ARLINGTON COUNTY, VIRGINIA

A County Board Regular Meeting of Arlington County, Virginia, held at the Bozman Government Center 2100 Clarendon Boulevard, Room 307 Arlington, VA 22201 thereof on March 14, 2026, at 9:30 AM

PRESENT: Matt de Ferranti, Chair
Maureen Coffey, Vice-Chair
Susan Cunningham, Member
Julius D. "JD" Spain, Sr., Member
Takis Karantonis, Member

ALSO PRESENT: Mark Schwartz, County Manager
Ryan Samuel, County Attorney
Mason Kushnir, County Board Clerk
Jonathan Davis, County Board Deputy Clerk

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I PUBLIC COMMENT

Audrey Clement spoke regarding recent ICE operations in Arlington.

Mr. Ryan Nary spoke regarding Arlington Economic Development's priorities.

Ms. Susan Campbell spoke regarding VHC's behavioral health center on Carlin Springs Road.

Mr. Joseph Ventrone spoke regarding the North Rosslyn Civic Association's support for the Crestmont Apartments redevelopment site plan application, SPLN25-00004.

John D. Lawrence spoke regarding the Northern Virginia Juvenile Detention Center and the slab removal.

Ms. Natalie Roy spoke regarding lot coverage study, noting the necessity for comprehensive study.

Belinda S. Folb spoke regarding the revenue sharing agreement.

Wilson Bender spoke regarding the surveillance state.

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ANALYSIS OF CONTINGENT ACCOUNTS

The County Board received a Summary of Fiscal Year 2026 Contingent Accounts showing balances of $33,093,816 in Economic and Revenue Budget Stabilization, and $52,389,872 in the Affordable Housing Investment Fund as of March 10th, 2026.

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II CONSENT ITEMS

On a motion by MATT DE FERRANTI, Chair, seconded by JULIUS D. "JD" SPAIN, SR., Member, the County Board approved the Manager's recommendation on consent agenda items #1 - #31.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

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- **Site Plans Requests, Amendments and Reviews**

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1. **SP#350 Site Plan Amendment Review for a restaurant providing live entertainment and dancing (Sushi Rock); located at 1900 Clarendon Blvd. (Commercial Unit A) (RPC# 17-012-023).**

On the Consent Agenda vote, after a duly advertised public hearing, the County Board adopted the ordinance (attached to the staff report) to approve the site plan amendment review for live entertainment and dancing at Sushi Rock (1900 Clarendon Blvd., Commercial Unit A), subject to all previously approved conditions and amended Conditions #77 and #83 of the staff report, with an administrative review in three (3) years (March 2029) and a County Board review in five (5) years (March 2031).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted Ordinance reads as follows:

SITE PLAN AMENDMENT ORDINANCE (SP #350)

WHEREAS, an application for a Site Plan Amendment dated July 2010 for Site Plan #350, was filed with the Office of the Zoning Administrator; and

WHEREAS, Site Plan #350 was originally approved by the County Board on November 20, 2001, as amended from time to time as shown in the records of the Office of the Zoning Administrator; and

WHEREAS, as indicated in the Staff Report prepared for the March 14, 2026, 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 (SP# 350) subject to all conditions as set forth in the Staff Report; and

WHEREAS, the County Board held a duly advertised public hearing on that Site Plan Amendment (SP# 350) on March 14, 2026, 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 Amendment:

- 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:
    - Other modifications necessary to achieve the proposed development project

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and

- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE BE IT ORDAINED that, as originally requested by an application dated July 2010 for Site Plan #350, and as such application has been modified, revised, or amended as set forth in the Zoning Administration records for a Site Plan Amendment for a restaurant providing live entertainment and dancing, on the parcel of real property known as 1900 Clarendon Boulevard, Commercial Unit A (RPC# 17-012-023) approval is granted and the parcel so described shall be used according to the revised site plan application, subject to all previously approved conditions (numbers 1 through 88) with Conditions #77 and 83 (as amended below).

Amended Conditions:

77. ~~The applicant agrees that all staff serving alcohol to customers shall have TIPS (Training for Intervention Procedures) training.~~ The applicant agrees that all staff employed by the establishment who serve alcohol to customers shall have TIPS (Training for Intervention Procedures) certification (or equivalent training accepted by the Virginia Alcohol Beverage Control Board (ABC)). The applicant agrees to keep a record of TIPS training certification for all employed restaurant staff, including all new staff, and submit this information to the County Manager or his/her/their designee upon the County's request.

83. The applicant agrees that the Live Entertainment and dancing use permitted at 1900 Clarendon Boulevard is a temporary use that has been approved for a limited five (5) year period, and not longer. During the five (5) 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 five (5) years, on March 31, ~~2026~~ 2031, without further action by the County Board. The applicant agrees that it will cease use of the space for the purposes of live entertainment and dancing, and shall use the space solely for restaurant use, convert the space to another approved use, or fully vacate the space, on or before March 31, ~~2026~~ 2031. The applicant acknowledges and agrees that after March 31, ~~2026~~ 2031, it shall have no right to use the space for live entertainment and dancing purposes unless specific approval for that use is obtained from the County Board.

#1 – Board Report

#1 – Item Attachment – LOCATION MAP

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2. SPLA25-00051 Site Plan Amendment to extend the term of validity for the Americana site plan (SP #466) and revise conditions related to the timing of monetary contributions; located at 1460 Richmond Highway (RPC# 35-001-029).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the ordinance (attached to the staff report) to extend the term of validity for the Americana site plan (SP #466) for an additional three (3) years (March 31, 2029) and revise conditions related to the

timing of monetary contributions, subject to all previously approved and amended conditions of the ordinance.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The approved Ordinance reads as follows:

SITE PLAN AMENDMENT ORDINANCE (SPLA25-00051, SP #466)

WHEREAS, an application for a Site Plan Amendment dated December 12, 2025 for Site Plan #466, was filed with the Office of the Zoning Administrator; and

WHEREAS, Site Plan #466 was originally approved by the County Board on April 22, 2023; and

WHEREAS, as indicated in the Staff Report prepared for the March 14, 2026 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 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 March 14, 2026 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 Amendment:

- 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:
    - **Other modifications as previously approved and necessary to achieve the proposed development project.**
- 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 December 12, 2025 for Site Plan #466, and as such application has been modified, revised, or amended as set forth in the Zoning Administration records, for a Site Plan Amendment to extend the site plan term of validity and revise conditions related to the timing of monetary contributions, for the parcel of real property known as RPC# 35-001-029 located at 1460 Richmond Highway, approval is granted and the parcel so described shall be used according to the Site Plan as originally approved on April 22, 2023 and amended from time to time as shown in the records of the Office of the Zoning Administrator, subject to all previously approved conditions for SP #466, and amended Conditions #2, 33, 41, 53, 55, and 56.

2. Site Plan Compliance and Expiration

A. **Compliance (Life of the Site Plan)** The Developer agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1, and the revised plans dated March 10, 2023

and reviewed and approved by the County Board as part of the Site Plan approval (as used in these conditions, the term "Site Plan" shall refer to the approved special exception SPLN22-00004 (SP #466)) and made a part of the public record on April 22, 2023, ~~and~~ April 5, 2025, and March 14, 2026, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the Developer and accepted by the County Board or vice versa, except as specified in the conditions below.

B. **Expiration (Footing to Grade Permit)** If a Footing to Grade Permit has not been issued for the first building to be constructed pursuant to the approved Site Plan, then this Site Plan approval expires on March 31, 2029~~April 30, 2026~~ unless otherwise extended by the County Board. Extension of this approval shall be at the sole discretion of the County Board. The Developer agrees that this discretion shall include a review of this Site Plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the Site Plan is subject to, among other things, inclusion of amended or additional Site Plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

C. The Zoning Administrator is authorized to administer and interpret the conditions of this Site Plan in the same manner as she administers and interprets the Arlington County Zoning Ordinance, but in no event shall such administration and interpretation allow the Zoning Administrator to alter, amend, waive, delete, or add any condition(s) to this Site Plan, except to the extent allowed under Section 15.5.3.C ("Administrative Change") of the Arlington County Zoning Ordinance, as amended, or as provided for in the specific conditions of this Site Plan. The Zoning Administrator is authorized to enforce violations of the conditions of this Site Plan in the same manner as violations of the Arlington County Zoning Ordinance.

33. Underground Utility Fund Contribution (Final Building Permit)
The Developer agrees to contribute to the County underground utility fund in the amount specified by this site plan condition, in addition to funding and constructing the utility undergrounding work required by this Site Plan approval, prior to the issuance of the Final Building Permit. The total utility fund contribution for this site is $98,316~~91,720~~ ($69,728~~65,050~~ x 1.41 acres). [The Underground Utility Fund Contribution of $50,000 per acre (2011 dollars) has been adjusted by the change in the Consumer Price Index All Urban Consumers (CPI-U) from 2011 Annual Average to 2024~~2022~~ Annual Average, reflecting a 39.46~~30.10~~% increase. The rate shall be fixed from County Board approval until the payment is made by the Developer prior to issuance of the Final Building Permit.] The Developer may request and obtain approval from the County Manager or his/her/their designee (DES) to prorate the total utility fund contribution for this site consistent with the approved Phasing Plan for the development pursuant to Condition #5 above. These funds may, but need not, be used by the County for the purpose of providing for undergrounding of utilities along the properties which are not redeveloping in this undergrounding district. If the area of the Site Plan is subdivided, the contribution to be made by each owner shall be based proportionally on the amount of site area allocated to each subdivided parcel. The contribution, if not obligated by the County to pay for utility undergrounding projects within 10 years from the date of payment, will be refunded upon receipt of written request without any accrued interest to the development owners of record at the time of any refund.

41. Affordable Housing Contribution

A. **For Development with Base Density for Affordable Housing (ACZO Section 15.5.8 (C) – (Shell and Core Certificate of Occupancy)**

1) Prior to the issuance of the Shell and Core Certificate of Occupancy, the Developer must provide written notification to the County Manager or his/her/their designee, of how the requirements of subsection 15.5.8 (C) of the Arlington County Zoning Ordinance (ACZO) will be fulfilled (either through a monetary contribution or provision of on-site or off-site residential units).

2) If the Developer elects to fulfill the requirements of ACZO 15.5.8 (C) through a monetary contribution, then the Developer shall, prior to issuance of the Shell and Core Certificate of Occupancy, deliver a check or provide another form of payment acceptable to the County Manager or his/her/their designee, to the Arlington County CPHD Housing Division, made payable to the Arlington County Treasurer for the requisite amount of the monetary contribution as provided under ACZO 15.5.8(C)(4).

3) If the Developer elects to fulfill the requirements of ACZO 15.5.8 (C) through the provision of either on-site or off-site committed affordable housing (CAF) units, the Developer shall, prior to the issuance of the Shell and Core Certificate of Occupancy, execute all necessary documents, as determined by the County Attorney for meeting the requirements of providing on-site or off-site CAF Units, including a CAF Agreement ("Implementation Documents"), and deliver the Implementation Documents to the County Manager and County Attorney for approval and execution.

B. **For Development with Additional Density for Affordable Housing (ACZO 15.5.9)**

The Developer agrees to contribute a total of $7,531,620 to the Affordable Housing Investment Fund (AHIF). If the Developer commences construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, as verified by a letter from the Developer to the County Manager confirming commencement of construction, the AHIF contribution shall be made in four (4) installments and shall be secured by appropriate financial commitments, as specified in Subsections B.1 – B.5 below. If the Developer does not commence construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, the AHIF contribution of $7,531,620 shall be made in a single installment Prior to issuance of the Shell and Core Certificate of Occupancy. For each payment required by this Condition, the Developer shall deliver a check or provide another form of payment acceptable to the County Manager, to the Arlington County CPHD Housing Division, made payable to the Arlington County Treasurer for the requisite amount. The Developer agrees to notify in writing the Zoning Administrator upon payment of the contribution or applicable installment thereof.

1) Security - The Developer agrees that, prior to the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy, the Developer shall deliver to the County Manager an irrevocable Letter of Credit in the amount of $7,331,620, issued by a financial institution

acceptable to the County Manager. Subsequent to or concurrent with payment of each installment of the AHIF contribution as specified in Subsections B.3 – B.5, the Developer may reduce the amount of the Letter of Credit to reflect the total sum of the remaining outstanding payments. The Developer agrees that the County is permitted to draw on the Letter of Credit in full for the entire amount outstanding if the Developer fails to make any of the payments specified in Subsections B.3 – B.5. The Letter of Credit shall be acceptable to the County Manager and in a form approved by the County Attorney.

