

Membership Meeting Minutes
Aurora Highlands Civic Association
June 10, 2026, at Aurora Hills Center and via Zoom

Opening of Meeting

President Stacy Meyer opened the meeting at 7:03 p.m. with a welcome to the membership and an overview of the agenda. Stacy also noted two important topics:

- The County Board will consider the Local Historic District designation for Nellie Custis School at 6:30 p.m. on Wednesday, June 17. We need to get as many letters and speakers as possible.
- There is an art contest announced in the newsletter, please give it a look and submit.

Minutes Approval

The draft minutes for the May 2026 regular meeting were approved.

PenPlace Temporary Uses

Patrick Phillippi, Amazon Community Relations Liaison, asked for community input for possible temporary uses for the PenPlace site while Amazon is waiting to build out the remainder of HQ2. It is unclear when Amazon will proceed, they currently have about 8,500 employees in phase 1 and can fit about 12,000. Some of the ideas mentioned included:

- Open space with no programming
- Public art
- Space for informal sports
- A way to entice the many walkers in the area to the space
- Temporary bathrooms would be nice
- Community garden
- Space for a flea market or night market
- A dog run, consider the Bark Social model
- Be sure it has adequate illumination
- Keep as many of the existing trees as possible for shade

There is no timeline for the project. Stacy asked for more ideas, and we will submit a letter to Patrick with some thoughts.

601/701 12th Street

Jeff Zell presented the project his company is doing with Lincoln Equities Group. They will adaptively reuse the existing towers to create about 600 new residential units. The architect is Arquitectonica from Miami, and they will replace the entire façade, add two story wings with apartments to enclose the open space and build out retail space along 12th Street with amenities on the roof. The project will go to the County Board for review in July and buildout will be 18-24 months with an estimated completion in the fourth quarter of 2028.

The project maintains many of the open space ideas from the approved Brookfield design, including parks at each end of the block on 12th Street. The existing underground parking garage with 850 spaces

will remain and be available for the 600 residential units. The Metro entrance on the corner will remain and the desire is to have it open for more hours each day. The association will send a letter to the County with some of the questions raised at the meeting. For details on the project and to view the video of the May 28 community meeting, visit this [link](#).

Discussion Items

- **Melwood** – Stacy gave an update on the Melwood project. The County Board will consider the Local Historic District designation for Nellie Custis School at 6:30 p.m. on Wednesday, June 17. We need to get as many letters and speakers as possible. We have letters of support for the designation from several civic associations and are meeting with the County Board members.
- **Survey** – Following up on the May discussion about missing middle housing and its impact on the neighborhood, Stacy has started to develop a survey. She asked for volunteers to help refine the survey. The goal would be to look for ways to develop consensus and address issues like parking and the potential impact of the new faith in housing legislation.
- **Westpost** – Nothing new to report, the request for amendment to the site plan conditions goes to the County Board in July.

Meeting adjourned at 8:47 p.m., following unanimous consent on motion to adjourn.

Nicholas J. Giacobbe, Jr.
Recording Secretary