

(Final)

Crystal City Civic Association (CCCA)

Annual General Meeting

November 29, 2018

1805 Crystal Drive, Crystal Park Condominium

Minutes

President Carol Fuller welcomed everyone to the meeting at 7:05 p.m. and announced that the meeting was serving as the Annual General Meeting of the Crystal City Civic Association (CCCA). Residents of the Arlington Ridge and Aurora Highlands Civic Associations were invited to attend because of their interest in the recent Amazon announcement to locate half of its new HQ2 in the area. Noting the large attendance (approximately 130), she asked that comments and questions be limited to CCCA members only.

Carol said the focus of the meeting would be a panel discussion on the Amazon HQ2 decision and what it means for Crystal City and the larger area called National Landing (Crystal City, Pentagon City, and Potomac Yard/Arlington). The meeting will also include the Annual Election of CCCA Officers and a brief presentation by JBG Smith on planned construction at 1770 Crystal Drive/Crystal Square.

CCCA Election of Officers

Patricia Heath presented the report on behalf of the CCCA Election Committee (Barbara Selfridge, Anand Mudambi, and herself), noting that the Committee followed Bylaws requirements for requesting nominations for four open positions. Nominations were closed on November 14, and the Committee notified the membership on November 17, 2018, of the following nominations for two-year terms:

Vice President for Policy and Planning - Judy Freshman

Treasurer - Eric Cassel

Communications Director - Stuart Mize

Membership Liaison - No nominations

(President Carol Fuller and Secretary Claudia Yarus are completing the first year of two-year terms.)

Pat stated that the Executive Committee may appoint a replacement to serve in a vacant office until election of a successor at the next Annual General Meeting and asked any interested voting member to speak with an Executive Committee member about volunteering for the position of Membership Liaison.

Carol announced that all residents of Crystal City are automatically members of the CCCA, but only those who have paid their current annual dues of \$10 are eligible to vote. She also reminded everyone to pay dues for 2019.

It was moved and seconded that the nominees be elected by acclamation. The motion was approved and the nominees elected unanimously by all eligible voting members in attendance.

Carol recognized Diane Oksanen-Gooden, a founding member of the CCCA, indicating she had done an outstanding job as a founding member and first CCCA Treasurer for the past four years. She thanked Diane for her service and wished her well as she and her husband are moving out of Crystal City.

1770 (formerly 1750) Crystal Drive/Crystal Square

Carol introduced Clyde McGraw, Associate, Development, JBG Smith, to make a brief presentation on the 1770 Crystal Drive Construction Hauling Route Plan, as well as the Construction Worker Parking Plan, Temp Pedestrian and Vehicular Circulation Plan, and the Construction Schedule/Hours for renovation work on 1770 Crystal Drive and the Central District retail area.

Mr. McGraw confirmed that the Crystal Square Block includes four buildings owned by JBG Smith as well as one additional building (Crystal Square Apartments) under other ownership. Plans have been approved, and major work will begin on the 1770 Building (formerly 1750 and now covered in green), but it will remain an office building (rather than an earlier planned conversion to residential). This will be one of the buildings rented to Amazon. The retail area is still being finalized, and plans are to make it a glass façade. Other plans previously approved for the Block include the street-focused mixed-use redevelopment at 1550 Crystal Drive, featuring an Alamo Drafthouse Cinema, an unnamed specialty grocery store, and other retail.

Mr. McGraw stated that the renovation work will directly impact vehicular and pedestrian traffic in the area. Portions of the sidewalk on the west side of Crystal Drive will be closed, but the garage entrances on Crystal Drive and 18th Street will remain open. Hours for construction are 7:00 a.m. to 6:30 p.m. on weekdays and 10:00 a.m. to 6:30 p.m. on weekends. Construction personnel will be encouraged to park in a vacant lot south of 23rd Street.

Mr. McGraw confirmed that the elevated park between 1770 and 1550 will be replaced by the movie theater, and there will be a new park on 18th Street. He said work will begin in earnest in January 2019, with anticipated completion by the end of the summer of 2020. He also confirmed plans to demolish the building at 1900 Crystal Drive and replace it with residential buildings.