2) Installment #1 - The Developer agrees to pay $200,000 to the County prior to the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

3) Installment #2 - The Developer agrees to pay $2,510,540 to the County on or before the date of the second anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

4) Installment #3 - The Developer agrees to pay $2,510,540 to the County on or before the date of the third anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

5) Installment #4- The Developer agrees to pay $2,310,540 to the County on or before the date of the fourth anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

53. Public Access Easement – Developer to convey to complete connection to at-grade VDOT Route 1 Improvements

A. Grant Easement to County. Upon completion (as defined below) of the improvements to Richmond Highway (Route 1) as shown in the exhibit entitled "Route 1 Multimodal Study - Phase 2, Public Information Meeting #3, Slide 8", dated November 14, 2022, and prepared by the Virginia Department of Transportation ("VDOT Route 1 Improvements"), the Developer agrees to grant a permanent public access easement, free of liens and encumbrances, to the County Board of Arlington County over a pedestrian east-west pathway from South Eads Street to Route 1 ("Route 1 Connection"), as shown on Sheet CIV-306 entitled "Easement Dedication Exhibit – Future Richmond Highway" of the 4.1 Plans approved by the County Board on April 22, 2023. The public access easement shall be approved and recorded within 180 days of completion of the VDOT Route 1 Improvements directly adjacent to the east frontage of the Site Plan, as shown in final design plans that allow the use of the street and sidewalk for all users, ("Completion of the VDOT Route 1 Improvements"). The final location of the easement may change with the preparation of the final building plans, but shall total approximately 3,925 square feet.

B. Construction and Landscaping (Prior to granting public access easement) The Developer agrees to construct and landscape the public access easement area, as shown on the 4.1 Plans approved by the County Board on April 22, 2023. Final landscape design and installation may be approved by the County Manager as part of the Final Landscape Plan. Construction and landscaping of the public access easement area shall be completed prior to the granting of the public access easement.

C. The public access easement shall be granted by deed, in a form acceptable to the County Attorney and in substance acceptable to the County Manager, and shall be recorded among the land records of the Clerk of the Circuit

Court of Arlington County. The public access easement shall include, among other items, the following provisions:

1) The Developer and the grantors of the public access easement, and their successors and assigns, shall be responsible, at their sole cost and expense, to perform and pay for the continued care, cleaning and maintenance, including snow and ice removal, repair, replacement, installation and removal of all facilities and improvements installed therein.

2) The Developer, and its successors and assigns, shall remain the owner of all facilities and features located within the public access easement area.

3) The Developer, their respective successors in title and interest, and their assigns shall indemnify and hold harmless the County Board, its elected and appointed officials, officers, employees, and agents (collectively, "County") from all liability, personal injury, death, claims, damages, losses, costs and expenses of whatsoever nature concerning or arising out of the design, construction, installation, care, cleaning, maintenance, repair, use, access, regulation, repair and removal of the public access easement area by the Developer, or the property owners, or from use and access by the public at large, provided, however, that such indemnification will not apply to liability arising as a result of the direct sole gross negligence of the County. There is no intention to waiver sovereign immunity.

4) The Route 1 Connection public access easement area shall remain open and accessible to the public 24 hours a day, seven days a week, for use by fire, police and other emergency personnel. However, the Route 1 public access easement will not allow vehicular access for fire, police, and other emergency vehicles.

5) In addition to the above, Route 1 Connection public access easement area shall remain open to the public at all times for the life of the Site Plan, except during temporary, limited times, as approved in advance by the County Manager, or his/her designee, for normal maintenance or other safety related activities. Notwithstanding the foregoing, the Developer may temporarily close the Route 1 Connection for no longer than 24 hours, without prior approval by the County Manager in order for the Developer to complete emergency repairs or to address any issue which poses an imminent health or safety risk. In the event such repairs exceed the 24-hour time period provided herein, the Developer shall provide reasonable notice in writing to the County Manager of the need to continue such repairs beyond the 24-hour period and shall keep the Route 1 Connection closed for a reasonable time to undertake the repair(s).

D. Until Completion of the VDOT Route 1 Improvements (as set forth in A. above), the Route 1 Connection shall remain a private pathway from South Eads Street to Route 1 as shown on Sheets CIV-401 entitled "Plot and Location Plan" and CIV-403 entitled "Presentation Plan" of the 4.1 Plans approved by the County Board on April 22, 2023.

E. The Developer agrees that unless VDOT is still diligently pursuing Completion of the VDOT Route 1 Improvements, it shall not be obligated to dedicate and convey to the County a public access easement (as outlined above in C.) over the Route 1 Connection after April 30, 2031~~2028~~. After April 30, 2031~~2028~~, in lieu of dedicating a public access easement over the Route

1 Connection the Developer agrees to contribute $392,500 to the Department of Parks and Recreation to be used for off-site public space improvements in the Crystal City Coordinated Redevelopment District. Should the Developer provide the monetary contribution in satisfaction of this condition, the amount shall be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of approval of this condition. Further, the Developer agrees to notify in writing the Department of Parks and Recreation and the Zoning Administrator upon payment of any contribution in satisfaction of this condition.

55. Off-site Transportation Improvements (First Certificate of Occupancy for Tenant Occupancy)

The Developer agrees to contribute $2,500,000 to the Department of Environmental Services to be used for off-site transportation improvements in the Crystal City Coordinated Redevelopment District. If the Developer commences construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, as verified by a letter from the Developer to the County Manager confirming commencement of construction, the off-site transportation improvements contribution shall be made in three (3) installments and shall be secured by appropriate financial commitments, as specified in Subsections A-D below. If the Developer does not commence construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, the off-site transportation improvements contribution of $2,500,000 shall be made in a single payment prior to issuance of the First Certificate of Occupancy for Tenant Occupancy. For each payment required by this Condition, the Developer shall deliver a check or provide another form of payment acceptable to the County Manager, made payable to the Arlington County Treasurer for the requisite amount with an indication on the payment transmittal identifying the site plan project and condition such contribution is related to. The Developer agrees to notify in writing the Department of Environmental Services and the Zoning Administrator upon payment of the contribution.

A. Security - The Developer agrees that, prior to the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy, the Developer shall deliver to the County Manager an irrevocable Letter of Credit in the amount of $2,500,000, issued by a financial institution acceptable to the County Manager. Subsequent to or concurrent with payment of each installment of the transportation improvement contribution as specified in Subsections B - D, the Developer may reduce the amount of the Letter of Credit to reflect the sum of the remaining outstanding payments. The Developer agrees that the County is permitted to draw on the Letter of Credit in full for the entire amount outstanding if the Developer fails to make any of the payments specified in Subsections B - D. The Letter of Credit shall be acceptable to the County Manager and in a form approved by the County Attorney.

B. Installment #1 - The Developer agrees to pay $833,334 to the County on or before the date of the second anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

C. Installment #2 - The Developer agrees to pay $833,333 to the County on or before the date of the third anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

D. Installment #3 - The Developer agrees to pay $833,333 to the County on or before the date of the fourth anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

The Developer agrees to notify in writing the Department of Environmental Services and the Zoning Administrator upon payment of all the above payments.

56. Off-site Public Space Improvements (First Above-Grade Building Permit)

The Developer agrees to contribute $6,152,687 to the Department of Parks and Recreation to be used for off-site public space planning and/or improvements in the Crystal City Coordinated Redevelopment District. If the Developer commences construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, as verified by a letter from the Developer to the County Manager confirming commencement of construction, the off-site public space improvements contribution shall be made in three (3) installments and shall be secured by appropriate financial commitments, as specified in Subsections A-D below. If the Developer does not commence construction pursuant to an approved Excavation, Sheeting, and Shoring Permit prior to December 31, 2027~~April 5, 2026~~, the off-site public space improvements contribution of $6,152,687 shall be made in two installments as follows:

1) $3,000,000 prior to issuance of the First Above-Grade Building Permit.
2) $3,152,687 prior to issuance of the First Certificate of Occupancy for Tenant Occupancy.

For each payment required by this Condition, the Developer shall deliver a check or provide another form of payment acceptable to the County Manager, made payable to the Arlington County Treasurer for the requisite amount with an indication on the payment transmittal identifying the site plan project and condition such contribution is related to ~~agrees that the contribution will be paid to the County according to the applicable payment schedule~~. The Developer agrees to notify in writing the Department of Parks and Recreation and the Zoning Administrator upon payment of each installment of the contribution.

A. **Security** - The Developer agrees that, prior to the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy, the Developer shall deliver to the County Manager an irrevocable Letter of Credit in the amount of $6,152,687, issued by a financial institution acceptable to the County Manager. Subsequent to or concurrent with payment of each installment of the Public Space Improvements contribution as specified in Subsections B - D, the Developer may reduce the amount of the Letter of Credit to reflect the sum of the remaining outstanding payments. The Developer agrees that the County is permitted to draw on the Letter of Credit in full for the entire amount outstanding if the Developer fails to make any of the installment payments specified in Subsections B -D. The Letter of Credit shall be acceptable to the County Manager and in a form approved by the County Attorney.

B. **Installment #1** - The Developer agrees to pay $2,050,896 to the County on or before the date of second anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

C. **Installment #2** - The Developer agrees to pay $2,050,896 to the County on or before the date of third anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

D. **Installment #3** - The Developer agrees to pay $2,050,895 to the County on or before the date of fourth anniversary of the issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.

#2 – Board Report

#2 – Item Attachment - MAP

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- **Use Permit Requests, Amendments and Reviews**

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3. SP-331-U-12-1 Use Permit Review for live entertainment and an outdoor café for Crafthouse Restaurant; located at 901 N. Glebe Road (RPC #14-051-358).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board discontinued the subject use permit for live entertainment and an outdoor café within a public easement area (Crafthouse Restaurant); located at 901 N. Glebe Road (RPC #14-051-358).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#3 – Board Report

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4. U-3328-12-1 Use Permit Review for live entertainment and dancing at L.A. Bar & Grill; located at 2530 Columbia Pike (RPC# 32-002-001).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board renewed the use permit for live entertainment and dancing, subject to all previously approved conditions and amended Condition #1 and deleted Condition #4, and with an administrative review in three (3) years (March 2029) and a County Board review in five (5) years (March 2031).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The renewed Use Permit reads as follows:

Approved and Amended Conditions:

1. The applicant agrees that live entertainment and dancing is permitted only on Thursdays (~~open mike night~~ from 9:00 p.m. until 1:00 a.m.), Fridays (~~live 1-4 person bands~~ from 9:00 p.m. to 1:00 a.m.), and Saturdays (~~karaoke~~ from 8:00 p.m. to 1:30 a.m.).
2. The applicant agrees to comply at all times with the Arlington County Noise Ordinance. The applicant further agrees that the windows and doors at the premises shall remain closed at all times during the times of live entertainment.

Under no circumstances shall live entertainment be permitted outside of the building or broadcast over loudspeakers outside of the building.

3. The applicant agrees to comply with all requirements of County and State Ordinances, the Environmental Health Bureau, the Fire Marshal, the Police Department and the Alcohol Beverage Control Board.

4. ~~The applicant agrees that dancing is not permitted until the applicant obtains a Dance Hall Permit from the Zoning Office.~~

5. The applicant agrees to designate 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 Columbia Heights Civic Association and the Arlington Village Unit Owners' Association.

6. The applicant agrees to post signs in a location that is visible to people entering the restaurant telling patrons to respect the peace of residential neighborhoods and to please avoid parking in the residential neighborhood where possible.

#4 – Board Report

#4 – Item Attachment – LOCATION MAP

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5. U-3577-19-1/UPER19-00020 Use Permit Review for a Capital Bikeshare station at Wakefield High School; located at 1325 S. Dinwiddie St. (RPC# 28-017-001).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board renewed the use permit for a Capital Bikeshare station on the property at Wakefield High School, located at 1325 S. Dinwiddie St., subject to the previously approved conditions, and with an administrative review in three (3) years (March 2029) and a County Board review in five (5) years (March 2031).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The renewed Use Permit reads as follows:

Approved Conditions (U-3577-19-1/UPER19-00020):

1. The applicant agrees that the Capital Bikeshare station may be installed as shown on the plans entitled "Capital Bikeshare – Wakefield High,' dated October 11, 2019, and attached to this report subject to the approval of a licensing agreement with Arlington County Public Schools.

