

Membership Meeting Minutes
Aurora Highlands Civic Association
June 11, 2025, at Aurora Hills Center and via Zoom

Opening of Meeting

President Rachel Hicks opened the meeting at 7:02 p.m. with a welcome to the membership and an overview of the agenda.

Minutes Approval

The draft minutes for the May 2025 regular meeting were approved.

President's Updates

- **Thanks Pam!** Recognized Pam Van Hine for all the work she has done for the neighborhood over the years, including significant content for the newsletter each month, her tireless advocacy for pedestrian safety, and her recently concluded term on the National Landing Business Improvement District Board of Directors.
- **CivFed Award** – AHCA was recognized at the Civic Federation's annual awards ceremony with an award "for advocacy for good community development in light of multiple General Land Use Plan changes and site plan reviews. The CA leadership has spent countless hours, days, months, and years developing deep expertise on planning and zoning, writing thoroughly researched detailed reports, and developing creative alternative solutions to improve the impacts of site proposals. These leaders have shared their experience and knowledge and have become assets to our entire community."
- **Melwood Financing** – Virginia Housing Board will meet in Richmond on June 17 to approve the LIHTC financing. There is no virtual option for public comment, but comments are welcome in person.
- **Spring Fair** will be held June 28 in Ives Park. We will once again have a bounce house and are in touch with the food trucks. Our regular band is not available, looking for other music options.
- **Adaptive Reuse Project** for 2100/2200 Crystal Drive is moving forward. JBG Smith proposes converting 2100 to 195 2/3 bedroom apartments and 2200 to a 344-room hotel. The County is moving this one quickly, expect it to go to the Planning Commission on July 7 and the County Board on July 19. A community meeting was scheduled for June 17 but will likely be rescheduled due to the primary election. A big issue is pick up and drop off, especially for the hotel, but the County staff says it's out of review scope for an adaptive reuse project.

23rd and Eads Park

David Litman, AHCA's rep to the Arlington Neighborhoods Advisory Committee, reported that the committee will be discussing the renaming proposal at their meeting this week and asked for guidance from the membership. There was a discussion of the real need for a name, which neighbors still question, as well as the lengthy bureaucratic process which wastes staff and volunteer time. A motion passed to instruct David to reluctantly concur with the County's first choice, 23rd Street Plaza, noting

that a name for a 900 square foot lot is not needed and that the term plaza is far too grandiose. The other names under consideration are Firehouse Plaza, Restaurant Row Plaza, and Pride Plaza.

RiverHouse Site Plan Review Committee

Rosamunda Ozgo and Richard Rebh (from ARCA) gave an update on the process and asked for AHCA to send in a letter voicing concerns with the latest iteration of the plan. The earlier version was double the existing density and the current version triples the density. It also increases land coverage by 30% and does not include the land for a school that Vornado had offered at the start of the process (before selling the site to JBG Smith). There are not a lot of objections to the 4.1 part of the application, which largely includes items that had been discussed with the neighborhood. The real issue is the longer term Phased Development Site Plan (PDSP) that is riding along with the 4.1 process. It includes multiple 20+ story towers that will produce more expensive housing and block views from the neighborhood. After much discussion, the members present voted to send a letter opposing the increased density.

Water Pollution Control Plant Update

AHCA's rep to the plant's community group, Paul Guttridge, introduced the two speakers, Mary Strawn, chief engineer at the Department of Environmental Services, and Brian Balchunas, an engineer with HDR. They discussed the current operations of the 40 million gallon/day plant (currently processing 21-22 mgd) and a bit of its evolution since opening in the 1930s. The next project on the horizon is [ReGen](#) which will change the processing of 100 tons of solids per day. Through a process of thermal hydrolysis and extraction of methane which will be injected into the Washington Gas network, the plant will eliminate the current lime treatment and reduce the number of trucks accessing the plant each day. Another byproduct will be class A biosolids that can be used as a higher quality fertilizer than the current output.

Design will be completed in 2025, and construction will be from 2026-2029 with startup in 2030. Current design work is looking at how to monitor and reduce construction noise and traffic, to include drilled rather than driven piles and stricter housekeeping procedures. The first project will be the demolition of the currently unused incinerator building in order to clear space for the new buildout.

The speakers also discussed odors, both sulfur and ammonia, and will look at measures to mitigate and possibly even monitor impacts on the neighborhood. The first thing neighbors can do is report odors by calling the shift supervisor at 703-585-6851.

Meeting adjourned at 8:55 p.m.

Nicholas J. Giacobbe, Jr.
Recording Secretary