Amazon and The Future of Crystal City

Carol then introduced the following panel members to lead a discussion on the recent Amazon HQ2 decision:

Tracy Gabriel, President and Executive Director, Crystal City Business Improvement District (BID)
Andrew VanHorn, Executive Vice President, Development, JBG Smith
Katie Cristol, Chair, Arlington County Board

BID

Tracy Gabriel indicated how pleased she was with the large turnout for the meeting and how enthusiastic she is about what the Amazon decision will mean for the area. She said it represents an opportunity to accelerate the BID's strategic plan as well as the Crystal City Sector Plan. She referred to the Future Cities Project which the BID began last Spring to encompass the future of Crystal City, Pentagon City,

and the Arlington portion of Potomac Yard, noting input from more than 3,000 online responses. Goals include providing more amenities, affordable housing, walkable areas, etc.

Ms. Gabriel announced two upcoming BID-hosted meetings to discuss current and related activities in more detail. She said the BID is focused on five areas: build identity, improve place, grow economy, increase connectivity, and foster cultural vibrancy. The BID wants to distinguish the area as connected, transform Route 1 into a boulevard, implement a connector bridge to the airport, and have it identified as an innovation district.

JBG Smith

Andy VanHorn reported that he would not be able to provide more detail than what is already public. Initially, some current JBG Smith buildings will be retrofitted to accommodate Amazon while its new buildings are under construction. The initial Amazon presence will be approximately 400 employees by the end of 2019 in three floors at 241 18th Street, followed next by 1800 South Bell. Amazon will rent the 1770 building following major renovation (expected for mid 2020 occupancy) and expects 1,000 additional employees in 2020 with higher increases following that. Amazon will build on the corner of 15th Street and South Eads and at Pen Place, the large vacant area north of Whole Foods. Plans are to have 25,000 employees in the area within 10-15 years.

Arlington County Board

Katie Cristol said she wanted to confirm the County's commitment to Crystal City and the Crystal City Sector Plan and express her enthusiasm about the opportunities provided by the Amazon decision. She announced a series of online learning sessions on transportation, schools, and housing and in-person sessions where people can provide direct feedback. She said there would be many opportunities to learn and comment and recommended the following website: www.arlingtonva.us/amazon

Ms. Cristol also noted that the Arlington County Board will be voting on the final package of incentives offered to Amazon most likely during its meeting on February 23, 2019, and people can testify at that time.

Question and Answer Session

Carol Fuller then opened the meeting for comments and questions and, again, noting the large attendance, requested that comments and questions be restricted to CCCA members only. Following is a summary of comments and questions addressed by the panel members.

Issue of future of Crystal City, current livability, no rent control, etc. The Arlington County website is a good source. Transportation: The County will get 95% of its investment back on pedestrian areas, bike paths, public transportation, rapid buses, etc. Housing: the issue of rent control is discussed a great deal, but there is no policy to address that. They are protecting lower income residents by following an affordable housing master plan, and Amazon has committed millions to affordable housing over 10 years. Increases in the supply of housing will keep rents down. JBG has plans for various types of housing and is also wrestling with the issue.

Amazon moving in phases. Green and blue buildings permanent or not. The green building (1770 Crystal Drive) is undergoing major renovation, and it is unclear what will happen when Amazon moves out. The blue building (1800 South Bell) is a short-term lease and will probably be demolished when Amazon moves out.

Bridge to Airport and Entrance at 2121–Future VRE Station integrated. The project now has money for the design phase, but there are hurdles to overcome. There will be two years of design, and the National Park Service must approve.

Schedule for Amazon. As stated previously, the initial Amazon presence will be approximately 400 employees by the end of 2019 in three floors at 241 18th Street, followed next by 1800 South Bell. Amazon will rent the 1770 building following major renovation (expected for mid 2020 occupancy) and expects 1,000 additional employees in 2020 with higher increases following that.

