

Membership Meeting Minutes
Aurora Highlands Civic Association
February 11, 2026, at Aurora Hills Center and via Zoom

Opening of Meeting

President Stacy Meyer opened the meeting at 7:04 p.m. with a welcome to the membership and an overview of the agenda.

Minutes Approval

The draft minutes for the January 2026 regular meeting were approved.

Video

- To mark Black History Month, we had a screening of Mr. Moore's Barbershop, <https://www.youtube.com/watch?v=1gPmglT9524>.

Discussion Items

- **Library Centennial** – Maureen Quinn announced that the Aurora Hills library centennial celebration has been scheduled for Saturday, May 30. Details to follow.
- **Arlington Neighborhoods Program** – David Litman briefed on the process for how ideas become projects, some of the previous projects, and the need for a new priority project for the neighborhood, as well as an alternate rep to ANP. Our last three projects have failed because they were rejected by adjoining property owners. AHCA needs to submit a project proposal by May.
- **Faith in Housing** – We discussed Senate Bill 388 which would permit by right development on land owned by churches or non-profit organizations. They are permitted up to 40 feet or the tallest existing building within 500 feet of the property line. This legislation could have a significant impact on the five churches on 23rd Street. The members agreed to send a letter expressing concern about the unintended consequences this legislation could have on existing urban neighborhoods.
- **Development Updates from Nick Giacobbe:**
 - **River House** – Work continues toward a construction start in 2027, first will be the town homes in the south and building N1.
 - **Adaptive Reuse** – JBG Smith hopes to take the proposal for 1800 and 1901 S. Bell Street to the County Board, likely in April.
 - **2100/2200 Crystal Drive** – Hotel construction is underway with a completion date at the end of 2027, expect to begin work on residential building in April with a build out time of 18 months for the 195 units.
 - **Americana** – Still looking for construction financing (about \$300m) .
- **Bus Stop at 23rd and Grant Streets** – Stacy raised a request from a neighbor to send a letter requesting relocation of the bus stop. The neighbor was not present and it was tabled until the next meeting.

- **Melwood** – Stacy noted that the staff report on the Local Historic District application will likely be released soon. She encouraged members to continue writing letters to the County, see the President’s Note in the February [newsletter](#).
- **Membership** – Stacy encouraged everyone to be sure to pay their dues, there was a gift card raffle among the paid-up members who are not Board members.
- **Development Updates from Nick Giacobbe:**
 - **Adaptive Reuse** – JBG Smith hopes to take the proposal for 1800 and 1901 S. Bell Street to the County Board in March.
 - **River House** – Project was approved and rezoned by the County in December, will spend most of 2026 working on construction and permit documents for N1 building.
 - **Americana** – Still looking for construction financing (about \$300m) and will seek to extend the approved site plan for another three years. The members had no objections to the extension, and we will pass that position along to the County staff (Crystal City Civic Association also has no objections).
 - **Underground Study** – We just learned that it is not due until the application for a certificate of occupancy for 2200 Crystal Drive is processed, so it will be at least 18 months (construction has not yet begun).
- **Quorum** – Stacy led a lively discussion about lowering the quorum from 20 members to 10, no action was taken.
- **Volunteer Opportunities** – Stacy reminded everyone that AHCA is an all-volunteer organization and that we always need help.

Meeting adjourned at 9:00 p.m.

Nicholas J. Giacobbe, Jr.
Recording Secretary