



AURORA HIGHLANDS CIVIC ASSOCIATION MAY 2026 NEWSLETTER

A NOTE FROM THE PRESIDENT

Dear Neighbors,

The Nellie Custis Local Historic District will be heard by the **Planning Commission June 1** with a likely **County Board hearing June 13** - **mark your calendar**. More to follow via the listserv (bottom right corner). **There is zero indication that the HALRB recommendation that the building should be preserved will change the County Board's mind about pursuing demolition, but our voices matter - showing up does matter. This is the last stand.**

If you wrote a letter in the past, it will be packaged for the Planning Commission and County Board. **If you have not sent in a letter, you still have this LAST opportunity to weigh in. Your voice matters! These letters are read and are meaningful - short and simple is good. This is it. Please write:**

County Board at countyboard@arlingtonva.us and copy president@aurorahighlands.org, where we will batch the letters.

As a reminder all letters received by ACHA were sent to the HALRB and will also be sent to the County Board.

Update on Faith In Housing (Virginia HB1279). Governor Spanberger made last minute changes to the legislation in response to a massive lobbying effort from civic associations across the county (showing up matters....) See inside for more.

23rd Street Block Party scheduled for June 6 is **postponed**. ARLNow reporting that it is happening was incorrect.

CivFed candidate night is **May 12**. Incumbent **Matt DeFerranti**, and democratic challengers **Julie Farnam** and **Jim Devita** will be on the panel at 7 pm at the Hazel Auditorium, Virginia Hospital Center, or streaming on the CivFed facebook page: <https://www.facebook.com/ArCivFed>. The democratic primary is **August 4** - **all registered voters can vote in the democratic primary & it is ranked choice voting.**

Our regular meeting is on **May 13**. We will host **Patrick Phillippi, Community Relations Liaison from Amazon**, who will discuss a temporary uses for the HQ2 / Helix site.

Federal Realty (Pentagon Row/ Westpost) last month requested removal of Walgreens and is now seeking a site plan amendment to reduce the required size of the full service grocery store (existing Harris Teeter) to accommodate a Trader Joes / Aldi or Sprouts-type location. We will discuss this during the business portion of our May Meeting.

Stacy Meyer,
President



Next Regular Meeting:

Wednesday, May 13, 2026

At: Aurora Hills Community Center

735 18th St S, Arlington, VA | 7:00-9:00 pm

AGENDA

- 6:30 pm** Doors open - social
- 7:00 pm** Announcements
- 7:05 pm** Patrick Phillippi, Amazon
Community Relations Liaison
- 8:00pm** AHCA Business
- 9:00pm** Adjourn (latest)

Optional: Register via Zoom
<https://bit.ly/2026AHCA>

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Local Listserve: 4D-A

<https://groups.io/g/4D-A22202>

SPANBERGER MADE CHANGES TO FAITH IN HOUSING LEGISLATION (HB1279) DETAILS TBD

Dozens of Arlington's civic associations wrote to the governor's office with letters opposing HB1279, which would allow by right mixed income / mixed use housing on church sites, as reported in our March and April newsletters. The law passed and went to the Governor's desk for signature.

It was a nail biting finish, because as late as the April 13 deadline, the governor had still not yet acted on the legislation. But, when the dust settled later in the week, the Governor made changes to the legislation intended to address Arlingtonians' concerns about inappropriate, out of scale development. The revised "Faith In Housing" legislation appears to exclude projects, including Melwood, that have been approved by Special Exception. However, guidelines that were promised and that would have provided clarification have not yet been distributed. Stay tuned.

The law is spare for what is a rather complicated real life situation, and there are still a lot of unanswered questions about large scale development that has no public review and is completely by right - for example, loading, trash location, pick up and drop off, landscape buffering will all be decided by the zoning administrator without public input. The civic association will continue to follow up and clarify what this legislation could mean to us.

