ARLINGTON COUNTY, VIRGINIA

County Board Regular Meeting
July 18, 2026

9:30 A.M. Public Comment
No earlier than 10:00 A.M. Consent Agenda and Regular Hearing

I PUBLIC COMMENT

II CONSENT ITEMS (*Items 1-35)* *Public testimony on removed items will occur at the Recessed Meeting on Tuesday, July 18, 2026, at 6:30 p.m. (No testimony taken on Saturday).*

- **Public Hearing Items *(Items 1-21)*** *The following items on the consent agenda are subject to public hearing requirements. Residents interested in removing an item from the list below must submit a speaker slip to the Clerk at the Saturday, July 18, 2026, meeting before 10 a.m.*

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

1. **Conversion of Residential Uses-Randolph Towers & Courtland Towers**

   A. **SP #213 Site Plan Amendment for the permanent conversion of up to 25 units from residential use to flexible residential/hotel use to permit short-term stays of less than 30 days at Randolph Towers; located at 4001 Ninth St. N. (RPC# 14-045-008).**

   B. **SP #242 Site Plan Amendment for the permanent conversion of up to 25 units from residential use to flexible residential/hotel use to permit short-term stays of less than 30 days at Courtland Towers; located at 1200 N. Veitch St. (RPC# 18-003-111).**

   CM Recommendation: Adopt the ordinance (attached to the staff report) to approve a site plan amendment for the permanent conversion of up to 25 units from residential use to flexible residential/hotel use to permit short-term stays of less than 30 days at Randolph Towers, subject to all previously approved conditions and amended Condition #35. In addition, adopt the ordinance (attached to the staff report) to approve a site plan amendment for the permanent conversion of up to 25 units from residential use to flexible residential/hotel use to permit short-term stays of less than 30 days at Courtland Towers, subject to all previously approved conditions and amended Condition #59.

2. **SPLA26-00005 Site Plan Amendment request to amend conditions related to retail uses (SP #105-8; Westpost at National Landing); located at 1101 S. Joyce St. (RPC #35-005-031).**

CM Recommendation: Adopt the ordinance (attached to the staff report) to approve a site plan amendment to SP# 105-8, subject to all previously approved conditions, and revised Condition #52.

3. Penrose Square, 2501 9th St. S.

A. **Amendment to (the) Parking Development Agreement between Arlington Heights Properties, L.P., Penrose Square Associates, LLC, and the County Board of Arlington County, Virginia with respect to real property located at 2501 9th St. S., Arlington, Va. (RPC No. 25-016-012).**

CM Recommendation: Approve the amendment to the Parking Development Agreement between Arlington Heights Properties, L.P., Penrose Square Associates, LLC, and the County Board of Arlington County, Virginia with respect to real property located at 2501 9th St. S., Arlington, Va. (RPC No. 25-016-012). In addition, authorize the Real Estate Bureau Chief, Department of Environmental Services or his designee to sign the Amendment to Parking Development Agreement and any related documents on behalf of the County Board, subject to approval as to form by the County Attorney.

B. **1. SPLA26-00008 (SP# 402) Site Plan Amendment to reduce the commercial parking requirement at the Penrose Square development located at 2501 9th Road S. (RPC# 25-016-012).**

2. UPER26-00011 Use Permit for a vehicle rental facility at the Penrose Square development located at 2501 9th Road S. (RPC# 25-016-012).

CM Recommendation: (A) Adopt the ordinance (attached to the staff report) to approve a site plan amendment (SPLA26-00008) to SP# 402 to reduce the commercial parking requirement at the Penrose Square development located at 2501 9th Road S., subject to all previously approved and amended conditions of the attached ordinance. In addition, (B) approve the subject use permit (UPER26-00011) to allow a vehicle rental facility at the Penrose Square development located at 2501 9th Road S. subject to the proposed conditions and with a County Board review in one (1) year (July 2027).

4. SPLA26-00014 Site Plan Amendment to extend the term of validity for the 4600 Fairfax Drive (Ballston Holiday Inn) site plan (SP #57); located at 4600 and 4610 Fairfax Drive (RPC# 14-053-023, -055, -056).

CM Recommendation: Adopt the ordinance (attached to the staff report) to extend the term of validity for the 4600 Fairfax Drive (Ballston Holiday Inn) site plan (SP #57) for an additional three (3) years (July 31, 2029), subject to all previously approved and amended conditions of the ordinance.

