



AURORA HIGHLANDS CIVIC ASSOCIATION

June 30, 2026

Re: 601/701 12th Street

Dear Susan,

I am writing in regard to the TSA site, 601/701 12th Street and your request for comments from the civic association. Jeff Zell presented plans for the adaptive reuse redevelopment at our June 10 meeting (as well as at a community lunch and learn.) The civic association was generally very pleased with the proposed plans. Though we did not take a formal vote, I did ask for people to send in comments to consolidate. Those comments follow:

- 1) Green Ribbon: we were pleased to see the attention brought to the green ribbon and connectivity. We recommend the county continue to follow up on Pam Van Hine's email May 28, 2026 to Adam Watson and Tony Striner for green ribbon details.
- 2) Park: we did not see details about the public park as we were told that it was still a work in progress with the county. We will withhold comment on this park until we see the details. In all cases we do not think it is appropriate to put private outdoor café seating in a public park, so, if there is private seating that needs to be within the confines of the private property. Other private uses like bike rentals, would also not be appropriate in this tiny public park.
- 3) Pick Up and Drop Off (PUDO): we were pleased to see extensive attention brought to proper pickup and drop off, and recommend that the county use this project as an example of what should be required when adaptively reusing office to residential (or hotel) as they have different PUDO requirements especially in urban locations.
- 4) Parking: we note that this private developer is not asking for reduced parking at this location which we are informed is underwritten as market-rate adaptive reuse. We would like to stress again that the county needs to reconsider approval of severe reductions in parking ratios like at the Melwood and the JBG projects to prevent overflow parking onto residential side-streets, especially when they are not necessary, as in this case and cases like it.
- 5) East Metro Entrance: the east entrance to the tunnel below Hayes Street (managed by Arlington County) should be opened 24/7 as a part of the project's completion.
- 6) Pools: we recommend the county require operational restrictions and heavy evergreen screening at the 2nd Floor pools.

- 7) Sidewalk: confirm compliance with the PCSP guidelines for sidewalk, and wider sidewalks as possible along 12th Street.
- 8) Other:
- a. We would like information on whether the windows will open in the units.
 - b. Will dogs be allowed, and if so, what provisions are made for dog facilities? (If there are not proper dedicated dog facilities, dogs should not be allowed in this very urban location.)
 - c. I don't know that we saw the loading scheme, but that may be because it is below grade – we would like more information on that to make sure loading does not contribute to congestion.
 - d. The developer should confirm the specific commitment to trees along 12th Street as typically retailers do not want their viewsheds interrupted. The civic association, on the other hand, welcomes the additional greenery.

In summary, after the last few years of reviewing of projects that have been, at a minimum, disappointing, it is refreshing to finally see a thoughtful design from a competent developer, one who realizes that doing the right thing for the community is also the right thing for his building. We look forward to working with Mr. Zell in the future.

Regards,



Stacy Meyer, RA LEED AP
President

Cc: Aurora Highlands Civic Association Board
Arlington County Planning Commission
Arlington County Board
Mr. Jeff Zell