<https://lis.virginia.gov/bill-details/20261/HB1279>

SPECIAL MEETING WITH ADELE McCLURE & ELIZABETH BENNETT PARKER APRIL 9

AHCA hosted our state delegate Adele McClure and our state senator Elizabeth Bennett-Parker on April 9. While McClure was delayed for over an hour due to a blown tire, leaving only a few minutes to chat, Bennett-Parker sat in the "hot-seat" for an hour listening to concerns over the Faith In Housing legislation, the proposed lowering of Route 1, and questions about CC2DCA. Dana Bres from the civic association moderated the discussion and will be following up with the delegates, especially when there are further developments on Route 1.

MAJOR CHANGES FORTHCOMING TO THE ARLINGTON COMPREHENSIVE PLAN

Anne Bodine, from Arlingtonians for a Sustainable Future, joined the April 8 meeting to update us on the major Comprehensive Plan overhaul. There are significant departures in terms of planning priorities - likely more growth and development in residential areas which we will be monitoring. UPDATE: the Comp Plan will be presented May 13 (same time as the AHCA monthly meeting.) at the Planning Commission LRPC. Website for more info: <https://www.arlingtonva.us/Government/Projects/Plans-Studies/Comprehensive-Plan/Update>

**NEW NEIGHBORS!
NEW CIVIC ASSOCIATION FOR POTOMAC YARD**

Dorian Adeyemi from the new next door Potomac Yard Civic Association gave a brief presentation on the goals and proposed boundaries at the March AHCA meeting, and afterward we, along with the Crystal City Civic Association, sent letters in support of the new civic association's creation. See pyaca.org for more info. The Arlington County Civic Federation will be voting on their membership in June 2026.



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22202 Headlines

RETAIL

- *Soko Butcher - cheesesteaks to open in Crystal City this summer 269 19th St.*
- *Bowl'd Masala & Mezeh Mediterranean Grill - now open in the Fashion Center*
- *Twins Ace now Opening May 29, 2051 S. Bell Street*
- *Duke's Burgers to open in Water Park this summer*

GOVERNMENT

- *County approved 2-cent increase in the real estate tax rate bringing it to \$1.053 / \$100 of assess value. Fees are up 25% at Barcroft gymnastics. Car-tax subsidies trimmed for higher-value vehicles & water / sewer rates increase 1.5%*
- *Northern Virginia Transportation Authority is working on projects in the area, including improving trails on the west side of Rt 110 at the Pentagon. Comments can be submitted online though May 17 on their website*
- *Arlington Junction Park at Eads & S. 12th Street opened last month*
- **CivFed is holding a democratic County Board candidate night May 12 - See Calendar on back page (Get!Out!) <https://www.civfed.org/>**



DEVELOPMENT

- *The Crystal City Civic Association (CCCA) supports 1800/1901 S. Bell Street adaptive re-use from office to residential but wants community benefits (library & theater) in exchange for the delay of Center Park. The Aurora Highlands Civic Association (AHCA) sent a letter in support of CCCA, but emphasized that we do not support any reduction in service at Aurora Hills Library. We need to continue to monitor this development.*
- *Amazon continues to be delayed in achieving promised job targets for HQ2 - adding 7,200 by 12/2025 instead of 11,600. Last year Amazon only added 143 positions, and has delayed the new building at PenPlace. Patrick Philippi from Amazon will discuss at our May meeting.*
- *Federal Realty (Pentagon Row/Westpost), is now seeking to reduce the requirement for the size of the Harris Teeter in Westpost. AHCA will discuss this request during the business portion of the May meeting.*

PROPS:

Nick Giacobbe, our mild mannered recording secretary, has been moonlighting as President of the Arlington Civic Federation. On April 24 he won the coveted "ARLNow Cup" for his outstanding leadership at CivFed! If you are interested in having input into issues that affect Arlington, such as governance, housing, parks, environment, etc. you can apply to participate in CivFed as an AHCA delegate. Contact info below.

VOLUNTEERS:

ISO Tech Help - if you have any skills in website, excel, database, or have time and want to commit and learn these skills. Contact info below.

