



## AURORA HIGHLANDS CIVIC ASSOCIATION

March 10, 2023

Arlington County Board  
2100 Clarendon Boulevard  
Arlington, VA 22201

Dear Members of the Arlington County Board,

The request for a minor site plan amendment for 601/701 12<sup>th</sup> Street South was a topic of discussion at the March 8, 2023 meeting of the Aurora Highlands Civic Association. The Association has no objection to the proposal for Avis to undertake an interim use as a neighborhood car rental facility while the owners of the property prepare a redevelopment plan.

We are pleased that our traffic concerns, raised in conversations with County Staff and the applicant, have been taken into consideration. We recommend that access to the facility be from the north on South Fern Street and that vehicles exit the garage onto Hayes Street heading northbound. We are also pleased to hear that about 150-200 of the rental vehicles will be home-based in Arlington and therefore contributing through personal property taxes.

The Association is concerned about the safety of pedestrians crossing the garage ramps on South Fern Street and 12<sup>th</sup> Street South. We recommended Stop signs for the ramps and flashing pedestrian warnings for drivers and pedestrians. The applicant is already working with staff on this recommendation.

Considering that this is a low impact interim use that will not involve shuttle buses, vehicle maintenance, or heavy vehicle cleaning, the Association supports a use permit for a year with an option for review and renewal.

We also discussed the renovations to the Avis facility at 2600 Richmond Highway. Members are concerned about traffic being routed out through the South Eads Street gates and then directly to 26<sup>th</sup> Street South. That is the route recommended by various way-finding apps for connecting to I-395, regardless of whether the destination is DC or the suburbs to the west. This will significantly affect traffic

and safety on neighborhood streets and will certainly bring an increase in drivers distracted by driving directions through unfamiliar territory, likely on their phones and focused on driving directions, into an entirely residential area. Therefore, we request that all traffic enter and exit from the Richmond Highway side of the facility. Another concern raised by neighbors about that site is that the lights on the site do not appear to comply with dark-sky standards. We ask the County to look into the installation.

Thank you for the opportunity to improve this important neighborhood amenity that will help our neighbors reduce car ownership.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Jacobbe", with a stylized flourish at the end.

Cory Jacobbe

President

Aurora Highlands Civic Association