5. SPLA26-00015 Site Plan Amendment to modify existing site plan condition #18 for SP #451 to allow for a change to the green building rating system for Crystal House 7 and 8, located at 1901, 1905, 1909, 1913, 1917, 1921, 1925, 1929, 1933,

1937, 1941, 1945, 1949, 1953, 1971, 1991, 2001, 2005, 2009, 2013, 2017, 2021, 2025, 2029, 2033, 2037, 2041, 2045, 2049, and 2053 S. Fern Street and identified as RPC # 36-018-028, 36-018-047, 36-018-050, 36-018-065, and 36-018-072.

CM Recommendation: Adopt the site plan amendment ordinance (attached to the staff report) to amend Condition #18 to allow for a change to the green building rating system for the Crystal House 7 and 8 buildings, (part of the Crystal Houses site plan; SP #451) subject to all previously approved conditions and amended Condition #18.

6. Bingham Center, 10th Street North and Wilson Boulevard

A. SPLA26-00016 Site Plan Amendment to extend the term of validity for SP #467 (Bingham Center); located at 3211 & 3217 10th St. N., 3200, 3240, 3258, & 3260 Wilson Blvd.; (RPC# 19-003-002, -003, -004, -005, -006, -007, -008, -009, -013, -014, -015, & -016).

CM Recommendation: Adopt the ordinance (attached to the staff report) for SPLA26-00016 (SP #467, to extend the term of validity of SP #467 for an additional three (3) years (July 31, 2029), subject to all previously approved and amended conditions of the ordinance (attached to the staff report).

B. Ordinances to amend and reenact ordinances of vacation to vacate: 1) a 1,429 square foot portion of a 12 foot wide public alley located between Wilson Boulevard and 10th Street North, adjacent to 3200 and 3240 Wilson Blvd., RPC Nos. 19-003-006, -007, -013; 2) a 3,171 square foot portion of a 12 foot wide public alley located between Wilson Boulevard and 10th Street North, adjacent to 3258 and 3260 Wilson Blvd., and 3211 and 3217 10th St. N., RPC Nos. 19-003-002, -003, -005, -015, and -016; and 3) a 1,586 square foot portion of a public street and utilities easement on the south side of Wilson Boulevard and the west side of North Irving Street, of property identified as 3200 Wilson Blvd., RPC Nos. 19-003-007, -008, -013; all with conditions

CM Recommendation: Enact the ordinances (attached to the staff report) to amend and reenact ordinances of vacation to vacate: 1) a 1,429 square foot portion of a 12 foot wide public alley located between Wilson Boulevard and 10th Street North, adjacent to 3200 and 3240 Wilson Blvd., RPC Nos. 19-003-006, -007, -013; 2) a 3,171 square foot portion of a 12 foot wide public alley located between Wilson Boulevard and 10th Street North, adjacent to 3258 and 3260 Wilson Blvd., and 3211 and 3217 10th St. N., RPC Nos. 19-003-002, -003, -005, -015, and -016; and 3) a 1,586 square foot portion of a public street and utilities easement on the south side of Wilson Boulevard and the west side of North Irving Street, of property identified as 3200 Wilson Blvd., RPC Nos. 19-003-007, -008, -013; all with conditions. In addition, authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute, on behalf of the County Board, the deed(s) of vacation and any other documents necessary to effectuate the ordinances (attached to

the staff report), subject to approval of all documents as to form by the County Attorney.

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

7. U-3421-15-1 Use Permit Review for secondary parking at Fairlington Villages Community Center parking lot for Abingdon Elementary School (Arlington Public Schools); located at 3001 and 3005 S. Abingdon St. (RPC #29-013-PCA).

CM Recommendation: Renew the use permit for secondary parking at Fairlington Villages Community Center parking lot for Abingdon Elementary School, subject to all previously approved conditions with an administrative review in two months (September 2026) and a County Board review in five years (July 2031).

8. Goddard School, 5222 & 5328 Langston Blvd.

1. U-3535-19-1 Use Permit Review for a child care center of up to 60 children (The Goddard School); located at 5222 Langston Blvd. (RPC# 08-004-005).

2. U-3536-19-1 Use Permit Review for a child care center of up to 208 children with parking modifications (off-site) (The Goddard School); located at 5328 Langston Blvd. (RPC# 09-001-028).

CM Recommendation: Renew the subject use permit for a child care center of up to 60 children, subject to the previously approved conditions, with a County Board review in one (1) year (July 2027). In addition, renew the subject use permit for a child care center of up to 208 children with parking modifications (off-site), subject to the previously approved conditions, with a County Board review in one (1) year (July 2027).

9. UPER23-00027 Use Permit Review for a childcare center for up to 150 children (Tierra Encantada), with a modification of required parking; located at 3804 Wilson Blvd. (RPC #20-003-003).

