



## AURORA HIGHLANDS CIVIC ASSOCIATION

September 12, 2023

Ms. Nicole Boling AICP, Associate Planner  
CPHD Planning Division  
Arlington County  
Arlington VA 22201  
[nboling1@arlingtonva.us](mailto:nboling1@arlingtonva.us)

RE: Minor Site Plan Amendment (SP #421) - 1900 Crystal Drive

Dear Ms. Boling:

Thank you for giving the Aurora Highlands Civic Association the opportunity to comment on this proposed minor site plan amendment for the JBGS project at 1900 Crystal Drive.

According to the June 8, 2023, Statement of Support for this minor site plan amendment, the applicant proposes two amendments:

- **Phased opening of the North-South alley:** The applicant proposes delaying opening a portion of the alley at the north end of the alley to accommodate the adjacent building's loading and access needs to ensure there are no interruptions to the normal, safe operations of the adjacent building.
  - This seems like a reasonable and necessary modification. Please ensure that the "unopened" section of the alley continues to be appropriately fenced off and locked up, that pedestrians have safe passage through the parts of the alley and 1900 site that will be open, and that appropriate signs and maps are posted that show available safe pedestrian routes while warning that the entire alley is not open. A question: The proposed alley plan does not have the same pattern of surface "tiles" along the edges of both the alley and the Woonerf. Are these tiles now different, or were they just left out of the plan to highlight the changes?
- **Public Park Easement Boundary – Removal of Green Roof:** The applicant proposes removing the green roof to allow their control over the design, operation, and maintenance of the green roof system, and ensure ongoing compliance with storm water management guidelines.
  - This request also seems reasonable, although we were not able to identify the appropriate proposed plan.

We are not opposing the applicant's request for these minor site plan amendments, although we hope that the full opening of the alley is not unduly delayed and that all of the proposed green spaces will be beautiful, thriving, and healthy. Please keep us apprised of the schedule for the opening of both

buildings, the partial and full opening of the alley, the Woonerf, the new park and staircase, and the reopening of the sidewalks on all sides. Not having open sidewalks has been a major inconvenience for pedestrians. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory Giacobbie". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cory Giacobbie  
President, Aurora Highlands Civic Association