



# JANUARY 2024 NEWSLETTER

## A NOTE FROM THE PRESIDENT

Dear Neighbors,

I am excited to begin working with you as the new AHCA president. I am hoping to increase participation, have social events as well as continue to advocate for the neighborhood.

- Our meetings will now be in person, the virtual option will remain for the time being. I am excited to announce that Good Company Donuts has graciously agreed to provide donuts for our first in person meeting.
- I would ask that you take the following survey to help us know your thoughts about our Budget, Future Activities, and the potential Caps/Wizards Stadium in Potomac Yard. Tell us your thoughts so we can better inform the Stakeholders and County Board.

As I am sure you are aware, there are many planned and proposed developments. We continue to send representative to the various planning meetings in the county and are always looking for volunteers to represent us in these meetings. We currently need a representative for the Brookfield TSA site. Please contact me by the 9th if you are interested.

The Livability Priorities were sent to the County as discussed in our previous meeting. As discussed Open Space, Community spaces (including schools), Route 1, the Green Ribbon, Safety, and Noise, to name a few of the issues, were all referenced in the letter sent to the County.

Yours,  
AHCA Pres. Rachel

### TAKE THIS SURVEY PLEASE!

Tell us how to

- Spend the Budget & What Activities to have
- Thoughts you want shared to County Leadership regarding the Stadium



Link: [bit.ly/3H9eicy](https://bit.ly/3H9eicy)

## Calendar

See [aurorahighlands.org/events/](https://aurorahighlands.org/events/)

- Jan 5 - 55+ Intergenerational Storytime @ Aurora Hills from 11-11:30 am Open to children ages infant-5 years old and their parents.
- Jan 8, 22 - County Board Open Mondays
- Jan. 9 - APS Work Session on ACTL #1 at 6:30 pm
- Jan 10 - AHCA Monthly Meeting @ Aurora Hills from 7:00-9:00pm
- Jan 14 - MLK Tribute @ Wakefield High from 5:00-6:30pm
- Jan 16 - County Engagement on Crystal House 3 Project at 12:00pm
- Jan 19 - 55+ Acoustic Hour @ Aurora Hills from 1:30-2:30pm
- Jan 20 - County Board Meeting
- Jan 29 - Red Cross Babysitting Class @ Longbridge from 9:00-4:00, \$85

## Next Meeting:

**Wednesday, January 10**

**At: Aurora Hills Recreation Center**  
**735 18th St S, Arlington, VA | 7:00-9:00 pm**

### AGENDA

**7:00 pm** -Call to order and approve November Minutes and eat donuts provided by



**7:15 pm** -Discuss Goals, Calendar, and Budget (content of survey)

**7:25 pm** -Discuss Potential Stadium Impact

**7:35 pm** -Discuss Development updates (including Melwood, Kimko, and Brookfield TSA site)

**7:45 pm** -Committee Reports/AHCA Business

**8:00 pm** -APAH Crystal House Presentation

Optional: Register via Zoom  
<https://bit.ly/48GweqH>



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## Read Up & Reach Out!



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### **Melwood Special GLUP Update:**

The Long Range Planning Commission (LRPC) meeting for the Melwood Special GLUP Land Use Study on November 28 was well attended by the neighborhood. The Civic Association pressed the LRPC in our presentation and public comments about the lack of response to our previous correspondence, concerns about the GLUP process, and the assumptions in the land use study performed by the County. The LRPC meeting was recorded and is available on YouTube. Several Planning Commissioners and County Board members reached out after the meeting to understand our concerns further.

Aurora Highlands sent a follow up letter to the LRPC with questions on January 3. This letter is expected to be posted to the Melwood Special Land Use Study project page and is posted to the AHCA website (under documents).

On January 2, the Special GLUP Amendment process itself was discussed at the Arlington Civic Federation meeting with the County Board. 3 of the 5 County Board members expressed concerns with the process. We understand that the Civic Federation and the County Board are reviewing the process.

We expect the County will complete their Draft Study soon but we have been given no specific date. When the Draft Study is complete there will be additional time to review prior to the Study going to the Planning Commission and County Board for a vote. Next steps will be discussed at the Jan. 10 AHCA meeting.

### **Crystal House 3:**

Crystal House was approved by the County in 2019, but never built. Now APAH and EYA are developing the site through “minor site plan amendments.” Crystal House 6, now proposed as a senior housing with many units affordable, was approved late in 2023, despite major concerns.