CM Recommendation: Renew the use permit for a childcare center for up to 150 children, subject to the previously approved conditions of the staff report, and with an administrative review in three (3) years (July 2029), and no further scheduled County Board review.

10. Tyndale Christian School, 712 and 716 N. Barton St.

A. UPER24-00005 Use Permit Review for a private school (Tyndale Christian School) for up to 40 students; located at 712 and 716 N. Barton St. (RPC#18-039-030, 031).

B. UPER24-00032 Use Permit Review for a private school (Tyndale Christian School) for up to 80 students; located at 712 and 716 N. Barton St. (RPC#18-039-030, 031).

CM Recommendation: (A) Discontinue the use permit for a private school for up to 40 students. In addition, (B) renew the use permit for a private school (Tyndale Christian School) for up to 80 students, subject to the previously approved and amended conditions of the staff report and with an administrative review in three (3) years (July 2029), and no further scheduled County Board review.

11. **UPER24-00014 Use Permit Review for a childcare center (Armed Service YMCA Child Development Center); located at 2640 Shirlington Road (RPC# 31-033-318).**

    CM Recommendation: Renew the use permit for a childcare center for up to 268 children, subject to the conditions of the staff report and County Board review in one (1)-year (July 2027).

12. **UPER24-00015 Use Permit Review for a childcare center for up to 100 students (Kinhaven School); located at 4201 and 4205 Fairfax Drive (Ballston Station) and identified as RPC# 14-024-228, -229 and -230.**

    CM Recommendation: Renew the use permit for a childcare center for up to 100 children, subject to the previously approved conditions of the staff report and with an administrative review in three (3) years (July 2029), and no further scheduled County Board review.

13. **UPER25-00003 Use Permit Review for the operation of a child care center for up to 120 children (Two Birds Child Care Center); located at 1100 N. Glebe Road (RPC# 14-013-049).**

    CM Recommendation: Renew the use permit for the operation of a child care center for up to 120 children subject to all previously approved and revised conditions and with a County Board review in one (1) year (July 2027).

14. **UPER26-00016 Use Permit for live entertainment at Wagamama; located at 2950 Clarendon Blvd. (RPC# 18-014-004, and -005).**

    CM Recommendation: Approve the use permit for live entertainment at Wagamama, subject to the proposed conditions of the staff report and with a County Board review in 10 months (May 2027).

15. **UPER26-00017 Use Permit for live entertainment at The Willow; located at 2424 Wilson Blvd. (RPC# 18-006-011).**

    CM Recommendation: Approve the use permit for live entertainment (The Willow) located at 2424 Wilson Blvd., subject to the proposed conditions of the staff report and with a County Board review in one (1) year (July 2027).

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

    16. **Assignment and assumption of lease and consent between Subway Realty of Richmond, Inc. as assignor, RAS Subway, Inc. as assignee, and the County Board of Arlington County, Virginia as landlord with respect to premises located at 1435 North Courthouse Road, Arlington, Va. (RPC No. 17-015-006).**

        CM Recommendation: Approve the assignment and assumption of lease and consent between Subway Realty of Richmond, Inc. as assignor, RAS Subway, Inc. as assignee, and the County Board of Arlington County, Virginia as landlord with respect to premises located at 1435 North Courthouse Road, Arlington, Va. (RPC No. 17-015-006). In addition, authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee to execute the assignment and assumption of lease and consent and any related documents on behalf of the County Board, subject to approval as to form by the County Attorney.

- **Ordinances, Plans and Policies**

    17. **County Board policy governing electronic participation in meetings.**

        Recommendation: Readopt the policy governing electronic participation in meetings for calendar year 2026.

    18. **Ordinance to amend and reenact a noncodified ordinance titled "Arlington Transit Transportation System and Specialized Transit for Arlington Residents Passenger Fare Schedule" to correct fare amounts for the (a) one-way base fare for senior citizens and persons with disabilities, upon presentation of valid WMATA ID or Medicare card and (b) one-way base fare for students with a valid Arlington School ID. (Published 07-15-26)**

        CM Recommendation: Adopt an ordinance (Attachment A of the staff report) to amend and reenact a noncodified ordinance titled "Arlington Transit Transportation System and Specialized Transit for Arlington Residents Passenger Fare Schedule" to correct fare amounts for the (a) one-way base fare for senior citizens and persons with disabilities, upon presentation of valid WMATA ID or Medicare card and (b) one-way base fare for students with a valid Arlington School ID.

