



# Arlington County Civic Federation

## GENERAL MEMBERSHIP MEETING MINUTES, TUESDAY 11 NOVEMBER 2025

**MEETING:** Arlington County Civic Federation, General Membership Meeting, 11/11/2025 7:00 – 9:00  
Hybrid meeting held in-person at the VHC Hazel Auditorium and virtually via Zoom, called via email invitation, web notification, and Facebook post.

**ATTENDANCE:** In-Person: Member delegates checked in and were provided a voting ballot.  
Zoom: Member delegates registered in advance, and were recorded via Zoom.

**CALL TO ORDER:** Federation President Nicholas Giacobbe noted the presence of a quorum and called the meeting to order at 7:06 PM. President Giacobbe led the meeting in reciting the Pledge of Allegiance, noted that it was Veterans Day and thanked our veterans, and then read the ACCF courtesy policy as a reminder of ACCF's meeting rules.

A motion was made to approve the October 2025 General Membership (GM) Meeting minutes, the motion was moved, and seconded. The October GM minutes were approved by acclamation.

### **Urban, Mixed-Use Development in Arlington County: Economic Opportunities and Constraints and Opportunity for a New Collaborative Approach (Brian Harner (Planning & Zoning Committee) Moderated):**

Marc McCauley (Director, Strategic Investment Group, AED) gave a presentation on Urban, Mixed-Use Development in Arlington. See link: <https://www.civfed.org/newContent/2025-11/2025-11%20ACCF%20AED%20Slides.pdf>

*Questions from the Floor: What is a mezz loan? What is de-risking? Does green development drive up building costs? Do tariffs drive up building costs? What is the ratio of stick-built vs. concrete-built? Should we change paradigms? What is the extent of the slowdown of new housing construction? How do you balance size of projects?*

A Panel moderated by Mr. Harner, composed of Mr. McCauley, Kedrick Whitmore (Land Use Attorney with Venable, LLP), Casey Nolan (CRC Companies & President, Clarendon Alliance) and Mary-Claire Burick (President, Rosalyn BID), took questions:

Pre-written Questions from Mr. Harner to the Panel: What are the biggest building and project challenges today? Does the development climate in MD/DC affect Arlington? Where is there any office building demand? How does the BID define placemaking? How has the process changed in the in the last decade? How do we compare with other jurisdictions?

*Questions from the Floor to the Panel: What is the 4.1 process? What is the status of adaptive reuse in Arlington and what is its next phase? Can the County or BID incentivize unique local restaurants? How do we build flexibility into projects? How do you see the role of public engagement changing? How do we incentivize developers to build condos? When will the Amazon HQ be completed? What is the impact of public engagement on density? Do developers work with the VHDA? How can you expedite projects?*

### **Dave Schutz on Legislation Committee Resolution:**

Dave gave a presentation on the modified Legislation Committee Resolution. There was some debate, the Question was called and a vote was taken.

For:	37		The Resolution was <b>Approved</b> .
Against:	1		
Abstain:	0		

### **Vote on application of County Council of PTAs to join the ACCF:**

Claire Noakes, ACCPTA President, described its mission. A vote was on its application was then taken.

For:	26		The CCPTA has been <b>Admitted</b> to the ACCF.
Against:	0		
Abstain:	0		

**Old Business:** None

**New Business:** None

The meeting adjourned at 9:00 PM.

Respectfully submitted by Allen Norton (Assistant Secretary of the ACCF)

Meeting Video At: <https://vimeo.com/1136142962>