

Membership Meeting Minutes
Aurora Highlands Civic Association
October 9, 2024, at Aurora Hills Center and via Zoom

Opening of Meeting

President Rachel Hicks opened the meeting at 7:05 p.m. with a welcome to the membership and an overview of the agenda. She also thanked Alyssa for the Halloween candy for the meeting.

Minutes Approval

The draft minutes for the September 2024 regular meeting were approved.

President's Updates

- **Webmaster** - Alex has volunteered to step in as AHCA's webmaster, thanks Alex!
- **Election of Officers** – In November we will have our annual election of officers. So far the slate consists of:

President - Rachel Hicks

1st Vice President – Stacy Meyer

2nd Vice President –

Treasurer – Ben Watts

Recording Secretary – Nick Giacobbe

Corresponding Secretary –

Rachel asked for nominations from the floor and heard none. Nominations will remain open until the November meeting and self-nominations from the floor will be permitted from any dues paying members.

- **CPCC** – Jill Braun is stepping down as our representative to the [Crystal and Pentagon Cities Council](#) and we will need to nominate a new representative.
- **Community Walk** – In September we discussed a community walk in the fall, unfortunately Pam does not have the time to lead one soon.
- **Pumpkin & Pie Activity** – Scheduled for Saturday, November 2 in Ives Park, it will be a chance to show off your pie baking skills and for the kids to decorate pumpkins. More details to follow.
- **Beer Garden** – As discussed in September, there is a permit request for a beer garden on 22nd Street South at the site of the former Greek restaurant. Much of the seating will be outdoors and we will need to raise concerns about potential noise. We have a letter to the County drafted and going through the review process.
- **Short Term Rentals** – We testified before the County Board on a use permit request to allow short term rentals in the Millennium Building (across from Amazon HQ 2) because the obsolete units are not renting. AHCA's concern was that this change will drive up rental costs. The County Board granted the request, but put a five-year limit on the site plan condition and it will be reviewed again in 2029.

Arlington Neighborhood Program – David Litman briefed on a joint project with Arlington Ridge Civic Association to look at traffic calming on upper Grant Street in the area of Fort Scott Drive and 29th Road South. This will be a substitution for our current ninth-ranked project for sidewalks on

21st Street South (between Ives and Joyce) which was shot down by the abutters. The needed points for the project will all be contributed by AHCA and ARCA will have a liaison. After discussion and call for a vote, Rachel noted that of the survey participants, 16 supported the project, 12 were not sure, and 3 said no. On a vote of the meeting participants, 8 were in favor, 3 abstained, and none were against. Since there was not a quorum present, the issue will go to the Executive Board for consideration. Also worth noting that ARCA will take it up at their next meeting.

Parking at Restaurant Row - Dr. Mosi London presented on the recently completed parking study by RK&K Consultants (his presentation is available [here](#)). This review is a snapshot in time and follows up on prior work done in 2005, 2019, and 2022. One of the consultant's recommendation is that some of the residential parking be converted to metered spaces, but this would need to be approved by the County Board. Participants expressed concerns with the methodology (some parking spaces used for seating still counted as parking and the fact that the parking lots at the two banks were not part of the evaluation). It also does not look broadly at the long-term problem that will occur during construction of Crystal House 5 on the current 95-space lot at Eads and 22nd Streets nor in the future when only 35 spaces are planned to replace the 95 spaces. During the survey, an overwhelming number of Restaurant Row businesses (11 of 15) expressed concern with parking. AHCA will follow up with a letter to the County.

RiverHouse Redevelopment – JBG Smith presented on their revised submission on the massive RiverHouse project. These changes incorporate the recommendations from the three Long Range Planning Committee sessions and the recently concluded online survey. The project now begins the site plan review process and the first of five expected site plan review committee meetings will be on October 24. For more on the project, see the County's [project page](#).

Adjournment

Meeting adjourned at 9:10 p.m.

Nicholas J. Giacobbe, Jr.
Recording Secretary