- **Other**

    19. **Resolution of support for Fairfax County Water Authority's ("Fairfax Water") proposed replacement of the Willston elevated storage tank.**

        CM Recommendation: Adopt the resolution of support (attached to the staff report) for Fairfax Water's proposed replacement of the existing Willston elevated storage

tank with a new 1-million-gallon elevated water storage tank, as set forth in Attachment A (of the staff report).

20. Amended resolution specifying attorneys in the County Attorney's Office authorized to accept deeds conveying real estate to the County Board.

CM Recommendation: Adopt the amended resolution (attached to the staff report) regarding acceptance of deeds conveying real estate to the County Board.

21. Deed of release of covenant to release the December 22, 1982, covenant on the property owned by Doorways for Women and Families, Inc. (Doorways) at 859 N. Lebanon St. with a condition that any proceeds received from the sale will be used to provide emergency shelter and counseling for persons in crisis situations in Arlington County, Virginia.

CM Recommendation: (1) Approve the deed of release of covenant, (attached to the staff report) to release the December 22, 1982, covenant on the property at 859 N. Lebanon St. with a condition that any proceeds received from the sale will be used to provide emergency shelter and counseling for persons in crisis situations in Arlington County, Va. (2) Authorize and direct the County Manager to execute, on behalf of the County Board, the deed of release of covenant (attached to the staff report) subject to approval as to final form by the County Attorney. In addition, (3) authorize the County Manager, with the concurrence of the County Attorney, to act as the County Board's representative in approving revisions to the Deed of Release of Covenant (attached to the staff report) that are necessary to remove any ambiguity or inconsistency or which improve the County's financial security or position, and which revisions do not adversely affect the County financially prior to the execution of the deed of release of covenant.

- **Non-Public Hearing Items *(Items 22-35)*** *County Board members ONLY may request removal of the following items:*

- **Capital Projects**

22. Award of contract to Shapiro & Duncan, Inc. to provide construction services for replacement of the air handler units at the Arlington Detention Facility, 1435 N. Courthouse Road, Arlington, Va. (Published 07-14-26)

CM Recommendation: Approve the Award of contract resulting from Invitation to Bid (ITB) No. RFQ N1439 between the Arlington County Board and Shapiro & Duncan, Inc. to provide construction services for the Detention Facility Replacement of the Air Handler Units, located at 1435 N. Courthouse Road, in the amount of $6,808,000.00, plus a 15% contingency of $1,021,200.00, for a total contract authorization of $7,829,200.00. In addition, authorize the Purchasing Agent to execute the contract, subject to legal review by the County Attorney.

23. Funding to proceed with four (4) new Neighborhood Complete Streets Capital Projects. (Published 07-13-26)

CM Recommendation: Approve advancing the following capital projects through the Neighborhood Complete Streets (NCS) program: (1) North Van Buren Street from 18th Street North to 19th Street North in the Arlington East Falls Church neighborhood; (2) North Tuckahoe Street from 18th Street North to 19th Street North in the Arlington East Falls Church neighborhood; (3) 13th Street North from North Quincy Street to North Lincoln Street in the Ballston-Virginia Square neighborhood; and (4) Shirlington Road from South Glebe Road to 22nd Street South in the Green Valley neighborhood.

24. Award of Contract to The LandTek Group LLC. to provide construction services for the Kenmore Fields Conversion located at 200 S. Carlin Springs Road. (Published 07-13-26)

CM Recommendation: Approve the award of the contract resulting from Invitation to Bid No. RFQ N1448 to The LandTek Group LLC. to provide construction services for the Kenmore Fields Conversion Project at 200 S. Carlin Springs Road in the amount of $8,121,000.00, plus an allocation of $812,100.00 as a contingency (10%), for a total contract authorization of $8,933,100.00. In addition, authorize the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.

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

25. Commonwealth's Development Opportunity Fund (COF) grant of $800,000 to Innovative Defense Technologies, LLC (IDT), through Arlington County and the Industrial Development Authority of Arlington County, Virginia (the Authority), subject to the terms and conditions of the agreement among the County, the Authority, IDT, and the Virginia Economic Development Partnership (VEDP).

CM Recommendation: (1) Authorize the County Manager to sign the agreement (attached to the staff report) among the County, the Authority, IDT, and VEDP that outlines the terms and conditions of the COF grant (Agreement), subject to approval as to form by the County Attorney. (2) Authorize the acceptance of $800,000 from the COF, which will be transferred to the Authority and then to IDT, subject to the terms and conditions of the Agreement. In addition, allocate the $800,000 received from the COF for inducing IDT to expand in Arlington at 4250 North Fairfax Drive, invest $19 million in capital expenditure, and create at least 210 new jobs in Arlington.