2. The applicant agrees that the County Manager, or his/her designee, may review and approve minor adjustments to the location of the Capital Bikeshare station and associated appurtenances, but no part of the station may be placed more than five (5) feet from the location shown on the use permit drawings referenced in Condition #1, provided the final installed location meets the following requirements:

    a. The location shall be in the same parcel or easement as the approved location.

b. Minimum clear sidewalk width shall be as shown on the use permit drawings referenced in Condition #1
c. No station shall conflict with existing utilities with existing trees.

3. The applicant agrees to comply with all Federal, State and local laws and regulations.

4. The applicant agrees to designate a community liaison to communicate with surrounding neighbors regarding issues or complaints about the Capital Bikeshare station. The name, telephone number, and electronic mail address of the liaison shall be submitted to the Zoning Administrator, the Claremont Citizens Association, and Columbia Forest Civic Association prior to the issuance of the Certificate of Occupancy for the Capital Bikeshare station.

#5 – Board Report

#5 – Item Attachment – LOCATION MAP U-3577-19-1/UPER19-00020

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6. U-3606-21-1/UPER21-00046 Use Permit Review for an open-air market (Clarendon Urban Village Market); located at 2100 Clarendon Blvd. (RPC# 18-004-065 and 18-004-067).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board renewed the use permit for an open-air market, subject to the approved conditions, and with a County Board review in six (6) months (September 2026).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The renewed Use Permit reads as follows:

Approved Conditions:

1. The applicant agrees that the hours of operation for the Clarendon Urban Village Market will be limited to Saturdays 9 a.m. to 4 p.m. The applicant further agrees that vendors will be permitted to begin set-up on Saturdays no earlier than 7:30 a.m. and vendors must complete clean-up and depart from the site no later than 5 p.m.

2. The applicant agrees that no more than 40 vendors will be allowed.

3. The applicant agrees to identify a person who will serve as liaison to the community and a person who will serve as an on-site manager (this may be the same person) throughout the operation of the use. The liaison and on-site manager's names and contact information (electronic mail address and/or telephone number) shall be submitted to the Zoning Administrator. These individuals' names and contact information shall be shared with the Clarendon-Courthouse and the Radnor/Fort Myer Heights civic associations, the Lyon Village Citizens Association, and the Arlington Farmer's Market manager and posted to the Clarendon Alliance website before issuance of the certificate of occupancy. The applicant further agrees to update the Zoning Administrator and the aforementioned civic associations if the liaison or on-site manager changes.

4. The applicant agrees to comply with the requirements of all applicable laws, ordinances and regulations, including by way of illustration and not limitation, the

County's Noise Ordinance, the County's Snow Removal Ordinance, and the County's Zoning Ordinance regulations for signs. Additionally, the applicant agrees to meet all applicable County requirements and work cooperatively with the Department of Parks and Recreation, the Police Department, the Fire Marshal's Office, the Community Code Enforcement Office, and the Department of Environmental Services. Specifically, the applicant agrees to obtain any necessary right-of-way permits and licenses from the Department of Environmental Services Real Estate Division for operation of the open-air market.

5. The applicant agrees to lay out the vendor and patron parking spaces generally in accordance with the attached Clarendon Urban Village Market Parking Plan attached to the report. If the applicant proposes changes to the approved parking plan, the applicant agrees to file a revised parking plan which shall be subject to administrative review of the Zoning Administrator. The applicant agrees that any revised parking plan may be approved by the Zoning Administrator if he/she finds that the revised plan is: (1) drawn to scale, showing the number and location of vendor and patron parking spaces; and (2) finds the parking available for market use to be sufficient to not have an adverse impact on the surrounding neighborhoods.

6. The applicant agrees to lay out the vendor spaces generally in accordance with the attached Clarendon Urban Village Market Location Plan attached to the report. If the applicant proposes changes to the approved location plan, the applicant agrees to file a revised location plan which shall be subject to administrative review of the Zoning Administrator. The applicant agrees that any revised location plan may be approved by the Zoning Administrator if he/she finds that the revised plan is: (1) drawn to scale, showing the number and location of vendor spaces.

7. The applicant agrees that the open-air market shall take all practical measures to encourage the use of public transportation and other non-vehicular modes of transportation. The applicant agrees that such measures will include but will not be limited to verbal instructions and written documents (including maps) directing patrons to public transportation access points and to public parking areas. Such information shall, at a minimum, be placed in market advertising, on the Clarendon Alliance website, and in on-site signage. A copy of the proposed advertising measures shall be provided to the Zoning Administrator before issuance of the Certificate of Occupancy.

#6 – Board Report

#6 – Item Attachment – U-3606-21-1U/PER21-00046 MAP

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7. UPER23-00057 Use Permit Review for an outdoor café located within required off-street parking spaces (Celtic House Irish Pub & Restaurant); located at 2500 Columbia Pike (RPC# 32-002-001).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board renewed the use permit for an outdoor café within required off-street parking spaces (Celtic House Irish Pub & Restaurant), subject to all previously approved conditions, and with an administrative review in three (3) years and one-month (April 2029) and a County Board review in four (4) years and one month (April 2030).

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The renewed Use Permit reads as follows:

Approved Conditions (applicable to the outdoor café within off-street parking spaces (UPER23-00057)):

1. The applicant agrees that the outdoor café is permitted to operate from 11 a.m. to 12 a.m., seven (7) days a week, but shall not operate beyond the interior operating hours for the associated restaurant.

2. The applicant agrees that the maximum number of seats permitted for the outdoor café is 24 seats, located in accordance with the attached plan, titled *2500 Columbia Pike, Arlington, VA 22204, and* submitted on October 25, 2023, and as attached to the report for the County Board meeting on March 16, 2024, or the maximum number permitted by the Certificate of Occupancy for the outdoor café, whichever is less.

3. The applicant agrees to maintain a minimum six (6) foot clear sidewalk along the Service Road and Columbia Pike frontages outside the barrier of the outdoor café.

4. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Zoning Office (including the requirements listed in the Arlington County Zoning Ordinance in Section 12.9.15.A for "Outdoor Cafes" (as amended), the Department of Environmental Services, Inspection Services Division, the Community Code Enforcement Office, the Police Department, and the Fire Marshal's Office.

5. The applicant agrees that no live entertainment or dancing are permitted in the outdoor café area at any time. The applicant agrees to follow the requirements listed in the Arlington County Zoning Ordinance Section 12.9.15.A for "Outdoor Cafés" (as amended) as they relate to "sound or audio or video entertainment".

6. The applicant agrees to designate a neighborhood liaison to communicate with the nearby residents and neighbors to address concerns which may be related to the outdoor café and an on-site liaison (this may be the same person) that shall be available during the hours of the business operation to receive and respond to developer/landlord and community concerns. The name, telephone number and electronic mail address (if available) of the on-site liaison shall be submitted to the Zoning Administrator and a copy sent to the Penrose Neighborhood Association, Columbia Heights Civic Association, and the Columbia Pike Partnership (CPP), prior to the issuance of a certificate of occupancy for the outdoor café permitted by this use permit (UPER23-00057).

7. The applicant agrees to not alter the pavement treatment of the off-street parking spaces supporting the outdoor café use permitted by this use permit (UPER23-00057).

8. The applicant agrees to clean the sidewalks in and around the outdoor café every morning, including sweeping and disposing of any accumulated trash or litter.

#7 – Item Attachment – UPER23- 00057 MAP

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8. UPER24-00043 Use Permit Review for a medical office use (illuminate qi); located at 801 N. Quincy St. (RPC# 14-043-028).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board renewed the use permit for a medical office use (illuminate qi) on the fifth floor of the Quincy Crossing building, subject to the conditions of the staff report, with a three (3)-year Administrative Review (March 2029) and no further scheduled County Board review.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The renewed Use Permit reads as follows:

Approved Conditions (UPER24-00043):

1. The applicant agrees to comply, by way of illustration and not limitation, with all applicable requirements of County Ordinances and State statutes, including the laws and regulations enforced by Virginia State Code, the Arlington County Fire Marshal, and the Arlington County Police Department.

2. The applicant agrees that the medical use permitted by this use permit (UPER24-00043), as approved by the County Board on March 15, 2025, is permitted only in the building located at 801 N. Quincy St.

3. The applicant agrees that the permitted hours of operation shall be from 9 a.m. to 7 p.m., Monday through Friday and from 9 a.m. to 3 p.m. on Saturday.

#8 – Board Report

#8 – Item Attachment – LOCATION MAP

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9. UPER25-00029 USE PERMIT for a comprehensive sign plan with modifications for placement of signs under Arlington County Zoning Ordinance for the Arlington Village Townhome Association; located at 1400, 1401, 1415, 1501, and 1510 S. Edgewood St.; 1020, 1021, 1030, 1031, 1100, 1110, 1201, 1200, 1210, 1300, 1303, 1400, 1401, 1414, 1415, 1500, 1501, and 1600 S. Barton St.; 2600, and 2700 13th Road S.; 2601, 2700, and 2701 16th St. S.; 1300, and 1301 S. Cleveland St. and identified as RPC# 32-001-PCA, 32-002-PCA, 32-007-PCA, 32-007-PCC, 32-14-PCA, 32-14-PCA, and 32-023-PCA.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the use permit for a comprehensive sign plan to modify the placement of freestanding signs within the Arlington Village Townhome Condominium development subject to the conditions of the staff report.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The approved Use Permit reads as follows:

Proposed Conditions (UPER25-00029):

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; and the Arlington County Zoning Ordinance. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits from the various administrative and regulating agencies.

2. The applicant agrees that the size, design and locations shall be consistent with the signage described and outlined in the drawings entitled *Arlington Village Townhome Condominium: A Comprehensive Sign Plan – New Exterior Freestanding Way-Finding* prepared by Walter Montgomery Howard Graphic Design and dated January 20, 2026. The applicant further agrees that the zoning administrator may approve amendments to the approved Comprehensive Sign Plan that include: 1) additional signs that fully comply with the requirements of Article 13 of the Zoning Ordinance, provided the total area of all signs does not exceed the aggregate sign area allocated for the property under Article 13; and/or 2) for approved freestanding signs subject to modified setbacks approved by the County Board: a) minor changes to the location of such signs to meet field conditions, not to exceed three feet in any direction except where greater distance is required to avoid placing signs on easements; and/or b) an increase in sign area for each free-standing sign not to exceed 15 percent.

#9 – Board Report

#9 – Item Attachment – DRAWINGS

#9 – Item Attachment - DRAWINGS

#9 – Item Attachment - DRAWINGS

#9 – Item Attachment – LOCATION MAP

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10. UPER25-00044 Use Permit for an increase of height for athletic field lighting (Kenmore Athletic Field); located at 200 S. Carlin Springs Road (RPC# 21-014-001).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the subject use permit to allow for athletic field lighting with a height greater than that permitted in the S-3A zoning district at the Kenmore Athletic Field subject to the conditions of the staff report.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The approved Use Permit reads as follows:

Proposed Conditions (UPER25-00044):

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; and the Arlington County Zoning Ordinance. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.

2. The applicant agrees that the location and height of the light poles shall be installed in a manner generally consistent with the plans, The Arlington County Department of Parks and Recreation *Kenmore Fields Conversion* plan exhibit attached to the staff report for the March 14, 2026, County Board meeting.

#10 – Board Report

#10 – Item Attachment - DRAWINGS

#10 – Item Attachment – LOCATION MAP

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- **Vacations, Easements, Encroachments, Leases and Other Dispositions of Public Property**

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11. Amended and restated ordinance of encroachment to permit the encroachment of two (2) retaining walls into the east side of North Queen Street, Arlington, Va. pertaining to the property commonly known as 1300 N. Pierce St., Arlington, Va., RPC#s 17-033-332 and 17-033-333, with conditions.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board enacted the amended and restated ordinance of encroachment to permit the encroachment of two (2) retaining walls into the east side of North Queen Street, Arlington, Va., abutting the property commonly known as 1300 N. Pierce St., Arlington, Va., RPC#s 17-033-332 and 17-033-333, with conditions.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The Ordinance reads as follows:

ORDINANCE

AMENDED AND RESTATED ORDINANCE TO PERMIT THE ENCROACHMENT OF TWO (2) RETAINING WALLS INTO PORTIONS OF THE FEE-OWNED RIGHT-OF-WAY OF NORTH QUEEN STREET, LOCATED ON THE WESTERN SIDE OF LOT 8-A, MARBELLA, COMMONLY KNOWN AS 1300 N. PIERCE ST., ARLINGTON, VIRGINIA, RPC#s 17-033-332 AND 17-033-333, WITH CONDITIONS.

