



## AURORA HIGHLANDS CIVIC ASSOCIATION

May 18, 2026

Subject: Draft CPCC Priorities for the Upcoming Capital Improvement Plan May 15, 2026

Dear Ben and Robert,

Thank you for preparing the referenced letter. Much of it aligns with the Aurora Highlands Civic Association (AHCA) positions. I have noted three minor but imperative changes, as well as other questions / feedback.

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### CHANGES

#### 1. School Location

The issue of a new school has a long history, with several potential locations previously considered: Oakridge/Gunston expansion, the south end of River House, and taking out Virginia Highlands Park / Aurora Hills Library/Community Center. All of these were rejected for various reasons.

While AHCA strongly supports a new school, we need to be clear that we continue to firmly oppose using space from Virginia Highlands Park or the Aurora Hills Library/Community Center. These facilities are already under enormous stress—a point reiterated by the Parks & Rec Commission in the CPCC meeting with Takis last year—and this stress will only increase with the proposed massive residential developments in National Landing. This position was also made clear by the Aurora Highlands Civic Association, The Arlington Ridge Civic Association and the Crystal City Civic Association in their 2023 Livability22202 letter to the County Board regarding the CIP priorities:

“The addition of new county facilities (school, community center, library) should not decrease the net amount of open space. Delivery of planned parks should not lag behind new building construction.”

<https://aurorahighlands.org/wp-content/uploads/Livability-revised-priorities-transmittal-to-County-Board-13-Dec-2023-v1.2.pdf>

Change 1: Please clarify in the letter that the term “centrally located,” does not imply taking space from Virginia Highlands Park or the Aurora Hills Library/Community Center, a previously rejected concept by including this language from the 2023 Livability22202 letter:

“The addition of new county facilities (school, community center, library) should not decrease the net amount of open space. Delivery of planned parks should not lag behind new building construction.”

## **2. Community Center Location**

Change 2: Similarly, please clarify in the letter that a “centrally located” community center does not imply taking space from Virginia Highlands Park or Aurora Hills Library by including this language from the 2023 Livability22202 letter:

“The addition of new county facilities (school, community center, library) should not decrease the net amount of open space. Delivery of planned parks should not lag behind new building construction.”

## **3. Library Location**

While AHCA supports improvements to both the Aurora Hills Community Center and Library, we do not support removing existing uses. The Aurora Hills Library is critical to maintain service ratios for the growing Pentagon City population, regardless of a small library being added in Crystal City. Its location 4 blocks from the Pentagon City Metro, its easy parking availability for drop-off, and its location next to Virginia Highlands Park and the community center makes it the ideal location to serve populations of all ages *while maintaining its role as a community anchor*.

Please refer to the 2023 Livability22202 letter sent by the Crystal City Civic Association, the Arlington Ridge Civic Association and the Aurora Highlands Civic Association which requested improvements at the existing Aurora Hills Library “complemented by the smaller branch in Crystal City”.

Change 3: Please revise bullet point 3: “Expanded and modernized library facilities **including at the existing Aurora Hills library** and timely delivery of the Crystal City library, which the county has been sitting on funding for.”

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## **OTHER FEEDBACK & QUESTIONS FOR DISCUSSION (CHANGES PENDING)**

### **Connectivity at Roaches Run**

There is also an opportunity to connect to Roaches Run from the Water Park/CC2DCA bridge, creating a loop on the west side of the GW Parkway / east side of the pond. Why did the letter only include the west side connection to the pond?

### **Transitway Expansion**

Can you clarify what is meant by “transitway and Metro access improvements”? Are there specific projects in mind? Otherwise, the reference seems vague—particularly since such projects could be extremely expensive and may compete with funding priorities for schools and community centers.

**Funding**

Is there any accounting for the TIF / budget available for review? If so, could you advise where it might be found?

**Pace of Growth**

Consider including a statement about maintaining adequate levels of service for infrastructure as part of this section.

From the 2023 Livability22202 letter, a “comprehensive community-wide transportation plan is required”. Changes since 2023 will likely further impact congestion: the River House, Missing Middle implementation, several office-to-residential adaptive reuse projects, Faith In Housing, Melwood, Pentagon Hotel, Block W etc. The last transportation study I am aware of was done in 2016 – even before the Amazon, Pentagon City Sector Plan. If anyone has driven by Glebe Road & 395, or down Fern St, Route 1, Arlington Ridge Road or 23<sup>rd</sup> Street, you know there is congestion. Is there a reason why this requirement was not included in the letter? Please explain.

**Other**

In its 2023 letter, Livability22202 disagrees with the plan to bring Route 1 to Grade. There is no position on this in the CIP review letter. Why not? The existing overpass improves pedestrian safety.

Thank you again for preparing this letter and incorporating these changes which are crucial to accurately reflect AHCA’s positions and concerns, and for addressing the other questions and feedback.

Regards,



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Stacy Meyer,  
President, Aurora Highlands Civic Association

Cc: Aurora Highlands Civic Association Board