26. Congestion Mitigation and Air Quality Improvement (CMAQ) grant UPC 123990 from the Virginia Department of Transportation (VDOT); and authority to accept grant funds and execute the grant agreement with VDOT.

CM Recommendation: (1) (1) Accept and execute, on behalf of the County Board, an agreement with VDOT for the utilization of CMAQ funds in the form attached to (the) Board Report as Attachment A, for a total amount of $118,776 and anything else necessary to effectuate the purposes of the agreement. (2) Accept such funds granted to the County Board. In addition, (3) appropriate $2,215 to FY 2027 in grant revenues from this VDOT agreement to the Departmental of Environmental Services for Transportation Resources for Arlington County (TRAC) as follows: (a) $1,772 (101.4021004.471201.00000.EVDOT.VCEO) and (b) $443 (101.4021004.461101.00000.EVDOT.VCEO).

27. **This item was removed.**

28. **This item was removed.**

- **Acquisitions or Leases of Real Property**

29. **Agreement of sale between Louis D. Simonen, as seller, and the County Board of Arlington County, Virginia, as purchaser, for the purchase of the property located at 5858 14th St. N., Arlington, Va., RPC No. 10-035-076, for stormwater mitigation purposes.**

    CM Recommendation: Approve the agreement of sale between Louis D. Simonen, as seller, and the County Board of Arlington County, Virginia, as purchaser, for the purchase of the property located at 5858 14th St. N., Arlington, Va., RPC No. 10-035-076. In addition, authorize the Real Estate Bureau Chief, or his designee, to execute the agreement of sale, post-settlement occupancy agreement, and all related documents necessary for the acquisition of the Property, subject to approval as to form of all documents by the County Attorney.

30. **Deed of temporary easement and construction agreement from Zachary Kearse to the County Board of Arlington County, Virginia, for a temporary easement on a portion of the property located at 520 S. Carlin Springs Road, Arlington, Va., RPC No. 21-034-009, for the Carlin Springs Road Pedestrian Improvements Project.**

    CM Recommendation: Accept the deed of temporary easement and construction agreement from Zachary Kearse to the County Board of Arlington County, Virginia, for a temporary easement on a portion of the property located at 520 S. Carlin Springs Road, Arlington, Va., RPC No. 21-034-009, for the Carlin Springs Road Pedestrian Improvements Project. In addition, authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept the deed of temporary 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.

- **Requests to Advertise**

31. Request to authorize advertisement of public hearings by the Planning Commission and County Board no sooner than the October 5, 2026 and October 17, 2026, meeting dates, respectively, to consider proposed amendments to Articles 4, 5, 6, 7, 8, 11, 12, 15, 17, and 18, and Appendix B (Columbia Pike Neighborhoods Form Based Code of the Arlington County Zoning Ordinance (ACZO) to update zoning requirements for telecommunications facilities; payment of delinquent taxes, fees, and other charges as a condition of land use authorization; and civil penalties regulations; to ensure consistency with, and where applicable implement provisions authorized by, the Code of Virginia.

CM Recommendation: Request to authorize advertisement of public hearings by the Planning Commission and County Board no sooner than the October 5, 2026 and October 17, 2026, meeting dates, respectively, to consider proposed amendments to Articles 4, 5, 6, 7, 8, 11, 12, 15, 17, and 18, and Appendix B (Columbia Pike Neighborhoods Form Based Code of the Arlington County Zoning Ordinance (ACZO) to update zoning requirements for telecommunications facilities; payment of delinquent taxes, fees, and other charges as a condition of land use authorization; and civil penalties regulations; to ensure consistency with, and where applicable implement provisions authorized by, the Code of Virginia.

32. Request to advertise public hearings for the Planning Commission and the County Board to consider an amendment to the General Land Use Plan (GLUP) from "Service Commercial" to "Low" Office-Apartment-Hotel for an area located at 4500 Langston Blvd. (RPC #07-002-011, 012 and -013), at future dates concurrent with consideration of an associated site plan application, the Kensington Elder Care Facility (SPLN25-00005, SP #81).

CM Recommendation: Adopt the resolution (Attachment 1 of the staff report) to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Kensington Elder Care Facility site plan and rezoning applications (SPLN25-00005, SP #81, REZN25-00004), to consider and resolve to amend the GLUP from "Service Commercial" to "Low" Office-Apartment-Hotel for an area located at 4500 Langston Blvd. (RPC #07-002-011, -012 and -013), as shown in Attachment 2 (of the staff report).