BE IT ORDAINED by the County Board of Arlington County, Virginia, that Marbella North Nine Limited Partnership and Marbella South Four Limited Partnership (together, "Owners") and its affiliate True Ground Housing Partners, Inc. (collectively with Owners, the "Applicant"), are hereby permitted to encroach with two (2) retaining walls (the "Encroachments") within portions of the fee-owned right-of-way of North Queen Street

abutting Lot 8-A Marbella, commonly known as 1300 N. Pierce St. (RPC#s 17-033-332 and 17-033-333) on the west, as designated and shown on the plat attached to this Ordinance, entitled "Plat Showing Encroachment Areas Within The Right-of-Way of North Queen Street Deed Book N-4, Page 50 Abutting Lot 8A Marbella Instrument Number 20230100008201 Also Known as Marbella Land Condominium Instrument Number 20230100009873 Arlington County, Virginia," dated February 9, 2026, prepared by James A. Madison, Jr., Land Surveyor (the "Plat").

Such Encroachments, and all associated equipment, appendages, and facilities thereto, are only permitted to serve the buildings constructed at 1300 North Pierce St. (RPC# 17-033-332 and 17-033-333) pursuant to Site Plan #463. No other structures are permitted to be installed or constructed by the Applicant, or to exist within the County property shown on the Plat except as otherwise permitted by action of the County Board.

BE IT FURTHER ORDAINED that this Ordinance shall amend, restate and replace the Ordinance of Encroachment that was recorded in the land records of the Circuit Court of Arlington County, Virginia as Instrument #20250100014120.

BE IT FURTHER ORDAINED that this permission for the Encroachments shall continue until such time as those portions of the Encroachments encroaching in the public right-of-way, are 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 the Applicant of any structures other than the Encroachments encroaching into the areas as shown on the Plat; or to allow any greater encroachment beyond the dimensions and spatial area as shown on the Plat.

BE IT FURTHER ORDAINED that the Applicant, its successors and assigns, shall continuously and promptly maintain the Encroachments, and maintain, restore, repair, and replace all County owned facilities located within the public right-of-way, including any facilities which are damaged by the installation, maintenance, destruction, continued existence, repair or removal of the encroaching Encroachments, in accordance with Site Plan #463 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 Encroachments encroach within the 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 Encroachments, and the permission for the Encroachments to encroach within the public right-of-way as permitted by this Ordinance.

BE IT FURTHER ORDAINED that on or before March 14, 2029, the Applicant, at its sole expense, shall cause a certified copy of this Ordinance and the Plat, approved by the Director of the Department of Environmental Services, or his designee, to be recorded in the land records of Arlington County, Virginia and evidence thereof shall be promptly delivered by the Applicant to the Real Estate Bureau Chief, Department of Environmental Services.

#11 – Board Report

#11 – Item Attachment – ATTACHMENT 2 – PLAT OF ENCROACHMENT

#11 – Item Attachment – VICINITY MAPS – EXHIBITS A, B, & C

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- **Ordinances, Plans and Policies**

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12. Ratification of Arlington County Housing Choice Voucher Program's Annual (2026) Plan.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved and adopted the Arlington County Housing Choice Voucher Program's (AHCVP) Annual 2026 Plans. In addition, the County Board authorized and directed the County Manager, or his designee, to execute, on behalf of the County Board, required certifications of program progress reports that are in alignment with the goals and objectives of the approved AHCVP 5-Year Plan 2025-2029 term.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#12 – Board Report

#12 – Item Attachment – 2026 PHA PLAN PUBLIC COMMENTS

#12 – Item Attachment – ACHCVP – ANNUAL – PLAN 2026.ND

#12 – Item Attachment – HUD-50077-CR

#12 – Item Attachment – HUD-50077-SL

#12 – Item Attachment – HUD-500077-ST-HCV-HP

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- **Capital Projects**

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13. Award of contract to Fort Myer Construction Corporation for the construction of the (Downstream) North Dumbarton Street Culvert Replacement Project and the North Dumbarton Street Water Main Replacement Project.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the award of the contract resulting from Invitation to Bid No. N1334 between Arlington County Board and Fort Myer Construction Corporation to provide construction services for the North Dumbarton Street Culvert Replacement (Downstream) Project in the amount of $3,008,353.59, plus a contingency of $601,670.72, and the North Dumbarton Street Water Main Replacement Project in the amount of $1,253,172.88, plus a contingency of $187,975.93, for a total contract authorization of $5,051,173.12. In addition, the County Board authorized the Purchasing Agent to execute the contract documents subject to legal review by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#13 – Board Report

#13 – Item Attachment – VICINITY MAP

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14. Award of Contract to Sagres Construction for the construction of Wilson Boulevard Improvements Project Phase 3B (North Kenmore Street to 10th Street North).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the award of the contract resulting from Negotiation No. RFQ N1300 to Sagres Construction for the construction services for the ZDS83 Wilson Boulevard Improvements Phase 3B, North Kenmore Street to 10th Street North project, located at the intersection with 10th Street and along Wilson Boulevard from North Kenmore Street to North of 10th Street. The Contract amount is $6,827,000 with a $1,365,400 contingency allocation for change orders or increased quantities, for a total contract authorization of $8,192,400. In addition, the County Board authorized the Purchasing Agent to execute the Contract, subject to legal review by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#14 – Board Report

#14 – Item Attachment – DS83 VICINITY MAP

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15. This item was removed from the Agenda.

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- **Appropriations, Grant Applications and Other Contracts**

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16. Memorandum of Agreement (MOA) between the County Board and Affordable Homes and Communities (AHC) to facilitate an artist-in-residency program at The Apex apartments, located at 2910 S. Glebe Road (Apex Arts Residency).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the MOA (attached to the staff report) between the County Board and AHC to facilitate the Apex Arts Residency. In addition, the County Board authorized the County Manager or his designee to sign and execute the MOA, subject to approval by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#16 – Board Report

#16 – Item Attachment – ARTS RESIDENCY AGREEMENT WITH AHC

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17. Memorandum of Understanding (MOU) with the Advanced Institute of Convergence Technology ("AICT") in Gyeonggi-do, Republic of Korea to support collaboration on economic development in the two localities.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the MOU (attached to the staff report) with the Advanced Institute of Convergence Technology ("AICT") in Gyeonggi-do, Republic of Korea to support collaboration on economic development in the two localities. In addition, the County Board authorized the County Manager or his designee to execute the MOU, subject to approval by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#17 – Board Report

#17 – Item Attachment – MOU BETWEEN ARLINGTON AND AICT

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18. Dominion Energy Solutions Solar Development, LLC ("Dominion Energy Solutions") Solar Power Purchase Agreements for solar services to be located at four County facilities: (1) Quincy 1, 1425 N. Quincy St., Arlington, Va. 22207, (2) Quincy 3, 1435 N. Quincy St. Arlington, Va. 22207, (3) Equipment Bureau at 2701 S. Taylor St., Arlington, Va. 22206, and (4) Central Library at 1015 N. Quincy St., Arlington, Va. 22201.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the Solar Power Purchase Agreements (PPAs, Attachments A, B, C, and D of the staff report). In addition, the County Board authorized the County Manager or his designee, in a form approved by the County Attorney, to execute the PPAs and any other document necessary to effectuate the purposes of the PPAs.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#18 – Board Report

#18 – Item Attachment – ATTACHMENT A

#18 – Item Attachment – ATTACHMENT B

#18 – Item Attachment – ATTACHMENT C

#18 – Item Attachment – ATTACHMENT D

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19. Accept and appropriate an additional $22,958 in Federal Block Grant Funding for The Recovery Court Program in Fiscal Year (FY) 2026 from The Department of Behavioral Health and Developmental Services (DBHDS).

On the Consent Agenda vote, after a duly advertised public hearing, the County Board authorized the County Manager or his designee to accept an additional $22,958 in Federal Block Grant funds for FY 2026 and execute associated grant documents. In addition, the County Board appropriated $22,958 in Federal Block Grant funds (101.471201) to the Department of Human Services (101.5025005) to fund supplies, treatment services/materials and incentives for Recovery Court participants as well as evidenced-based trainings for Recovery Court staff.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#19 – Board Report

#19 – Item Attachment – GRANT AGREEMENT

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20. Acceptance and appropriation of $492,811 in Virginia Department of Behavioral Health and Developmental Services (DBHDS) Arlington County Jail-based Restoration Program Funds in Fiscal Year (FY) 2026.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board:

(1) Authorized the County Manager or designee to accept $492,811 from the Department of Behavioral Health and Developmental Services (DBHDS) and execute associated grant documents in a form approved by the County Attorney.

(2) Appropriated $492,811 in ongoing grant funds (101.461101) to develop and implement a program in partnership with the Sheriff's Office (101.5025005). In addition,

(3) Authorized the creation of 2.0 full time equivalent (FTE) grant-funded Behavioral Health Therapist positions that will work in the Arlington County Detention Facility as part of the existing Department of Human Services (DHS) team.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#20 – Board Report

#20 – Item Attachment – EXHIBIT D

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- **Acquisitions or Leases of Real Property**

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21. Deed of easement from Willard C. Hoagland, III to The County Board of Arlington County, Virginia, for a permanent easement on a portion of the property located at 4846

9th St. N., Arlington, Va., RPC No. 13-003-032, for the George Mason Drive & 9th Street North Pedestrian Safety Improvements Phase II Project.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board accepted the deed of easement from Willard C. Hoagland, III to The County Board of Arlington County, Virginia, for a permanent easement on a portion of the property located at 4846 9th St. N., Arlington, Va, RPC No. 13-003-032, for the George Mason Drive & 9th Street North Pedestrian Safety Improvements Phase II Project. In addition, the County Board authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept the deed of easement, attached (to the staff report) as Attachment 1, on behalf of the County Board, subject to approval as to form by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#21 – Board Report

#21 – Item Attachment – 4846 9TH ST N. PERMANENT EASEMENT (HOAGLAND)

#21 – Item Attachment – 4846 9TH ST N. VICINITY MAPS (HOAGLAND)

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22. Deed of easement and deed of temporary easement and construction agreement from Chung Sik Choe, also known as Harry Chungsik Choe and Duck Il Choe, also known as Iris Duckil Choe to The County Board of Arlington County, Virginia, for permanent and temporary easements on portions of the property located at 1330 McKinley Road, Arlington, Va., RPC No. 10-031-021, for the 14th Street North Pedestrian Safety Improvements Project.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board accepted the deed of easement and deed of temporary easement and construction agreement (attached to the staff report) from Chung Sik Choe and Duck Il Choe to The County Board of Arlington County, Virginia, for permanent and temporary easements on portions of the property located at 1330 McKinley Road, Arlington, Va., RPC No. 10-031-021, for the 14th Street North Pedestrian Safety Improvements Project. In addition, the County Board authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept the deed of easement and deed of temporary easement and construction agreement, attached (to the staff report) as Attachments 1 and 2, on behalf of the County Board, subject to approval as to form by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#22 – Board Report

#22 – Item Attachment – PERMANENT EASEMENT 1330 MCKINLEY ROAD (CHOE)

#22 – Item Attachment – TEMPORARY EASEMENT 1330 MCKINLEY RD (CHOE)

#22 – Item Attachment – VICNITY MAPS 1330 MCKINLEY (CHOE)

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23. Deed of easements from Nancy A. Nguyen to The County Board of Arlington County, Virginia, for permanent and temporary easements on portions of the property located at 324 S. Carlin Springs Road., Arlington, Va., RPC No. 21-014-038, for the Carlin Springs Road Pedestrian Safety Improvements Project.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board accepted the deed of easements from Nancy A. Nguyen to The County Board of Arlington County, Virginia, for permanent and temporary easements on portions of the property located at 324 S. Carlin Springs Road., Arlington, Va., RPC No. 21-014-038, for the Carlin Springs Road Pedestrian Improvements Project. In addition, the County Board authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept the deed of easements, attached (to the staff report) as Attachment 1, on behalf of the County Board, subject to approval as to form by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#23 – Board Report

#23 – Item Attachment – DEED OF EASEMENT 324 S CARLIN SPRINGS RD

#23 – Item Attachment – VICINITY MAPS 324 S CARLIN SPRINGS RD

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24. Deed of easement from Cardinal House Condominium Unit Owners Association for a permanent easement for public sidewalk, bus stop, retaining wall, and utilities purposes on a portion of the property located at 3000 Spout Run Parkway, Arlington, Va., RPC # 15-007-003.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the deed of easement, attached (to the staff report) as Attachment 1, from the Cardinal House Unit Owners Association, granting to the County Board of Arlington County, Virginia, a permanent easement for public sidewalk, bus stop, retaining wall, and utilities purposes on a portion of the property located at 3000 Spout Run Parkway, Arlington, Va., RPC # 15-007-003. In addition, the County Board authorized the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept the deed of easement, attached (to the staff report) as Attachment 1, subject to approval as to form of the deed of easement by the County Attorney.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#24 – Board Report

#24 – Item Attachment – DEED OF EASEMENT

#24 – Item Attachment – VICINITY MAPS

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- **Requests to Advertise**

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25. Request to authorize advertisement of a public hearing by the Planning Commission in consideration of the following items:

A. Changes to the Department of Community Planning, Housing and Development (CPHD) development related fees for Planning, Zoning, and Inspection Services, effective July 1, 2026.

