

**Arlington Forest Citizens Association Meeting  
November 20, 2018**

- I. Allison Kennett, AFCA president began with announcements:
  - a. December 7 – Holiday celebration at Barrett School. Volunteers are needed to help with the event this year because in the past Parks and Recreation staff assisted with decorations and other logistics.
  - b. No announcements from Vice Presidents.
  
- II. Guest speakers: Tina Leoni and Savannah Miller from Ballston Bid
  - The BID is comprised of 117 properties – all office and retail. Members pay a special tax to support the Ballston BID.
  - Demographics in Ballston: younger age group with average income of about \$105,000. Senior population growing. Highly educated workforce.
  - The BID is trying to engage more residents. Some new apartments will be joining the BID. Ballston Connect Club being launched now to bring apartments and residents into the BID and get them involved. Working with Capitals for discounts and working on other opportunities.
  - BID activities:
    - Do Farmer’s Market. Very successful, May to November
    - Charitable events: puppy happy hour. Subsidiary – Ballston Gives
    - Sip and mingles.
    - Food truck days
    - Taste of Arlington
    - Banners, medians and hardscape, signage and other branding and aesthetic enhancements for Ballston
    - Artscapes
    - Walking and Music Tour – download and listen
    - Intersections: working on lighting for Metro canopy to enliven it
    - Connections: Connecting people and places through technology. Mobile app – Ballston Connect. Developed Ballston Connect podcast.
    - Free WiFi throughout BID. First neighborhood in Arlington to have this.
    - Ballston 360 website shows details about all the buildings. Will become part of wayfinding signage.
    - Marymount University development. Public art gallery and conference space.
    - Metro Plaza undergoing redesign and upgrades with new bus shelters, real time bus info, seating, easier crossings. Will take about 18 months.

- United Methodist Church redevelopment being worked out. Will have 40% affordable housing. Preserves Ball family gravesites.
- Car Pool redevelopment will be high-rise with 330 residential units and 264 parking spaces.
- 3901 Fairfax – approved as Class A office space, but won't build until they have a tenant. Arlington is no longer requiring the development put in a black box theater. The BID is still looking for another alternate location for a theater.
- 4400 Wilson Blvd. - Mixed use retail, commercial, residential
- Wilson Blvd will be lively and active.
- 750 Glebe. Silver Diner, Target, more than 500,000 square feet. 700 parking spaces.
- 672 Flats –open. Donut shop is coming. 175 units. Building was sold.
- Harris Teeter site – 700 residential units, 900+ parking spaces, and half-acre park.
- Ballston Exchange, former NSF building. New retail.
- Ballston Buch Office Project – Above Macy's – freshen up look and build outside elevator. Want to attract creative companies such as architects, graphics, etc.
- Ballston Quarter – no big grand opening scheduled. A handful of retailers are now open. Plaza will open in February. 365,000 sq ft of retail space. Pop up art gallery with Kenmore Middle School students next week.
- Working on pedestrian bridge. Should go up next month. Will have a party/celebration.
- Apartment building attached to Ballston Quarter – 405 units, 51,000 sq ft of ground floor retail.
- Total redevelopment in Ballston – 2,700 apartment units, 430,000 sq ft retail.

Question and Answer session:

- Why so much rental apartments and no condos? That's what developers want to do.
- West entrance for Ballston Metro – any movement? Not a priority for WMATA. Need community to push for the entrance.
- Ballston was once billed as the tech center of Arlington. Will it be affected by Amazon? Now, all of northern VA is considered a tech center. Trying to differentiate Ballston as mix of residential/commercial/retail – 50/50 mix. Capitalize on Caps, Marymount.
- There will be 100 restaurants. 18 different vendors in Food Market in Ballston Quarter.

- What about promoting the Amphitheater as the arts/theater space? The BID is open to working with us on some kind of partnership with the Amphitheater.
- Macys is in bad shape – BID doesn't know what's going on with them and whether there will be improvements made.
- Rock Bottom not coming back.
- Office vacancy rate – at 25%. Tenants are taking smaller spaces and it's taking longer to lease space. Now, it's non-governmental tenants.
- Talked about Ser and the developer, Brookfield, working with them to give them a great lease deal and keep them here. Brookfield bought Forest City.
- What are signs of success for Ballston Quarter by spring? 70-75% open, street retailers open, food market open, events and activities. More kid activities and more family events.
- What about electric scooters? Not happy about it as there are safety and aesthetic concerns. Looking at creating docks for these and dockless bikes.

The meeting was adjourned.