33. Request to advertise the presentation of a five-year Vision Zero Action Plan Update (2026-2030) identifying a path toward eliminating all transportation related fatalities and severe injuries, while ensuring safe, healthy, equitable mobility for all.

CM Recommendation: Adopt a resolution (Attachment A of the staff report) authorizing the advertisement of a public hearing no sooner than the September, 2026, County Board Meeting to consider adoption of a Vision Zero Action Plan Update (2026-2030).

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

34. Request for the County Board to approve the Amended and Restated Arlington County Affordable Housing Financing Commitment Letter for the Rehabilitation and Renovation of the Barcroft Apartments Fifth Renovation Phase (RB 3) to 1100 S Thomas Street Owner, LLC, an affiliate of Jair Lynch Real Estate Partners (JLREP).

CM Recommendation: Approve the Amended and Restated Arlington County Affordable Housing Financing Commitment Letter for the Rehabilitation and Renovation of the Barcroft Apartments Fifth Renovation Phase (RB 3) (the "Amended Financing Commitment Letter", attached to the staff report) to 1100 S Thomas Street Owner, LLC, to assist with the rehabilitation of the RB 3 phase of Barcroft, subject to approval as to final form by the County Attorney (Attachment 1 of the staff report). (2) Authorize and direct the County Manager to execute, on behalf of the County Board, the Amended Financing Commitment Letter, subject to approval as to final form by the County Attorney. In addition, (3) Authorize 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 Amended Financing Commitment Letter (attached to the staff report) 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 Amended Financing Commitment Letter.

35. Minutes

III REGULAR AGENDA ITEMS

36. 1401 Wilson Blvd. & 1400 Key Blvd.

A. SPLA26-00001 Site Plan Amendment (SP #429) to construct a mixed-use development consisting of two residential towers with up to 9.94 FAR, including 887,232 sf of residential gross floor area and 28,908 square feet (sq. ft.) of retail gross floor area (GFA), with modifications for additional density, percentage of compact parking, required residential loading spaces, density exclusions, and other modifications necessary to achieve the proposed development; located at 1401 Wilson Blvd. and 1400 Key Blvd. (RPC #16-035-001, -002). (Published 07-13-26)

CM Recommendation: Adopt the site plan amendment (SPLA26-00001) (SP #429) (attached to the staff report) to permit the construction of a mixed-use development consisting of two residential towers with up to 9.94 FAR, including 887,232 sf of residential gross floor area and 28,908 sf of retail gross floor area, with modifications for additional density, percentage of compact parking, required residential loading spaces, density exclusions, and other modifications necessary to achieve the proposed development; located at 1401 Wilson Boulevard and 1400 Key Boulevard.

B. Ordinance to vacate: (1) a portion of North Nash Street at its intersection with Wilson Boulevard abutting Pt. Lot 13 and Lot 14, Subdivision of lots east of "A" and "B", Colonial Heights; and (2) portions of existing easements for public street and utilities purposes on Lots 1, 10, 11, 12 and 14 and part of Lots 6, 8, 9 and 13 subdivision of lots east of "A" and "B", Colonial Heights, subject to a restrictive covenant with conditions.

CM Recommendation: Enact the ordinance to vacate: (1) a portion of North Nash Street at its intersection with Wilson Boulevard Abutting Pt. Lot 13 And Lot 14, subdivision of lots east of "A" and "B", Colonial Heights; (2) A portion of an existing easement for public street and utilities purposes on Part Lots 8, 9 and 13 and Lots 10, 11, 12 and 14, subdivision of lots east of "A" and "B", Colonial Heights (RPC #16-035-001); (3) A portion of an existing easement for public street and utilities purposes on Pt. Lot 6, Subdivision of lots east of "A" and "B", Colonial Heights (RPC #16-035-002); and (4) A portion of an existing easement for public street and utilities purposes on Lot 1, subdivision of lots east of "A" and "B", Colonial Heights (RPC #16-035-002), subject to a restrictive covenant with conditions (Attachment 1 of the staff report). In addition, authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute, on behalf of the County Board, the deed of vacation and restrictive covenant and any other documents necessary to effectuate the ordinance of vacation, attached (to the staff report) as Attachment 1, subject to approval of all documents as to form by the County Attorney.