B. Addition of a new Local Historic District Designation fee to the Department of Community Planning, Housing and Development (CPHD) Planning and Zoning Fee Schedule, effective July 1, 2026.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board:

(A) Adopted the resolution (Attachment A of the staff report) authorizing the advertisement for a public hearing by the Planning Commission no sooner than April 6, 2026, to consider changes to the Department of Community Planning, Housing and Development Planning and Zoning Fee Schedule related to building and trade permits, administrative changes, form-based code applications, site plan applications, administratively reviewed permits and requests, certificates of occupancy, variances, use permits and other fees as shown in Attachment C (of the staff report), effective July 1, 2026. In addition,

(B) Adopted the resolution (Attachment B of the staff report) authorizing the advertisement of a public hearing by the Planning Commission no sooner than April 6, 2026, to consider adding a new Local Historic District Designation fee to the Department of Community Planning, Housing and Development (CPHD) Planning and Zoning Fee Schedule, as shown in Attachment C (of the staff report), effective July 1, 2026.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted Resolution read as follows:

ATTACHMENT A

RESOLUTION TO APPROVE ADVERTISEMENT FOR A PUBLIC HEARING BY THE PLANNING COMMISSION ON A DATE NO SOONER THAN APRIL 6, 2026, TO CONSIDER CHANGES TO THE DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT PLANNING AND ZONING FEE SCHEDULE AS SHOWN IN ATTACHMENT C, EFFECTIVE JULY 1, 2026.

The County Board of Arlington hereby resolves to authorize the advertisement of a public hearing by the Planning Commission on a date no sooner than April 6, 2026, to consider the changes to The Department of Community Planning, Housing and Development Planning and Zoning Fee Schedule as shown in Attachment C, effective July 1, 2026.

ATTACHMENT B

RESOLUTION TO APPROVE ADVERTISEMENT FOR A PUBLIC HEARING BY THE PLANNING COMMISSION ON A DATE NO SOONER THAN APRIL 6, 2026, TO CONSIDER THE ADDITION OF A LOCAL HISTORIC DESIGNATION REQUEST FEE TO THE

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT PLANNING AND ZONING FEE SCHEDULE AS SHOWN IN ATTACHMENT C, EFFECTIVE JULY 1, 2026.

The County Board of Arlington hereby resolves to authorize the advertisement of a public hearing by the Planning Commission on a date no sooner than April 6, 2026, to consider the addition of a Local Historic Designation Request fee to the Department of Community Planning, Housing and Development Planning and Zoning Fee Schedule as shown in Attachment C, effective July 1, 2026.

#25 – Board Report

#25 – Item Attachment – ATTACHMENT C – PLANNING AND ZONING FEE SCHEDULE

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26. Request to advertise an ordinance to amend, reenact and recodify Chapter 70 (Encroachment into Public Places) of the Code of Arlington County, Virginia, with an effective date of July 1, 2026, to clarify the license fees to be paid for Outdoor Café Licenses on Public Property and to add a new reinstatement fee for licenses not in compliance with the requirements, within the limitations, and upon such terms and conditions as proscribed in such chapter.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board adopted the resolution as set forth (in the staff report) to authorize the advertisement of public hearings by the Arlington County Board on April 18, 2026, to consider an ordinance to amend, reenact and recodify Chapter 70 (Encroachment into Public Places), with an effective date of July 1, 2026, to clarify the license fees to be paid for Outdoor Café Licenses on Public Property and to add a new Reinstatement Fee for licenses not in compliance with the requirements, within the limitations, and upon such terms and conditions as proscribed in such chapter.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted resolution reads as follows:

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF A PUBLIC HEARING BY THE COUNTY BOARD AT THE APRIL 18, 2026, COUNTY BOARD MEETING TO CONSIDER AN ORDINANCE TO AMEND, REENACT AND READOPT ARLINGTON COUNTY CODE CHAPTER 70, ENCROACHMENTS INTO PUBLIC SPACES, § 70-3._GENERAL REQUIREMENTS FOR ALL ENCROACHMENTS AND OUTDOOR CAFE LICENSES; § 70-5. OUTDOOR CAFÉS. LICENSE REQUIRED; § 70-6. OUTDOOR CAFÉ LICENSING FEES, WHICH ARE RELATED TO LICENSE FEES FOR OUTDOOR CAFÉ LICENSES ON PUBLIC PROPERTY AND TO ADD A NEW REINSTATEMENT FEE FOR LICENSES NOT IN COMPLIANCE WITH THE REQUIREMENTS, WITHIN THE LIMITATIONS, AND UPON SUCH TERMS AND CONDITIONS AS, PROSCRIBED IN SUCH CHAPTER WITH AN EFFECTIVE DATE OF JULY 1, 2026.

The County Board of Arlington County hereby resolves that the following item shall be advertised for a public hearing at the April 18, 2026 County Board meeting to consider the following:

Adoption of an ordinance, with an effective date of July 1, 2026, to amend, reenact, and readopt Arlington County Code Chapter 70, Encroachment into Public Spaces, § 70-3. General Requirements for all Encroachments and Outdoor Cafe Licenses, § 70-3 General Requirements for all Encroachments and Outdoor Café Licenses; § 70-5.

Outdoor Cafés. License Required; § 70-6. Outdoor Café Licensing Fees ***which are related to license fees for outdoor café licenses on public property and to add a new reinstatement fee for licenses not in compliance with the requirements, within the limitations, and upon such terms and conditions as, proscribed in such chapter*** *as follows:*

AN ORDINANCE WITH AN EFFECTIVE DATE OF JULY 1, 2026, TO AMEND REENACT, AND RECODIFY CHAPTER 70, ENCROACHMENT INTO PUBLIC SPACES, § 70-3. GENERAL REQUIREMENTS FOR ALL ENCROACHMENTS AND OUTDOOR CAFE LICENSES; § 70-5. OUTDOOR CAFÉS. LICENSE REQUIRED; § 70-6. OUTDOOR CAFÉ LICENSING FEES, WHICH ARE RELATED TO LICENSE FEES FOR OUTDOOR CAFÉ LICENSES ON PUBLIC PROPERTY AND TO ADD A NEW REINSTATEMENT FEE FOR LICENSES NOT IN COMPLIANCE WITH THE REQUIREMENTS, WITHIN THE LIMITATIONS, AND UPON SUCH TERMS AND CONDITIONS AS, PROSCRIBED IN SUCH CHAPTER.

BE IT ORDAINED by the County Board that, effective July 1, 2026, that Arlington County Code Chapter 70, Encroachment into Public Spaces , § 70-3. General Requirements for all Encroachments and Outdoor Cafe Licenses, § 70-3 General Requirements for all Encroachments and Outdoor Café Licenses; § 70-5. Outdoor Cafés. License Required; § 70-6. Outdoor Café Licensing Fees is amended, reenacted, and adopted as follows**:**

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§ 70-3. General Requirements for all Encroachments and Outdoor Cafe Licenses.

A. Application. All Owners/Applicants seeking an Ordinance of Encroachment, administrative approval of any encroachment not requiring an Ordinance of Encroachment or an Outdoor Café License shall prepare and submit an application for such Ordinance, administrative approval of an encroachment or Outdoor Café License on forms, and with supporting information, as determined by the County Manager or his/her designee.

B. Application Fee. At the time of application for an Ordinance of Encroachment, an administrative approval of an encroachment not requiring an Ordinance of Encroachment or an Outdoor Café License, the Owner/Applicant shall pay the County a non-refundable fee in the amount specified by the County Board in an approved fee schedule of One Hundred and fifty dollars ($150.00). The Outdoor Café License application fee shall be paid only once at the time of the initial application or amendment application, as long as all of the Owners/Applicants and areas of use remain the same year to year.

C. General Requirements. In addition to any other requirements imposed by the County Code, including, but not limited to the Zoning Ordinance, Chapter 22, or any applicable federal, state or local Ordinance(s) or statutes, including the Building Code, the Owner/Applicant agrees to the following requirements for all Ordinances or Outdoor Café Licenses ("General Requirements"):

1. Maintenance of area of encroachment. The Owner/Applicant shall, at their sole cost and expense, continuously and, at all times, promptly maintain any structure and the area of encroachment designated in the License or in the Ordinance for the same, including, if applicable, snow and ice removal.

2. Liability insurance. The Owner/Applicant shall obtain and maintain a policy of general liability insurance, acceptable to the County, in the amount of Two-million dollars ($2,000,000), or such other amount required by the County Risk Manager, which shall insure the County, as an additional named insured, against all claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment or the License. Such insurance coverage shall be maintained in full force and effect continuously, and at all times, throughout the term of the License or ordinance, and any renewal or extension thereof, and for one (1) year thereafter. The Owner/Applicant shall furnish the County with a certificate of insurance indicating that the insurance is prepaid for a one-year policy period as part of an application for an encroachment or Outdoor Café License.

3. Indemnification. The Owner/Applicant shall indemnify, and hold harmless, the County Board of Arlington County, Virginia and all County officials, officers, employees, and a gents from and against any and all claims, negligence, damages, costs and expenses arising out of the permission for the encroachment or the issuance of an Outdoor Café License.

4. Sovereign Immunity. The authorization granted by an ordinance of encroachment or an Outdoor Café License is not intended to constitute, and shall not be deemed to be, a waiver of sovereign immunity by or on behalf of the County or any of its officers or employees.

5. Damage to property. The County shall not be responsible for damage to the private property encroaching into the Public Space or the private personal or real property adjacent thereto during repair, maintenance or replacement of the improvements and facilities in the Public Space or any public facilities or utilities in the general area of the encroachment.

6. Temporary removal of encroachment. In the event of an emergency, such as utility work or infrastructure repair, in the general area of an encroachment, or damage to a structure or area of encroachment, the County may, by written notice delivered to the Owner/License Holder, require the Owner/License Holder, at their sole cost and expense, to remove or repair the structure or area of encroachment within twenty-four (24) hours of delivery of said notice. If the item or area of encroachment is not removed or repaired within twenty-four (24) hours of delivery of said notice, the County shall have the right, at the expense of the Owner/License Holder, to remove or repair the item or area of encroachment and shall not be liable for any loss or damage to the encroaching structure or area that may occur as the result of such removal. In no event, shall the County be responsible for replacing such removed structure or area of encroachment.

7. Removal of encroachment. If the County determines that the encroachment or an Outdoor Café License is inconsistent with the public health, safety or welfare, subsequent development plans or policies or zoning ordinance requirements, or an Outdoor Café License terminates, is discontinued or expires, the Owner/License Holder shall, at their sole cost and expense, remove the

encroachment and fully restore the area of the encroachment to its pre-encroachment condition. In such case, the County may provide the Owner/License Holder with written notice of the need to remove the encroachment at least ten (10) days prior to the date on which the removal must be completed. If the Owner/License Holder fails to remove the encroachment within the time specified, the County shall have the right to remove the encroachment, at the sole expense of the Owner/License Holder, and the County shall not be liable for any loss or damage to the encroaching structure that may occur as a result of such removal.

