future needs. The initial project will be completed in three phases, with an estimated cost of \$18.8 million. Once installed, the project will require a stable source of revenue to support system upgrades and expansion. Replacing copper with fiber-optic cables will make the system faster and more reliable. Compared to copper, fiber-optic cables will also provide an exponentially greater capacity for the County to expand its Intelligent Transportation System (ITS) technologies and enhance the traffic-signal system.

In May 2006, Arlington completed its Communications Master Plan to assess the demands and needs of the County's current and future communications network for transportation-related technology deployments. In summary, the recommended plan will (1) replace the 52 miles of aging twisted pair communication copper wire cable with fiber-optic cable; (2) expand the County's existing Closed-Circuit Television (CCTV), transit signal priority and emergency vehicle preemption systems; (3) add arterial detection zones to monitor traffic conditions in real-time, take appropriate corrective actions to help reduce congestion, and aid

with incident / emergency management coordination; and (4) use dynamic message signs to present real-time traffic information and emergency alerts to the public.

- **Arlington County Commuter Services (ACCS) - \$6,000,000 requested from CMAQ**

ACCS is Arlington's Transportation Demand Management (TDM) arm. ACCS relies on CMAQ grants to fund more than half its annual operating budget. The FY 2014 – FY 2019 work plan provides for the operations of Commuter Stores® in Crystal City, Ballston, Rosslyn, and Shirlington, a mobile store and internet store (CommuerDirect.com®) that provides Arlington and regional customers with information and tickets, tokens and passes for all regional transit systems and transportation options. ACCS is the only agency in the Northern Virginia region that provides information and passes for all transit systems and travel options in the Washington metropolitan area. This is a vital service because 80% of workers in Arlington commute in from other parts of the region. Arlington also partners with Washington, DC to support the goDCgo TDM program. These funds also provide for outreach, promotion and distribution of information to employers, building managers, and the hospitality industry through Arlington Transportation Partners (ATP) (whose employer clients spend \$18 million per year in transit incentives) and consumer campaigns like the Car-Free Diet which promote biking, walking, transit and other options. Funds also provide marketing efforts to promote transit ridership, biking (BikeArlington), walking (WALKArlington), carsharing, bikesharing, ridesharing, and other alternatives to driving alone.

During FY10, these programs eliminated 40,000 daily vehicle trips in Arlington County by helping people shift from driving alone to alternative modes. The program also prevents more than 638,000 vehicle miles of travel (VMT) per day, saves 26,000 gallons of gasoline each day, and eliminates more than 72,000 tons of CO2 pollution per year, helping Arlington County reduce its carbon footprint.

- **Capital Bikeshare - \$250,000 requested from CMAQ**

Capital Bikeshare is the regional bikesharing service for the Washington, DC metropolitan region. It began in Arlington in 2010, and has since grown to include nearly 200 bikesharing stations in Arlington, Alexandria, and the District of Columbia. Requested CMAQ funds will allow Arlington to expand the program further, with additional bikes and stations.

FISCAL IMPACT: Adoption by the County Board of the County Manager's recommendation will be an endorsement of transportation project priorities for Arlington County to the Northern Virginia Transportation Authority for FY 2019 Congestion Mitigation and Air Quality (CMAQ) and Regional Surface Transportation Program (RSTP) funding. CMAQ and RSTP funds are provided by the federal government with a 20 percent match requirement. Since FY 2006, the Commonwealth of Virginia has provided the match. Therefore, no local match is required, and there is no fiscal impact to the County.