37. Brookfield Site Adaptive Reuse Project, 601 & 701 12th St. S.

A. 601 and 701 12th St. S. – Adaptive Reuse Project

1. **SPLA26-00004 Phased Development Site Plan Amendment to revise the Pentagon City Phased Development Site Plan (SP #105) conditions governing Parcel 1C South and discontinue the associated "12th Street Landing" project Design Guidelines for the properties located at 601 and 701 12th St. S. (RPC#s 35-004-004 and -006).**
2. **SPLA26-00006 Adaptive Reuse Site Plan Amendment to convert two existing office buildings (SP-2 and SP-3 of SP #105) to residential use and construct new retail and residential building additions, with up to 607 residential dwelling units, up to 29,990 square feet (sq. ft.) of retail gross floor area, and up to 3,579 sq. ft. of office gross floor area; located at 601 and 701 12th St. S. (RPC#s 35-004-004 and -006). (Published 07-13-26)**

CM Recommendation: Adopt the Phased Development Site Plan Amendment Ordinance (SPLA26-00004; SP #105, attached to the staff report) to revise the Pentagon City Phased Development Site Plan conditions governing Parcel 1C South and discontinue the associated "12th Street Landing" project Design Guidelines for the properties located at 601 and 701 12th St. S. (RPC#s 35-004-004 and -006), subject to the proposed conditions of the ordinance. In addition, adopt the Adaptive

Reuse Site Plan Amendment Ordinance (SPLA26-00006, attached to the staff report) to convert two existing office buildings to residential use and construct new retail and residential building additions, with up to 607 residential dwelling units, up to 29,990 sq. ft. of retail gross floor area, and up to 3,579 sq. ft. of office gross floor area; with modifications of zoning ordinance requirements including: reduced parking requirements, altered dimensional parking standards, density exclusions, and other modifications as necessary to achieve the proposed development plan for 601 and 701 12th St. S. (RPC#s 35-004-004 and -006); subject to all previously approved conditions of SP-2 and SP-3 of SP #105, and the conditions of the ordinance (attached to the staff report).

B. Ordinance to permit the encroachment of portions of existing underground garage and portions of proposed electrical transformer vaults under portions of existing public street and utilities easements located along the South Hayes Street, 12th Street South, and South Fern Street Frontages of the buildings located at 601 and 701 12th St. S., Arlington, Va., RPC Nos. 35-004-004 and -006, with conditions.

CM Recommendation: Enact the ordinance of encroachment (attached to the staff report) to permit the encroachment of portions of existing underground garage and portions of proposed electrical transformer vaults under portions of existing public street and utilities easements located along the South Hayes Street, 12th Street South, and South Fern Street frontages of the buildings located at 601 and 701 12th St. S., Arlington, Va., RPC Nos. 35-004-004 and -006, with conditions.

38. Ordinance to amend, reenact, and recodify Chapter 15 (Noise Control), Sections 15-3 (Definitions) and 15-6 (Prohibited Acts) of the Arlington County Code to prohibit the operation of gas-powered leaf blowers and gas-powered leaf vacuums at any time, with an effective date of July 18, 2029, and an alternate effective date of January 18, 2028. (Published 07-15-26)

CM Recommendation: Adopt the ordinance (Attachment A of the staff report) effective July 18, 2029, to amend, reenact, and recodify Chapter 15 (Noise Control), Sections 15-3 (Definitions) and 15-6 (Prohibited Acts) of the Arlington County Code to prohibit the operation of gas-powered leaf blowers and gas-powered leaf vacuums at any time.

IV ADDITIONAL ITEMS

GENERAL INFORMATION

The Arlington County Board generally meets once a month on Saturdays with a corresponding recessed meeting on Tuesday within a week of the initial regular meeting. The Board typically does not meet during the month of August. The meetings are open to the public. For more information, or to obtain the meeting schedule, telephone the County Board Office at 703-228-3130 (TTY 703-228-4611) on weekdays from 8 a.m. to 5 p.m.

A **Spanish Language interpreter is** present for the regular Saturday Board meeting, from 9:30 to 11:30 a.m. Persons needing Spanish language interpretation services are encouraged to contact the County Board Clerk no later than three days in advance of the meeting at 703-228-3130 (TTY 703-228-4611), or notify the Clerk the morning of the meeting. Interpretation services also are available for recessed meetings if requested no less than one day in advance by calling the above number. Persons needing a sign language interpreter, assisted listening devices, alternate format materials, or other accommodation for qualified individuals with disabilities as described in the American with Disabilities Act should contact the County Board office at 703-228-3130 or email countyboard@arlingtonva.us no less than three days in advance of the meeting. In addition, the County offers closed-captioning services for all County Board meetings.

All County Board meetings are available for live viewing with closed captioning on Comcast Xfinity channels 25 and 1085; Verizon FiOS channels 39 and 40, with closed captioning, at County Board Agenda Online or on the County's YouTube Channel.