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§ 70-5. Outdoor Cafés. License Required.

A. *License for Certain Outdoor Cafés*. Outdoor Cafés located over, under, upon, and within a Public Space, otherwise allowed by the Zoning Ordinance and the Building Code, may be permitted by an annual Outdoor Café License in accordance with the requirements of this Chapter, provided that:

1. There are no elements permanently affixed to the real property, including, among other items, a canopy or awning, fences, tables and chairs, or heating or cooling elements, associated with the Outdoor Café; however, low fences or low barriers (less than three (3) feet tall) that are within and along the Outdoor Café area shall be permitted to be affixed to the ground so long as they are removable and upon removal, the area where the fence or barrier is affixed can be capped or filled in a manner resulting in a surface that is flush with the surface of the Public Space;

2. The proposed Outdoor Café does not interfere with public infrastructure or public or private utilities located nearby or below the area upon which the Outdoor Café is to be located;

3. The proposed Outdoor Café complies with all conditions and applicable provisions of the Zoning Ordinance, any applicable use permit or certificate of occupancy and the Building Code, including, among other items, clear sidewalk space, and size requirements, and all federal, state or County laws or regulations; and

4. The proposed Outdoor Café shall not be located within any fire lanes, bicycle or vehicle travel ways, loading dock areas, transit stops or emergency vehicle access areas; and

5. The Applicant, along with the written consent of the owner of the property upon which an Outdoor Café is located, submits an initial application and Application Fee (see §70-3 above) and for subsequent renewals, an annual Outdoor Café license fee ("Annual Fee") ~~and thereafter, an annual renewal application, along with an annual fee~~ for the use of the Public Space in the amount specified by the County Board in an approved fee schedule and as provided in §70-5.C. below.

B. *Administrative Outdoor Café License process.*

1. An Applicant for an Outdoor Café License, with the written consent of the property owner upon which an Outdoor Café is located, shall file an application with the County Manager on such forms, with such supplemental information as determined by the County Manager, and subject to such procedures as the County Manager may establish for the purpose.

2. The application shall include a plan ("Outdoor Café Plan") depicting the following:

   a. The area of the proposed Outdoor Café, with dimensions, to scale, showing the layout for the Outdoor Café area;

   b. The existing and proposed conditions in the proposed Outdoor Café area or areas adjacent thereto, including, but not limited to:

      i. The sidewalk and sidewalk width from building face to curb;

      ii. All streetscape features, including, but not limited to:

         a. the location and dimensions of tree wells;

         b. locations of lamp posts, traffic and parking signs, signal poles, trash receptacles, benches, and other sidewalk features or obstructions;

      iii. The design, location, size and space of the Outdoor Café area, chairs, tables, barriers, fences, post holes, umbrellas and other facilities to be located within the Outdoor Café area;

      iv. The location of County real property interests in the area of the proposed Outdoor Café area, including any historic preservation easements;

      v. The deed book and page number or instrument number whereby the County real property interests were created;

      vi. Any applicable special districts created by the County;

      vii. Whether any of the proposed features of the Outdoor Café area are permanently affixed to the ground or moveable, including, if applicable, whether any fences or barriers are affixed to the ground in any manner, and if so, whether upon removal, any areas where the fences or barriers are affixed may be capped flush with the Public Space; and

      viii. Such additional information as the County Manager shall require.

3. The County Manager shall review the application with appropriate County staff to determine, among other things, whether the proposed Outdoor Café establishment, and any encroachment into the Public Space, will be reasonable, appropriate to the location, and promote pedestrian and retail friendly vitality and that there is adequate space remaining within the Public Space to facilitate safe circulation of pedestrian traffic.

4. The County Manager may approve, approve with conditions, or deny the application. The approved Outdoor Café License shall be posted at the restaurant premises, and the approved Outdoor Café Plan shall be available on site at all times.

5. No material change to the approved Outdoor Café Plan shall be made without prior written approval by the County Manager and a new or amended Outdoor Café license.

6. The Outdoor Café License shall be valid only through June 30 of the following calendar year and shall thereafter be renewed on an annual basis. The applicant must comply with the requirements of this Chapter which pertain to all encroachments.

7. The Applicant and Owner shall be bound by the conditions of an Outdoor Café License and the requirements of this Chapter. Failure to comply with the conditions and requirements of this Chapter may result in termination or revocation of an Outdoor Café License.

C. *License Fees for Outdoor Cafés*. In addition to the Outdoor Café License application fee required by **§** 70-3.B. above, an annual license fee, established per **§** 70-6., below, shall be paid annually for each Outdoor Café License. The ~~annual Outdoor Café license fee~~ Annual Fee shall be due and payable on or before July 1 of each year, commencing on July 1 following the approval of the Outdoor Café License. Following initial approval, if the Outdoor Café License has not been renewed due to failure of the License Holder to pay the Annual Fee or to provide a current certificate of insurance or other required documentation on or before July 1 of each year, then a reinstatement fee ("Reinstatement Fee"), in addition to the Annual Fee, shall be paid to reinstate the Outdoor Café License. All amendments to previously issued Outdoor Café Licenses for purposes of revising the outdoor café area or seating plan shall require payment of an additional Application Fee in addition to the Annual Fee.

D. *Not transferrable.* An Outdoor Café License issued under this Chapter is not transferrable to a License Holder different from the License Holder to whom the License is issued and will require completion of a new application, including submittal of all required documents, and payment of the Application Fee.

E. *Standards for Outdoor Café.* In addition to all applicable County, state and federal laws and regulations, all Outdoor Cafés shall:

1. Meet the applicable requirements of the Zoning Ordinance, the Building Code and any applicable use permit or certificate of occupancy issued by the County.

2. Provide adequate pedestrian traffic areas and emergency access around Outdoor Café areas as determined by the

Zoning Administrator or Building Official.

3. Be kept sanitary, neat and clean at all times and free from accumulation of food, litter, snow, ice and other potentially dangerous or unsanitary matter.

4. Unless otherwise permitted by this Chapter, not include tents or awnings within the Outdoor Café area. Table umbrellas are permitted if the umbrellas are completely contained within the Outdoor Café area, even when fully extended, as long as the lowest dimension of the umbrellas maintains a minimum vertical clearance of six feet (6'), eight inches (8") above the sidewalk to allow for patron and server circulation.

5. Unless otherwise permitted by the Zoning Ordinance, not include signs within the Outdoor Café area.

6. Include only improvements (including, furnishings and equipment that are designed and constructed so they are readily removeable without damage to the surface of the Public Space.

7. Not include holes placed within the Public Space surfaces, except that fences and barriers within, but surrounding the approved Outdoor Café area, may be affixed to the surface of the Public Space so long as such fences and barriers are removable and when removed the holes are filled or capped and the area of the Public Space is level and flush.

F. *Additional Requirements for Outdoor Cafés.*

1. Upon discontinuance, revocation, expiration or other termination of a License, all fencing or barriers shall be removed and any holes in the Public Space shall be filled or capped.

2. The County Manager may, on a case-by-case basis, require adjustments to the layout, dimensions, or distance from the property line of any Outdoor Café area.

3. The Applicant shall comply with such additional reasonable terms as the County Manager may include in the License.

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§ 70-6. Outdoor Café Licensing Fees

The cost of the Outdoor Café Licensing, including the cost of review and approval of Outdoor Café Plans and ~~an~~ the Outdoor Café Application Fee ~~license fee~~, shall be non-refundable. The Annual Fee ~~Outdoor Café license fee~~ shall be paid by the Owner/Applicant/License Holder in accordance with the Arlington County Outdoor Café License Fee Schedule adopted annually by the County Board.

#26 – Board Report

#26 – Item Attachment 1 – CHAPTER 70

27. Request to authorize advertisement for a public hearing to consider ordinance, with an effective date of July 1, 2026, to amend and reenact a noncodified ordinance titled "Amendment and Reenactment of a Non-Codified Ordinance Revising the Passenger Fare Schedule for the Arlington Transit ("ART") Transportation System and the Specialized Transit for Arlington Residents ("STAR") Program, to Become effective on July 1, 2026" to add a one-way base fare for Metro Lift participants using a SmarTrip card which contains the Metro Lift pass product.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board adopted a resolution (Attachment A of the staff report) authorizing advertisement of a public hearing at the April 18, 2026, County Board meeting to consider adoption of an ordinance, with an effective date of July 1, 2026, to amend and reenact a noncodified ordinance titled "Amendment and Reenactment of a Non-Codified Ordinance Revising the Passenger Fare Schedule for the Arlington Transit ("ART") Transportation System and the Specialized Transit for Arlington Residents ("STAR") Program, to Become Effective on July 1, 2026" to add a one-way base fare for Metro Lift participants using a SmarTrip card which contains the Metro Lift pass product.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted Resolution reads as follows:

Attachment A

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF A PUBLIC HEARING AT THE APRIL 16, 2026, COUNTY BOARD MEETING TO CONSIDER ADOPTION OF AN ORDINANCE, WITH AN EFFECTIVE DATE OF JULY 1, 2026, TO AMEND AND REENACT A NONCODIFIED ORDINANCE TITLED "AMENDMENT AND REENACTMENT OF A NON-CODIFIED ORDINANCE REVISING THE PASSENGER FARE SCHEDULE FOR THE ARLINGTON TRANSIT ("ART") TRANSPORTATION SYSTEM AND THE SPECIALIZED TRANSIT FOR ARLINGTON RESIDENTS ("STAR") PROGRAM, TO BECOME EFFECTIVE ON JULY 1, 2024" TO ADD A ONE-WAY BASE FARE FOR METRO LIFT PARTICIPANTS USING A SMARTRIP CARD WHICH CONTAINS THE METRO LIFT PASS PRODUCT

The County Board of Arlington County, Virginia, hereby resolves that the following item shall be advertised for a public hearing at the April 16, 2026, County Board meeting to consider the following:

Adoption of ordinance, with an effective date of July 1, 2026, to amend and reenact a noncodified ordinance titled "Amendment and Reenactment of a Non-Codified Ordinance Revising the Passenger Fare Schedule for the Arlington Transit ("ART") Transportation System and the Specialized Transit for Arlington Residents ("STAR") Program, to Become Effective on July 1, 2024" to add a one-way base fare for Metro Lift participants using a SmarTrip card which contains the Metro Lift pass product, as follows:

ORDINANCE, WITH AN EFFECTIVE DATE OF JULY 1, 2026, TO AMEND AND REENACT A NONCODIFIED ORDINANCE TITLED "AMENDMENT AND REENACTMENT OF A NON-CODIFIED ORDINANCE REVISING THE PASSENGER FARE SCHEDULE FOR THE ARLINGTON TRANSIT ("ART") TRANSPORTATION SYSTEM AND THE SPECIALIZED TRANSIT FOR ARLINGTON RESIDENTS ("STAR") PROGRAM, TO BECOME EFFECTIVE ON JULY 1, 2024" TO ADD A ONE-WAY BASE FARE FOR METRO LIFT PARTICIPANTS USING A SMARTRIP CARD WHICH CONTAINS THE METRO LIFT PASS PRODUCT

BE IT ORDAINED, effective July 1, 2026, by the County Board of Arlington County, Virginia, that the noncodified ordinance titled "Amendment and Reenactment of a Non-Codified Ordinance Revising the Passenger Fare Schedule for the Arlington Transit ("ART") Transportation System and the

Specialized Transit for Arlington Residents ("STAR") Program, to Become Effective on July 1, 2024" is amended and reenacted as follows:

ARLINGTON COUNTY, VIRGINIA
~~Attachment A~~

~~AMENDMENT AND REENACTMENT OF A NON-CODIFIED ORDINANCE REVISING THE PASSENGER FARE SCHEDULE FOR THE ARLINGTON TRANSIT ("ART") TRANSPORTATION SYSTEM AND THE SPECIALIZED TRANSIT FOR ARLINGTON RESIDENTS ("STAR") PROGRAM, TO BECOME EFFECTIVE ON JULY 1, 2024.~~

ARLINGTON TRANSIT TRANSPORTATION SYSTEM AND SPECIALIZED TRANSIT FOR ARLINGTON RESIDENTS PASSENGER FARE SCHEDULE

~~I. BE IT ORDAINED by the County Board of Arlington County, Virginia, that the following non-codified ordinance is amended and reenacted to revise the passenger fare schedule for the Arlington Transit ("ART") Transportation System and the Specialized Transit For Arlington Residents ("STAR") Program, to become effective on July 1, 2024:~~

The following fares are effective July 1, 2026:

ARLINGTON TRANSIT ("ART")
PASSENGER FARE SCHEDULE

One-way base fare-cash/token and SmarTrip Card
.....
.....
$2.25

One-way discounted fare with a SmarTrip Card after transferring from Metrorail .....

