

Special Meeting Minutes
Aurora Highlands Civic Association
April 24, 2024 at Aurora Hills Center and via Zoom

Opening of Meeting

President Rachel Hicks opened the meeting at 7:00 p.m. with a welcome to the membership and an overview of the agenda for the evening. The special meeting was called in accordance with the Bylaws (notice is attached). The stated purpose was to discuss the proposed development recommended in the Melwood Special Land Use Study (“the Study”) for 750 23rd Street South dated March 24, 2024, provided to the public April 13, 2024 which can be found at the following link:

<https://www.arlingtonva.us/files/assets/public/v/1/melwood-study-document-updated-3.24.24.pdf>

Briefing on Study Recommendations and AHCA Recommendations

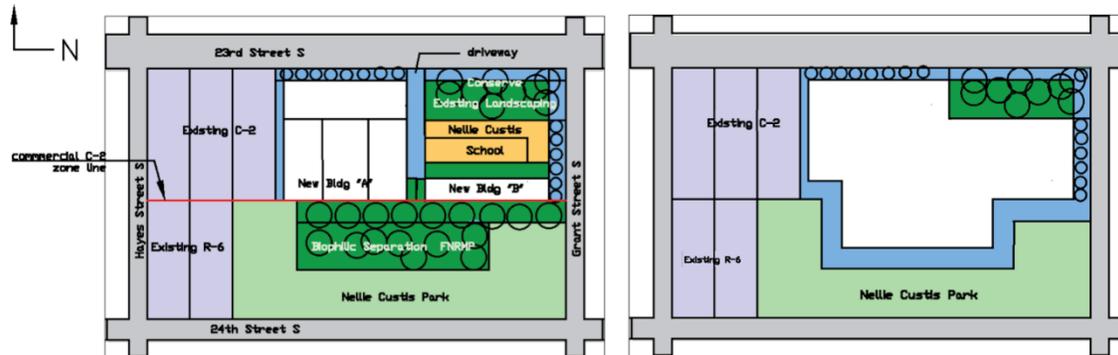
Rachel described the County’s text that currently recommends accepting the study and changing the zoning to “low medium residential” and anticipating a building of 60 feet in height with 123 units with special exception permits to allow services as well as residential.

A motion was proposed and seconded stating that AHCA opposes the County’s study and to send the following recommendations to the County:

1. Preserve the existing Public Use of the site
 - A school or public use like a library or community center should be considered NOT zoning the site residential. The Deed States it is for “School Use Only.”
2. Consider the alternate example provided by AHCA below.
3. Green goals, open space, sustainability, appropriate size, and historic preservation need to be addressed more fully.
4. Reject the text of the current study and delay all special GLUP studies until the County staff completes the analysis requested by the County Board on the process.

“Appropriately Sized Development Example”

“Study Scenarios 1 & 2”



GREENSPACE CALCULATIONS (ALL approx.)
Building footprint: ~42%
Paved: ~16%
Greenspace: ~42%

GREENSPACE CALCULATIONS (60' Scenario)
Building footprint: ~61%
Paved: ~30%
Greenspace: ~9%

GREENSPACE CALCULATIONS (45' Scenario)
Building footprint: ~70%
Paved: ~30%
Greenspace: ~0%

Vote:

By a vote of 55-5, the membership agreed to ratify these recommendations and proceed with this approach.

Adjournment

Meeting adjourned at 7:30 p.m.

Nicholas J. Giacobbe, Jr.
Recording Secretary

Attachment – Meeting Notice

----- Forwarded message -----

From: **AHCA** <info@aurorahighlands.org>

Date: Mon, Apr 22, 2024 at 5:05 PM

Subject: Special Meeting This Wednesday April 24 @ 7pm

Special Meeting Wednesday @ 7pm!

All, the Melwood Special GLUP final study has been released and the planning commission will consider it May 6th, which is before our next regularly scheduled meeting.

We will hold an emergency special meeting to discuss our planned response and to vote to ratify it. Please remember to pay your dues BEFORE the meeting so you are eligible to VOTE.

We need you present to vote so we can show the neighborhood consensus. We have the meeting in person at the Aurora Hills Recreation Center. You can also participate virtually.

Zoom info:

[Join Zoom Meeting](#)

(<https://us02web.zoom.us/j/81079053472?pwd=YzhLcFdqTGtrTlg1MjhyMXZValFSdz09>)

Meeting ID: 810 7905 3472

Passcode: 927992

Please email info@aurorahighlands.org with any comments or suggestions.

Meeting Agenda:

- 7:00 - Call to order & Presentation of Proposed response to Melwood Study by AHCA Board

- 7:20 - Vote
- 7:30 - Adjourn

[Go to Newsletter](#)

Pay your 2024 dues via Paypal [here](#) or Mail a Check Payable to AHCA.

Checks preferred. Dues: \$20 per household

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