INFORMACION GENERAL

Generalmente, la Junta del Condado de Arlington se reúne una vez al mes los sábados con una reunión pospuesta el martes correspondiente de la semana de la reunión ordinaria inicial. Habitualmente, la Junta no se reúne durante el mes de agosto. Las reuniones son abiertas al público. Para más información o para obtener el cronograma de reuniones, llame a la oficina de la Junta del Condado al 703-228-3130 (TTY 703-228-4611) los días hábiles de 8 a.m. a 5 p.m.

En la reunión ordinaria de la Junta los sábados hay un **intérprete al español** presente de 9:30 a 11:30 a.m. Las personas que necesitan servicios de interpretación en español deben comunicarse con la secretaria de la Junta del Condado como mínimo tres días antes de la reunión al 703-228-3130 (TTY 703-228-4611), o notificar a la secretaria la mañana del día de la reunión. También se brindan servicios de interpretación para las reuniones pospuestas si se solicitan como mínimo con un día de anticipación al número de teléfono que se indica anteriormente. Las personas que necesitan interprete del lenguaje de señas, dispositivos de audición asistida, materiales en formato alternativo, u otra acomodación para personas con discapacidades según se establece en la ley *American with Disabilities Act* deben comunicarse con la oficina de la Junta del Condado al 703-228-3130 o enviar un correo electrónico a countyboard@arlingtonva.us como mínimo tres días antes de la reunión. El Condado también ofrece servicios de subtitulado para personas con problemas de audición en todas las reuniones de la Junta del Condado.

Todas las reuniones de la Junta del Condado pueden verse en vivo en Comcast Xfinity channels 25 and 1085; Verizon FiOS channels 39 and 40. Puede ver las reuniones pasadas/archivadas en el at County Board Agenda Online .

ARLINGTON COUNTY, VIRGINIA

INSTRUCTIONS FOR SPEAKING ON AGENDA ITEMS

The following instructions are in accordance with the Meeting Procedures adopted by the County Board:

A. **Public Comment Period (Saturday Regular Meetings at 9:30 a.m.)** This is an opportunity for residents to alert the Board of topics ***not on that day's agenda, already decided, or scheduled for future hearings***. All persons wanting to speak must submit a speaker slip to the Clerk prior to speaking. Each speaker has up to two minutes to speak. The Board will hear only one speaker per topic.

B. **Consent Agenda Items.** To speak on a consent agenda item, listed under Public Hearing Items**,** a resident must register online before the first speaker is called for the Consent Agenda hearing, which begins no earlier than 6:00 p.m., identifying all the Consent Agenda item number(s) he or she wants to address on one slip. Individuals may download speaker slips in advance of the meeting by visiting the County Board Meeting web page, and completing the form online. Submission of a speaker slip will result in the item (s) being removed from the Consent Agenda on Saturday to be heard by the Board at 6:00 p.m. at the following Tuesday Recessed Meeting for public testimony (no speakers will be heard on Saturday). Individuals and organizations have up to three minutes to speak on all matters at the Tuesday meeting, (Example: persons who sign-up to speak on two items, will be called one time to speak a maximum of three minutes on both items.). The Board will hear speakers in a group before discussing the removed Consent Agenda items. Additional speakers may sign-up to testify on the previously removed items at the Tuesday recessed meeting by submitting a speaker slip by 6:00 p.m. Only County Board members may request removal of **Non-Public Hearing Items.** These items will also be discussed by the County Board at the Tuesday recessed meeting at 6:30 p.m.

C. **Regular Hearing Items (Heard no earlier than 9 a.m. on Saturday and no earlier than 6:30 p.m. on Tuesday).** Speakers intending to address Regular Agenda items first must check if the item is on the agenda for the Saturday or the Tuesday recessed meeting. In order to speak, an individual must submit a speaker slip identifying the agenda item to the Clerk prior to the first speaker being called for that agenda item. Speaker slips may be downloaded online in advance of the meeting from the County Board Meeting web page but will not be accepted until the day of the hearing. Individuals participating virtually must submit an online speaker form identifying the agenda item prior to the first speaker being called for that agenda item. Individuals may speak for a maximum of two-to-three minutes per agenda item; civic or community organizations representatives may speak for a maximum of two, three or five minutes. The Clerk will call the two minute speakers first; followed by the three minute speakers second; and, finally, the five minute speakers in the order in which their slips are received in each category.

The Board will accept written materials, not repeating oral testimony. Residents must provide eight (8) copies of the information for County Board members, staff and the public record, and give it directly to the Clerk.

For a full copy of the adopted Meeting Procedures, visit the County Board website or contact the Clerk's Office at 703-228-3130 (703-228-4611 TTY).