0.00

One-way base fare upon presentation of valid Virginia Hospital Center-Arlington employees with hospital ID.....

Free

One-way base fare for senior citizens and persons with disabilities, upon presentation of valid WMATA ID or Medicare card
..... $1.15

One-way base fare for persons with disabilities and their personal care attendant, upon presentation of a valid WMATA MetroAccess card .....

$0.00

One-way base fare for students with a valid Arlington school ID
.....
.....
$1.15

One-way base fare for students with valid iRide SmarTrip card.....

$0.00

One-way base fare for Metro Lift participants using a SmarTrip card which contains the Metro Lift pass product……

$1.10

SPECIALIZED TRANSIT FOR ARLINGTON RESIDENTS ("STAR") PASSENGER FARE SCHEDULE

Zone 1…
……
……
……
$4.50
Zone 2……
$6.20
Zone 3……
$10.70

~~II. The remaining portions of the Non-Codified Ordinance Amending and Reenacting A Passenger Fare Schedule for the Arlington Transit ("ART") Transportation System and effective on July 1, 2022 with respect to ART fares and and STAR fares, not amended hereby shall remain in effect as previously enacted.~~

#27 – Board Report

#27 – Item Attachment – ATTACHMENT A - RTA

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28. Request to advertise for a public hearing at the April 18, 2026, County Board Meeting to amend the ordinance on precincts and polling places and the ordinance to establish voter satellite offices for absentee voting in person.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board adopted a resolution (Attachment A of the staff report) to advertise for a public hearing to amend the ordinances on precincts and polling places and voter satellite offices for absentee voting in person with the new polling location at St. Peter's Episcopal Church to replace the Madison Community Center location, and the new satellite absentee early voting in person location at Langston Brown Community Center to replace the Madison Community Center location.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted resolution reads as follows:

Attachment A

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF A PUBLIC HEARING AT THE APRIL 18, 2026, COUNTY BOARD MEETING TO CONSIDER AMENDING ORDINANCES WITH AN EFFECTIVE DATE OF JUNE 1, 2026, TO ESTABLISH CENTRAL ABSENTEE VOTER ELECTION PRECINCT IN OFFICE OF GENERAL

REGISTRAR, AND TO ESTABLISH BOUNDARIES OF VOTING PRECINCTS AND POLLING PLACE LOCATIONS

The County Board of Arlington County, Virginia hereby resolves that the following item shall be advertised for a public hearing at the April 18, 2026, County Board Meeting to consider the following:

Adoption of an ordinance with an effective date of June 1, 2026, to amend the Ordinance to Establish Central Absentee Voter Election Precinct in Office of General Registrar, and amend the Ordinance to Establish Boundaries of Voting Precincts and Polling Places Locations:

AN ORDINANCE WITH AN EFFECTIVE DATE OF JUNE 1, 2026, TO ESTABLISH CENTRAL ABSENTEE VOTER ELECTION PRECINCT IN OFFICE OF GENERAL REGISTRAR, AND TO ESTABLISH BOUNDARIES OF VOTING PRECINCTS AND POLLING PLACE LOCATIONS

BE IT ORDAINED, June 1, 2026, by the County Board of Arlington, Virginia, the Ordinance to Establish Central Absentee Voter Election Precinct in Office of General Registrar, and the Ordinance to Establish Boundaries of Voting Precincts and Polling Place Locations are amended as follows:

ORDINANCE TO ESTABLISH CENTRAL ABSENTEE VOTER ELECTION PRECINCT IN OFFICE OF GENERAL REGISTRAR, AND TO ESTABLISH BOUNDARIES OF VOTING PRECINCTS AND POLLING PLACE LOCATIONS

1. Pursuant to Chapter 3, Article 3 of Title 24.2, Elections, of the Code of Virginia, the boundaries of voter election precincts and polling place locations, are as follows:

135 – PRECINCT 135

Beginning at the intersection of the centerlines of North Glebe Road and Rock Spring Road; thence in a northerly direction with the centerline of North Glebe Road to its intersection with the centerline of North Albemarle Street; thence in a northwesterly direction with the centerline of North Albemarle Street to its intersection with the Arlington County Boundary line; thence in a northeasterly direction with the Arlington County Boundary line to the Potomac River (Arlington County Boundary); thence in a southwesterly direction with the Potomac River (Arlington County Boundary) to its intersection with centerline of North Glebe Road; thence in a southerly direction with the centerline of North Glebe Road to its intersection with the centerline of Old North Glebe Road; thence in a southeasterly direction with the centerline of North Old Glebe Road to its intersection with the centerline of Military Road; thence in a southerly direction with centerline of Military Road to its intersection with the northwest boundary of the Washington Golf and Country Club; thence in a westerly and southerly direction with the boundary of the Washington Golf and Country to its intersection with the centerline of Rock Spring Road; thence in a northwesterly and westerly direction with the centerline of Rock Spring Road to its intersection with the centerline of North Glebe Road, the point of beginning.

The polling place is the ~~Madison Community Center, 3829 North Stafford Street~~ St. Peter's Episcopal Church, 4250 N. Glebe Rd, Arlington, Virginia 22207.

ORDINANCE TO ESTABLISH VOTER SATELLITE OFFICES FOR ABSENTEE VOTING IN PERSON

1. Pursuant to §24.2-701.2 of the Code of Virginia, there is hereby established voting satellite offices at the following premises known as 2100 Clarendon Boulevard, Arlington, Virginia 22201; ~~Madison Community Center, 3829 N Stafford Street, Arlington, Virginia 22207~~ Langston Brown Community Center, 2121 N. Culpepper St., Arlington, Virginia 22207; Walter Reed Community Center, 2909 16th St. S., Arlington, Virginia 22204; for the purpose of absentee voting in person within Arlington County, Virginia.

#28 – Board Report

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- **Other (Housing Loans, Minutes, etc.)**

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29. Request for the County Board to approve the amendments (attached to the staff report) to the Barcroft Apartments Program Wide Affordable Housing Financing Plan (the "Financing Plan") to permit the permanent off-site relocation of over-income households in future phases at Barcroft Apartments.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board approved the amendments to the Financing Plan (attached to the staff report). In addition, the County Board authorized and directed the County Manager, with the concurrence of the County Attorney, to act as the County Board's representative in approving revisions to the amendments to the Financing Plan that are necessary to remove any ambiguity or inconsistency or which improve the County Board's financial security or financial position, and which revisions do not adversely affect the County financially, prior to or after execution of the Financing Plan.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#29 – Board Report

#29 – Item Attachment – LETTER FROM THE HOUSING COMMISSION

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30. Request for the County Board to (1) approve the Arlington County Affordable Housing Financing Commitment Letter for the Rehabilitation of the Barcroft Apartments RB 3 Phase (the "RB 3 Financing Commitment Letter") to 1100 S. Thomas Street Owner, LLC, an affiliate of Jair Lynch Real Estate Partners (JLREP), and (2) approve the Alpha 1 Request for Consent of Transfer of Managing Member Interests in 1400 S. George Mason Drive Owner, LLC ("Consent Letter") to facilitate receipt of Virginia Historic Rehabilitation Tax Credits for the Alpha 1 phase of rehabilitation.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board:

(1) Approved the RB 3 Financing Commitment Letter to 1100 S. Thomas Street Owner, LLC, to assist with the rehabilitation of the RB 3 phase of Barcroft (Attachment 1 of the staff report).

(2) Approved the Consent Letter to facilitate receipt of Virginia Historic Rehabilitation Tax Credits for the Alpha 1 phase of rehabilitation (Attachment 2 of the staff report).

(3) Authorized and direct the County Manager to execute, on behalf of the County Board, the RB 3 Financing Commitment Letter and Consent Letter, subject to approval as to final form by the County Attorney. In addition,

(4) Authorized and direct the County Manager, with the concurrence of the County Attorney, to act as the County Board's representative in approving revisions to the attached RB 3 Financing Commitment Letter and Consent Letter that are necessary to remove any ambiguity or inconsistency or which improve the County Board's financial security or financial position, and which revisions do not adversely affect the County financially, prior to or after execution of the RB 3 Financing Commitment Letter or Consent Letter.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#30 – Board Report

#30 – Item Attachment – FINANCING COMMITMENT LETTER

#30 – Item Attachment – STATE HISTORIC TAX CREDIT CONSENT LETTER

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31. Minutes from past County Board Meetings.

On the Consent Agenda vote, after a duly advertised public hearing, the County Board adopted the minutes from July 2024, March 2025, and March 2026, as seen in the attached board (staff) report.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

#31 – Item Attachment – MINUTES FROM PAST COUNTY BOARD MEETINGS

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III REGULAR HEARING ITEMS

32. Strategic Amendments to Sign Regulations

A. Ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO) Article 13, Signs, to facilitate commercial market resiliency, including signs on public property, public buildings and within the public right-of-way and signs with off-premise advertising (i.e. advertising for businesses not immediately on the premises); changes to sign type, size and number of signs allowed in Multiple-family (RA) districts; automatic changeable copy provisions; and technical edits for consistency, organization and readability.

B. Ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO) Article 13, Signs, §13.11.2, to remove the allowance for signs placed by private parties in the public right-of-way.

C. Ordinance to amend, reenact, and recodify Chapter 17. Miscellaneous of the Arlington County Code to clarify and expand, in Section 17-1, the determination of service for the placement of a sign or other form of advertisement on property under the control of the County Board.

After a duly advertised public hearing, at which there were speakers, a motion was made by SUSAN CUNNINGHAM, Member, seconded by TAKIS KARANTONIS, Member, to adopt the ordinances attached to the County Board Report dated March 6, 2026, as shown in:

1) Attachment 2 to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO) Article 13, Signs, to facilitate commercial market resiliency including an increase of sign types, size and number of signs allowed in RA districts; signs within public districts and publicly-owned property automatic changeable copy standards; allowance for signs and/or sign types in specified locations for commercial activities, products or services not on the lot on which the sign is placed; and

2) Attachment 4 to amend, reenact, and recodify Chapter 17. Miscellaneous of the Arlington County Code to clarify and expand, in Section 17-1, the determination of service for the placement of a sign or other form of advertisement on property under the control of the County Board.

The motion was adopted and carried by a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

A motion was then made by JULIUS D. "JD" SPAIN, SR., Member, seconded by MATT DE FERRANTI, Chair, to adopt the ordinance titled "Substitute Ordinance B" with an effective date of January 1, 2027, namely to change "thirty-one day" signs to "forty-five day" signs, clarify when and where "forty-five day" signs may be placed by private parties in the public right-of-way, and reduce the number of "forty-five day" signs from two to one that private parties may place in the public right-of-way.

A substitute motion was then made by MAUREEN COFFEY, Vice-Chair, seconded by SUSAN CUNNINGHAM, Member, to adopt the ordinance as shown in Attachment 3 to the Board report dated March 6, 2026, with an effective date of May 1, 2027, namely to amend, reenact and recodify the ACZO Article 13, Signs, Section 13.11.2, to remove the allowance for signs placed by private parties in the public right-of-way and other reasons required by public necessity, convenience, general welfare, and good zoning practice.

The substitute motion failed by a vote of 1 to 4, the voting recorded as follows: Matt de Ferranti, Chair-Nay, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Nay, Julius D. "JD" Spain, Sr., Member-Nay, and Takis Karantonis, Member-Nay.

A motion was then made by SUSAN CUNNINGHAM, Member, seconded by JULIUS D. "JD" SPAIN, Sr., Member, to amend the main motion to change the effective date of Substitute Ordinance B to May 1st, 2026.

The motion was adopted and carried by a vote of 3 to 2, the voting recorded as follows: Matt de Ferranti, Chair-Nay, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Nay.

