



AURORA HIGHLANDS CIVIC ASSOCIATION

February 26, 2024

Ms. Emma Martin
Department of Community Planning, Housing and Development
Arlington County, Ellen M. Bozman Government Center
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Re: Crystal House 3 Minor Site Plan Amendment

Dear Ms. Martin,

I am writing in response to the responses AHCA received from our last letter regarding the Minor Site Plan Amendment of Crystal House 3. We continue to press on the concerns we previously raised.

AHCA still has deep concerns about the Minor Site Plan Amendment based on the materials and information provided and to the extent that support is sought from AHCA, it still cannot be offered at this time. In the materials provided by the County and by APAH, the contracted developer, it became apparent that this amendment was considered when the County awarded the contract for development. For example, the County Manager recommendation to the County Board to approve and execute the agreement with APAH in 2022 included in it the assumption that CH3 would have all 432 units affordable. Thus, it appears you are asking for feedback concerning changes that the County has contractually obligated itself, without any appropriate planning process or engagement.

Stacy Meyer, AHCA Vice President and Zoning Chair has written a letter that is attached more fully listing AHCA's concerns. We ask that you review and address our concerns.

Sincerely,

Rachel Hicks

AHCA President

CC: Matt Mattauszek, CPHD
Mark Schwartz, County Manager
Bryna Helfer, Assistant County Manager
Sarah Tracey, Director of Public Engagement

Arlington County Board
AHCA Board

Attachment:

Crystal House 3 Letter from Stacy Meyer