



## AURORA HIGHLANDS CIVIC ASSOCIATION

February 8, 2024

Senator Adam P. Ebbin  
General Assembly Building  
Room No. 611  
Senate of Virginia  
P. O. Box 396  
Richmond, VA 23218

Delegate Adele Y. McClure  
General Assembly Building  
Room No. 1102  
Virginia House of Delegates  
201 North 9th Street  
Richmond, VA 23219

Re: AHCA Community Concerns Regarding the Proposed Monumental Sports & Entertainment Campus

Dear Senator Ebbin and Delegate McClure,

The Aurora Highlands Civic Association (AHCA) represents the residents of Pentagon City, Addison Heights, Aurora Hills, and Virginia Highlands— a section of Arlington’s 22202 neighborhood adjacent to the proposed Monumental Sports and Entertainment Campus. AHCA is deeply concerned with the proposed project and significant impact on the 22202 community. Currently, it is proposed that our neighborhood, 22202, will serve as a parking lot and traffic barrier for the proposed campus. The “protected zone” for the local street grid encompasses only areas in Alexandria, not any of the local streets in our Arlington neighborhood.

As you are well aware, AHCA is in Arlington and as such it does not have “a seat at the table” with the proposed Alexandria project, despite the proposed campus directly affecting our neighborhood and using the resources of our community. The transportation plan, which proposes to route all traffic through Arlington to prevent use of Alexandria’s neighborhood roads shows just how the current proposal fails to consider the needs of all residents affected by the proposed campus. The traffic mitigation should not be just for the residents of Alexandria.

Upon announcement of the proposed campus, we sent a survey to our membership and within seven days had 110 responses. Residents overwhelmingly disliked the proposed campus (76% of respondents disliked or somewhat disliked the proposed campus) and voted to send a letter

summarizing the survey results and concerns. The greatest concern cited was the increase in traffic. This concern has only been amplified with the most recent information that Pentagon City and Crystal City will host the majority of the parking for the venue. To put it quite simply, the infrastructure is insufficient for the current needs of the neighborhood let alone adding the anticipated increase of traffic, both pedestrian and automobile, that would come with a venue hosting over three hundred events a year. Encouraging attendees to park in our neighborhood and use our roads to bear the burden of arena traffic without any plan to protect our local street grid is unacceptable. Further, the parking proposed to support the campus is currently in use for many businesses, residential areas, and offices. It is unclear how existing space could host the anticipated extra cars both for parking and traversing the area.

AHCA residents live directly in the path between Amazon HQ2 and Ronald Reagan National Airport. Currently, the traffic alone from these entities as well as the other local traffic is sufficient to cause delays that gridlock the neighborhood. At peak travel season, airport traffic backs up Route 1 and all neighborhood streets, including 23rd St S and the local adjoining streets. Our neighborhood is at a very important crossroads, both literally and figuratively. AHCA and its residents have already spoken against the VDOT plan to lower Route 1 to grade with concerns about pedestrian safety as well as the inevitable gridlock caused by such a poor decision. The proposed campus only adds to this with 55% of its traffic expected to traverse our neighborhood, a neighborhood whose infrastructure is already strained.

Residents are also concerned with the impact on local crime and the use of scarce tax dollars to subsidize a corporate venture, while in the process taking on all of the financial risk. As one resident put it, we “want to ensure that there is adequate community input into how we manage the quality-of-life impact, especially in traffic, crime, noise, and light pollution.” Thus far the proposed campus has not assuaged any concerns and the AHCA writes to you to ask that as our elected state leaders you advocate for our interests in Richmond.

Sincerely yours,



Rachel Hicks, AHCA President, & AHCA Executive Board

CC: Stephanie Landrum  
President and CEO  
Alexandria Economic Development Partnership

Arlington County Board  
Alexandria City Council (via Alex311)

Justin Wilson, Mayor of Alexandria  
Mark Schwartz, Arlington County Manager