The main motion, as amended, was then passed by a vote of 4 to 1, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Nay, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted Ordinance read as follows:

ATTACHMENT 2

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE, ARTICLE 13, SIGNS, AS SET FORTH IN ATTACHMENT 5, TO INCREASE TYPES, SIZE AND NUMBER OF SIGNS ALLOWED IN RA DISTRICTS; SIGNS WITHIN PUBLIC DISTRICTS AND PUBLICLY-OWNED PROPERTY; AUTOMATIC CHANGEABLE COPY STANDARDS; ALLOWANCE FOR SIGNS AND/OR SIGN TYPES IN SPECIFIED LOCATIONS FOR COMMERCIAL ACTIVITIES, PRODUCTS OR SERVICES NOT ON THE LOT ON WHICH THE SIGN IS PLACED; AND EDITORIAL CHANGES FOR CLARITY AND OTHER REASONS REQUIRED BY PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance Article 13, Signs, is hereby amended, reenacted, and recodified, as set forth in Attachment 5, to increase types, size and number of signs allowed in RA districts; signs within public districts and publicly-owned property; automatic changeable copy standards; allowance for signs and/or sign types in specified locations for commercial activities, products or services not on the lot on which the sign is placed; and editorial changes for clarity and other reasons required by public necessity, convenience, general welfare, and good zoning practice.

ATTACHMENT 4

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY CHAPTER 17 OF THE ARLINGTON COUNTY CODE MISCELLANEOUS OFFENSES AND PROVISIONS, SECTION 17-1. DISPLAY OF SIGNS, ADVERTISEMENTS, ETC., ON COUNTY PROPERTY

Be it ordained that the County Board of Arlington County, Virginia, that Chapter 17 of the Arlington County Code, Miscellaneous Offenses and Provisions, Section 17-1. Display of Signs, Advertisements, Etc., on County Property, is hereby amended, reenacted, and recodified, as follows:

***

§ 17-1. Display of Signs, Advertisements, Etc., on County Property.

It shall be unlawful for any person to display any sign, placard, political poster or other form of advertisement in any office, room, space, corridor, grounds or in any location whatsoever in or upon any land, including on trees and other vegetation, and buildings under the control of the County Board; provided, that there shall be excepted from the terms of this section the following:

A. Legal advertisements and notices pursuant to court order and the State statutes.

B. Advertisements and notices of a governmental nature pertaining to the government of the United States, the government of the State and the government of the County.

C. Advertisements and notices of a patriotic or charitable nature, signs necessary for the maintenance of the buildings and grounds, or such signs as may be determined as rendering a service, or providing economic resiliency, to the County upon written authority of the County Manager.

Any person who shall be convicted of a violation of this section shall be punished by a fine of not more than fifty dollars ($50.00) or by confinement in the County Jail for not more than ten (10) days, or both. (10-25-51; Ord. No. 96-7, 5-11-96)

Substitute Ordinance B – Effective May 1, 2026

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE, ARTICLE 13, SIGNS, §13.11.2. TO CHANGE "THIRTY-ONE DAY" SIGNS TO "FORTY-FIVE DAY" SIGNS, CLARIFY WHEN AND WHERE "FORTY-FIVE DAY" SIGNS MAY BE PLACED BY PRIVATE PARTIES IN THE PUBLIC RIGHT-OF-WAY AND REDUCE THE NUMBER OF "FORTY-FIVE DAY" SIGNS FROM TWO TO ONE THAT PRIVATE PARTIES MAY PLACE IN THE PUBLIC RIGHT-OF-WAY AND OTHER REASONS REQUIRED BY PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance Article 13, Signs, §13.11.2. is hereby amended, reenacted, and recodified, as set forth below, to change "thirty-one day" signs to "forty-five day" signs, clarify when and where "forty-five day" signs may be placed by private parties in the public right-of-way, and reduce the number of "forty-five day" signs from two to one that private parties may place in the public right-of-way and other reasons required by public necessity, convenience, general welfare, and good zoning practice.

***

Proposed text to be added is shown with underline and proposed text to be removed is shown with ~~strikethrough~~

Article 13. Signs

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§13.11. Signs by Private Parties in the Public Right-Of-Way

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§13.11.2. Temporary signs placed by private-parties in the public right-of-way

Temporary signs installed in the public right-of-way by private parties shall be allowed only as follows. To the extent that the Virginia Department of Transportation controls placement of signs or other objects in a right-of-way, the applicable regulations of that agency shall supersede this Article 13.

A. Lighting and structure

Such signs shall be temporary freestanding signs, shall not be lighted and shall be affixed to the ground such that they will not easily be removed by wind or other natural forces.

B. Location

1. Such signs may be placed only on that portion of the public right-of-way abutting a street, road, highway or sidewalk but not on landscaped beautification areas, traffic circles or control devices or signs, or any paved portion of a pedestrian refuge area, nor shall such signs be placed on or abutting any other public lands such as school sites, recreation fields, parks, and parkways, provided, however, such signs shall not be placed in the following locations:

   (a) Within 15 feet of a fire hydrant, driveway or other vehicular entrance;

   (b) Within the area established by the visual clearance area, as specified in §3.2.6.A.4.

2. Nothing in this provision shall be construed to authorize the posting of signs upon utility poles, or in any place or manner prohibited by the provisions of this Article 13.

C. Identification

Each such sign shall bear clear identification and contact phone number of the establishment, person or other entity placing the sign or causing it to be placed; any sign that lacks such identification shall be considered a violation of this provision, regardless of whether it conforms with the other requirements of this provision. The person or other entity named on the sign shall be responsible for placement of such sign in accordance with this Article 13.

D. Commercial temporary signs

Where there is a commercial activity lawfully conducted within an R or RA district, the following commercial or noncommercial signs are allowed, provided such signs shall be allowed only if no signs are placed pursuant to subsection §13.11.2.E, below.

Maximum number	To limit clutter, no more than one sign may be placed for any commercial activity, candidate, political issue or ticket or other entity in any landscape and utility or median strip at any street intersection
Maximum size	1.5 sq. ft.
Maximum height	3 ft.
Timing	From sundown on Friday to sundown on Sundays and from sundown the night before a legal holiday to sundown on that holiday
Location	Within ½ mile of the activity, in the landscape and utility strip or median at an intersection, subject to the limitations of 13.11.2.B

E. Noncommercial temporary signs

Noncommercial temporary signs may be displayed as set forth in either subsection 1 or 2, below, but not both. All such signs shall include the date of placement and the name and phone number of the person or group responsible for posting the sign.

1. ~~Thirty-one day~~ Forty-five day signs

Such signs shall be allowed provided no signs are placed for said issue or entity pursuant to subsection §13.11.2.D, above, or §13.11.2.E.2, below.

Maximum number	To limit clutter, no more than ~~2~~ one sign~~s~~ shall be placed for any candidate, political issue or ticket or other entity in any median strip.
Maximum size	4.5 sq. ft.
Maximum height	4 ft.
Timing	Such signs may be placed no sooner than ~~up to 31~~ 45 consecutive days before the final day of scheduled in-person voting for an election or party nominating caucus called by the following, and shall be removed within five days following said election or party nominating caucus: **(a)** A duly constituted governmental body, including all primaries; or **(b)** A political party registered in the Commonwealth of Virginia, which signs shall be removed within five days after the election or nominating caucus to which they pertain
Location	In the median, subject to the limitations in §~~13.11.2.A~~13.11.2.B

2. Seven-day signs

Such signs shall be allowed provided no signs are placed for said issue or entity pursuant to §13.11.2.D or subsection §13.11.2.E.1, above.

Maximum number	To limit clutter, no more than one sign shall be placed at any street intersection for any event, person, group, candidate, political issue or ticket or other entity in any landscape and utility or median strip.
Maximum size	4.5 sq. ft.
Maximum height	4 ft.
Timing	For up to a maximum of 7 days per sign

Location	In the landscape and utility strip or median at an intersection, subject to the limitations in §13.11.2.B~~.1~~

§13.11.3. Other signs

If any sign other than those allowed by this Article 13 and/or by an encroachment ordinance or permit granted by Arlington County is placed in, on or over the public right-of-way, it shall be deemed abandoned and may be removed and disposed of by the County without notice or other process. Removal of the sign by the County will not eliminate the violation that occurred from the placement of the sign; the County may separately pursue available penalties and remedies for such violation.

#32 – Board Report

#32 – Item Attachment – ATTACHMENT 5 – ZONING TEXT CMRI-RELATED SIGNS

#32 – Item Attachment – ATTACHMENT 6 – ZONING TEXT – PRIVATEROW SIGNS

#32 – Item Attachment – STAFF PRESENTATION

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33. Ranked Choice Voting for upcoming General Elections.

After a duly advertised public hearing, at which there were speakers, a motion was made by TAKIS KARANTONIS, Member, seconded by MATT DE FERRANTI, Chair, to adopt the Ordinance attached to the staff report as Attachment B to extend the use of Ranked Choice Voting to the 2026 and 2027 County Board General Elections.

A substitute motion was then made by MAUREEN COFFEY, Vice-Chair, seconded by SUSAN CUNNINGHAM, Member, to adopt the Ordinance attached to the staff report as Attachment C to establish the use of Ranked Choice Voting in all future County Board General Elections.

The substitute motion failed on a vote of 1 to 4, the voting recorded as follows: Matt de Ferranti, Chair-Nay, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Nay, Julius D. "JD" Spain, Sr., Member-Nay, and Takis Karantonis, Member-Nay.

The main motion then passed on a vote of 5 to 0, the voting recorded as follows: Matt de Ferranti, Chair-Aye, Maureen Coffey, Vice-Chair-Aye, Susan Cunningham, Member-Aye, Julius D. "JD" Spain, Sr., Member-Aye, and Takis Karantonis, Member-Aye.

The adopted Ordinance reads as follows:

ATTACHMENT B

ADOPT AN UNCODIFIED ORDINANCE TO EXTEND USE OF RANKED CHOICE VOTING TO THE 2026 AND 2027 COUNTY BOARD GENERAL ELECTIONS.

BE IT ORDAINED by the County Board of Arlington, Virginia, that the following uncodified ordinance is hereby adopted, and the use of ranked choice voting as the

election method is hereby extended to the 2026 and 2027 County Board General Elections.

WHEREAS, ranked choice voting (RCV) means the method of casting and tabulating votes in which voters rank candidates in order of preference, tabulation proceeds in sequential rounds in which last-place candidates are defeated and the candidates with the most votes in the final round are nominated; and

WHEREAS, in July 2021, the Virginia General Assembly amended the Code of Virginia (§ 24.2-673.1) to allow localities to implement RCV in elections of members of a county board of supervisors or a city council, and the decision to conduct an election by ranked choice voting shall be made, in consultation with the local electoral board and general registrar, by a majority vote of the board of supervisors or city council that the office being elected serves; and

WHEREAS, the Electoral Board and Registrar of Arlington County, Virginia have engaged in educational efforts since 2021, including conducting a mock election using the application of RCV, a work session with the Arlington County Board to introduce and establish familiarity among stakeholders of the process of RCV, and numerous training sessions since the adoption of RCV as the election method for the June 2023 County Board primary election; and

WHEREAS, the use of RCV in the June 2023 primary elections for Arlington County Board allowed for the introduction of this new method to our community, and the Office of Elections reported no technical difficulty in administering this election; and

WHEREAS, the County Board adopted the use of RCV in all County Board primary elections at its December 2023 meeting; and

WHEREAS, the County Board piloted the use of RCV in the 2024 and 2025 County Board general elections to introduce this new method to more of the voting population, and allowed the Board to monitor and gauge its reception to help decide in future implementation in general elections; and

WHEREAS, the County Board extending the use of RCV to the upcoming 2026 and 2027 County Board general elections will allow for continuing monitoring of implementation and public reception of the voting method; and

WHEREAS, state law provides that any changes to an election must occur at least 90 days before such election and with the passage of this resolution Arlington County is compliant, and adoption of this resolution more than four months before the general election allows the Arlington County Registrar additional time to educate and engage the community on the election method;

NOW, THEREFORE, BE IT ORDAINED that the County Board of Arlington County, Virginia, hereby extends the use of RCV as the election method to the 2026 and 2027 County Board general elections.

#33 – Board Report

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IV ADDITIONAL ITEMS

There were no additional items heard or considered by the Board.

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V ADJOURNMENT

Without objection, at 2:15 PM, the March 14, 2026 Regular County Board Meeting was recessed.

_____
Matt de Ferranti, Chair

ATTEST:

_____
Mason Kushnir, Clerk
Approved: September 19, 2026