National Landing Name. The geographic name represents a larger idea than the individual names, but those names are not going away. The BID did an exercise regarding how best to talk about the whole area—the Future Cities Project. It includes Long Bridge Park.

Increase in Real Estate Tax. This involves the issue of property tax for commercial vs. residential. The current approximate 20% vacancy rate for commercial puts more pressure on residential. In the past, the balance was more 50/50, but it is now skewed toward residential. Amazon as a large tenant should shore up the commercial tax base. As a tax incentive, Amazon will get part of the hotel growth tax (TIF).

Housing for Seniors with fixed income. Virginia has no rent control policy. People on fixed income may be facing 20% increase long term. The County Board is very concerned about this, just recently provided a grant for senior affordable housing, and will continue to work on the issue.

Changing Jefferson Davis name. The current name does not follow cutting-edge, forward thinking. The County Board will fight for a change, but only the Virginia Legislature can give permission for a change.

VRE – Possible increase in number of trains. There is a definite need for more trains, but it is a matter of funding. However, more trains will mean more noise.

New hospital, more schools. The Crystal City Sector Plan does not address healthcare. The County Board approved the Virginia Hospital Center expansion, but the County does need more urgent care, etc. A meeting on December 19, 2018, will address schools. The following predictions are related to Amazon: 15%–20% of employees will live in Arlington; 80-100 students added each year at peak growth; 46% of tax revenue from Amazon will go to schools. It was suggested that the area by River House would be perfect for a medical facility.

National Landing–Potomac Yard. The new Virginia Tech Campus will be located in the southern part of Potomac Yard in Alexandria. Only the Arlington part of Potomac Yard is included in National Landing.

Amazon is not a good corporate neighbor in Seattle. The County Board is concerned about homelessness, housing, etc., but the package that was put forward and the agreement reached will protect the County. There is a real sense that Amazon contributed to homelessness in Seattle. The County Board is

concerned and is adding housing and human services. Even Amazon was surprised at its growth in Seattle and is aware of the issues.

Renters will have a problem. For every job Amazon creates, other jobs will be created. There will be more cleaning jobs, good union jobs, etc., and the working class will be brought along.

Safety–Crystal City is good now, but safety issues will increase. The crime issue is important. Public safety salaries and additional revenues from Amazon will help. The County Board oversees the location of fire stations and is working on this. A more activated streetscape in Crystal City will make it feel safer.

Current rush hour traffic issues. There used to be a bridge over Crystal Drive and more places to eat. The Underground is losing anchor shops. JBG Smith needs to make an interim effort to address this. JBG Smith is trying to keep current tenants, and, hopefully, Amazon will start a revival.

For retirees, a big issue is the built-in rent projection now at \$500/year. Also, buses have no straight routes. The County Board is looking at a master transportation plan. As the population grows, the opportunity to support more multi-model transportation will grow.

Plans to bring Route 1 to grade. This is a public works project of mass proportion. The County Board likes the idea, but needs more money. It is on the radar now with state funding. This is an example of how Amazon has unlocked other opportunities and will be transformative. There are some negative issues as well, but Route 1 in Crystal City is currently a significant bottleneck, and the vision is for an on-grade boulevard with better pedestrian crossings. It will be a long time before it is completed.

Replacement plans for Tech Shop location. Putting maker shops back is a good plan.

Long-term residents notice increased crowding and issue of walking on sidewalks. Plans are to include better public grounds. The County Board has no desire to make Crystal City a “Manhattan” and will seek public input regarding sidewalks, etc.

Synetic Theater, currently in the basement of 1800 Bell, could leave Crystal City. JBG Smith gave the Theater a one-year lease for 1800 Bell until August 2019 and is currently in active discussions about keeping it in Crystal City.

On behalf of all present, Carol thanked the panel members for their presentations and very helpful responses to the numerous questions and concerns. She announced that CCCA plans for a meeting early in 2019 include another panel discussion on Amazon HQ2 with the addition of an Amazon representative.

The meeting was adjourned at 9:05 p.m.