



## AURORA HIGHLANDS CIVIC ASSOCIATION

April 30, 2026

Subject: Adaptive Reuse of 1800 / 1901 S Bell Street

Dear Members of the County Board,

Comments regarding the above referenced project follow.

1. Please refer to our October 14, 2025 letter and Attachment A which can be found at these links:

<https://aurorahighlands.org/wp-content/uploads/Yahoo-Mail-AHCA-Comments-1800- - 1901-S.-Bell-Street-Adaptive-Reuse-Proposal.pdf>

<https://aurorahighlands.org/wp-content/uploads/1800-1901-Attachment-A.pdf>

2. We continue to support the Crystal City Civic Association's recommendation for new community benefits in exchange for the deferral of Center Park, however, we want to be clear that we do not support any community infrastructure that will displace the current Aurora Hills Library and Community Center. The existing population of 22202 is 28,000, and with the increases in density between sector plans, PDSPs, GLUP upzoning, office to residential conversions, Missing Middle and Faith in Housing, the density proposed for 22202 will far exceed the need for facilities both in Aurora Highlands and Crystal City. (Libraries typically serve a population of 16,000.) We recommend two full-service libraries: the Aurora Hills Library possibly with a larger focus on children and community space, and the Crystal City Library with its own focus that the people of Crystal City determine – possibly arts / tech / innovation focus to sync with the other innovation initiatives in that area.
3. Per our last letter we would like an update on the Crystal City TIF funding sources and uses as well as a copy of the response to the CPCC 2024 report if it exists.

Thank you for your time and consideration.

Sincerely,

Stacy Meyer  
President