Report a Problem

If you see problems you can report them to the County. Try it: <https://www.arlingtonva.us/Government/Topics/Report-Problem>

2026 AHCA Officers

- President Stacy Meyer
- Vice President Alex Chakrin
- Treasurer Ben Watts
- Recording Secretary Nick Giacobbe
- Corresponding Secretary Lexi Tinker
- Newsletter**
- Editor Sushma Subramanian
- Delivery Les Garrison

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CONTACT INFO: email president@aurorahighlands.org if you are curious, or interested in volunteering, **or just show up at a meeting!** Please don't be shy! **Any and all help is welcome and appreciated.**

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Get! Out!

ONGOING

SUNDAY

- Art Series "MOCA on the Move" at Met Park / MOCA 10 am- 1pm throughout May.
- Free fitness classes at Potomac Yard - 2-3 pm through May 17 - tickets at EventBrite, 3639 S. Glebe
- Biweekly Jazz Palette at Waterpark paint-n-sip 5:30 pm <https://www.nlwaterpark.com/event/jazz-palette/> for tickets
- Spark! art market, 1st Sunday of each month at 2700 Art Space, 10 am- 2 pm.

MONDAY

- Open Door with County Board 6- 8 p.m. - check County Board website for details
- Yarn Crafters Aurora Hills, 10 am- 12

TUESDAY (& SATURDAY)

- Farmers Market at Met Park Tue 10-2 and Sat 9-1.

WEDNESDAY

- Plants in the Park, Met Park, monthly series starting May 13, 11- 2pm, <https://nationallanding.org/do/plants-in-the-park-4>

THURSDAY

- Jazz at MetPark., 5- 7 pm, 5/7, 5/21, 6/4 & 6/18 nationallanding.org/events
- Free HIIT workout, 5:30 pm Water Park. - EventBrite
- Peruvian Brothers, 1450 S. Eads St, "Alpaca Happy Hour," 5- 7 pm thru May. Meet an Alpaca!

SATURDAY

- Daydrift Books author talks, 1- 4 pm

OTHER

- The Arlington Historical Society has many events planned in honor of the USA250. <https://arhist.org/events>
- National Landing events: nationallanding.org/events

MAY

- May 9: Arlington History Fest, Kenmore Middle School, 10- 5pm
- **May 12: Arlington CivFed Candidates Forum - democratic candidates for Arlington County Board: Matt de Ferranti, James DeVita and Julie Farnam.** 7 pm at the Hazel Auditorium, Virginia Hospital Center, or streaming on the CivFed facebook page: <https://www.facebook.com/ArlCivFed>
- **May 13: AHCA Meeting 7 pm, 6:30 pm doors open**
- May 14: 5 - 6:30 pm, Water Park young professional happy hour, Arlington Chamber of Commerce. Registration reqd. by noon (Arlington Chamber website)
- May 15: Bike to Work day - www.biketoworkmetrodc.org - pit stop at the Crystal City Water Park 6:30- 9 am
- May 16: Arlington Palooza, 1- 6 pm, Lubber Run - EventBrite
- May 16: Danica McKellar of "The Wonder Years" will read "Goodnight Numbers," her new book at the READ, VA event 10am- 2pm, Amazon HQ2 Jasper Building <https://nationallanding.org/do/e3-read-va-event>
- May 17: Profs & Pints, Highline RxR, "How AI Alters Thinking," 6-8:30 pm
- May 17: 2-3 pm free fitness classes at 3500 S. Clark St.
- May 20: 5:30- 7:30 pm Water Park dog hangout. EventBrite
- May 22: Tea & A Movie, 12:30- 2:30 pm, Aurora Hills Library. The Guernsey Literary and Potato Peel Society (2018)
- May 23: Long Bridge Aquatics Water Safety Day
- May 27: National Landing BID meeting & 20th Anniversary, 4:30- 6 pm, open to the public, at the new Concorde meeting space, 2011 Crystal Drive
- **May 30: Aurora Hills Library 100 Year Celebration, 12- 4 pm**
- May 30 - 31: Armed Forces Cycling Classic - Saturday Expo & Hub at 2011 Crystal Drive. **Expect road closures.** <https://www.cyclingclassic.org>

JUNE

- **June 1: Planning Commission Meeting - Nellie Custis Local Historic District**
- June 7: Michael J. Fox DC Run/Walk at Virginia Highlands Park

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