

**Arlington Ridge Civic Association (ARCA)**  
**Minutes of the Membership Meeting, March 15, 2018**

*Recorded by Don Schlichtmann*

Pres. Arthur Fox called the meeting to order at 7:08 pm. He noted one business matter to be addressed prior to introduction of the evening's two main speakers.

He noted that the ARCA Bylaws require that a Nominating Committee be formed at the March Membership meeting to assemble and recommend a slate for election to the ARCA Executive Board at the May meeting, the Membership election of a new ARCA Board to take place at the July meeting. He indicated that the Executive Board had recommended that Treasurer Bob Hyde, VP Mike Pickford, and NC Program Chair Lauren Bailey be elected to the 2018 Nominating Committee and asked if anyone else would like to join them. After brief discussion, the Members affirmed the Board's recommendation and elected the three to the Committee.

Arthur then introduced Michael Novotny, project lead, Maurice Walters, architect, and Kedrick Whitmore, zoning specialist, representing JBG/Smith to discuss JBG's plans for development of PenPlace, the block on the north side of S. 12<sup>th</sup> St. between Eads and Fern Sts. The property was formerly owned by Vornado which had received approval from Arl.Co.Board for development of five buildings up to twenty stories in height.

Mr. Novotny began a slide presentation to show JBG's dramatic change in concept for the property. He indicated that JBG intends to initially develop only two buildings on the property, separated by a 'public square' area, both buildings facing S. 12<sup>th</sup> St. and being only seven stories tall with ground floor retail and a total of 300 apartment units above. Mr. Walters continued the presentation and discussed elements of the design considerations, including street-scape. JBG intends a pedestrian-focused environment and high-tech accoutrements, including LEED certification. Resident parking will be below ground while retail parking will initially be on the surface behind the two buildings but will be moved underground upon development of the northern portion of the property. A temporary dog park will also be provided at the corner of Eads and 11<sup>th</sup> Street adjacent to the surface parking lot.

There was a lengthy Q&A session following the presentation. Questions involved not only market conditions, demographic expectations of occupancy, and infrastructure (incl. schools) but also taxation of commercial properties under State law. In response to a question, the audience agreed that the proposal was much improved over the earlier Vornado plan. The JBG team was given friendly applause upon concluding.

Arthur next introduced new Arl.Co. Board member Eric Gutshall, who was warmly welcomed. Mr. Gutshall spoke first about Arlington's history of development over the past forty years, and how that development had been quite beneficial to quality of life while adding significant population to the County. However, he noted that the paradigm for development over the past forty years would likely not serve the County well over the next forty years, and that new thinking is needed.

His initial remarks were brief, and he devoted most of his time to a Q&A session. Budget needs regarding infrastructure (transportation, schools, and open space) were raised by the Members. There was again discussion of the manner in which commercial property taxes are allowed to be lowered under State law if the property (or business thereon) is not occupied (performing as well) as expected. This is a break not available to residential properties.

Mr. Gutshall fielded a number of questions and exhibited a detailed understanding of many details in his responses. He appeared unusually well-versed on many matters for a person so new in his position. The audience gave him a warm applause at the conclusion of the evening.

Meeting adjourned at 9:05 p.m.