APAH is now proposing a “minor site plan” changes for Crystal House 3 including:

- Changing the building from market rate to affordable housing
- Increasing Gross Floor Area, while retaining same number of residential units
- Changing interior and building layout
- Updating façade and exterior design
- Potentially adding solar panels and green space to roof
- Decreasing parking ratio (by 4.9%)
- Removing mid-building tenant-only cut through

County staff will be hosting a meeting Jan. 16, at Noon. Link and info on [Minor Site Plan Applications page](#).

### **Monumental News!**

On Wednesday, December 13, 2023, the **Alexandria Economic Development Partnership (AEDP)** announced: “Today, the City of Alexandria, the Commonwealth of Virginia, Monumental Sports & Entertainment, and JBG SMITH announced a framework of an agreement for a public-private partnership to create a world-class Entertainment District in Alexandria at Potomac Yard. Pending completion of agreements and General Assembly and City Council approval, the new Entertainment District will feature an industry-leading arena for both the Washington Capitals and Washington Wizards, the global business headquarters for Monumental Sports & Entertainment, an expanded esports facility, and a performing arts venue — in addition to new retail, restaurants, and conference and community gathering spaces.”

The plan needs to be approved by both the City of Alexandria and the Commonwealth of Virginia General Assembly. Many, many details need to be flushed out during the evaluation. Alexandria will host several forms of public engagement to gather public comments, concerns, and consensus. One of the first of many public engagements in Alexandria for this project was a Public Forum on Saturday, September 16 City of Alexandria. Through this Alexandria Monumental [project website](#), you can watch the YouTube video of the meeting, review the presentation slides, check the project FAQs, and sign up for updates from Alexandria.

The Livability22202 Leadership group raised several areas of concern during their monthly meeting with JBGS staff on December 13: 1. Our community does not “have a seat at the table” even though many 22202 residents live close 2. Traffic on Route 1 will increase, causing gridlock and driver migration to our local streets as an alternative. Traffic on Glebe and our local bridges across Four Mile Run will also be impacted. Finally, 3. The loss of retail at the current location in Potomac Yards will be keenly felt by many local consumers, especially when the large Target store disappears.

## Transportation

Long Bridge Project: VPRa received \$729 mil. The North package, including the pedestrian/bike bridge, is starting mid-2024; the entire project will be completed by 2030.

Long Bridge Drive multimodal connection: This new connection, on the west side of Long Bridge Drive, will provide a protected path for cyclists and pedestrians from 12th Street to the northern edge of the Aquatics Center, and a future connection to the Long Bridge Bike-Ped bridge. It will also provide access to the new Boundary Channel drive routes as well as the Crystal City bike network.

VRE Crystal City Station Improvements: The new Crystal City VRE station will be completed in 2 parts expected 2025 construction window.

S. Lynn Street Shared Streets Pilot Project: S. Lynn Street between 16th & 20th was one of 3 neighborhood street segments selected through the Neighborhood Complete Streets Program as a pilot shared street because the street and right of way are too narrow to add sidewalks. Shared street design elements help slow speeding traffic and increase. Public engagement expected on preliminary design before the design is finalized in spring, 2024.

ANCC Trail Connector: County project staff presented updated plans for the Army-Navy Country Club (ANCC) Trail Connector. The proposed trail will create new access between Army-Navy Drive and the Arlington View community.

Columbia Pike Section A: The expansion of Arlington National Cemetery and its related street closures continue. Plans posted [here](#) and [here](#). Road construction planned through 2024 and completed sometime in 2025.

Local Traffic Alert: S Hayes St. between 12th St. S and 15th St. S is expected to be impacted by construction from 12:00 AM to 10:00 PM.

## Private Development Projects

Pentagon Centre PDSP at 1200 S Fern: Proposed Redevelopment of the site removes increases retail, office space, hotel, and residential. Phase 2 removes Costco, but Costco has another 20 years on their lease. AHCA strongly pushed to ensure that promised community benefits actually happen. Transportation issues were not resolved, but staff will arrange a second LRPC which may address some of these issues.

2525 Crystal Drive/Block W: Proposed open space was smaller than called for in the CCSP. However, JBGS staff said they would review their plans and try to find the additional space. Other concerns included the width of Crystal Drive by the project being too narrow. JBGS explained that any connection to Roaches Run could not be part of this project because of the railroad. JBGS has offered the land near Roaches Run to the County/NPS for a future project, but the County declined.

RiverHouse Neighborhood: JBGS and County staff held a third LRPC meeting and building height, design and location of Green Ribbons, bike routes and safety, and open space planning were among the topics addressed. Some questions, such as exact locations for PUDO, will be addressed during the many upcoming SPRC meetings in 2024.

Brookfield TSA Site: On 12th St. S, Brookfield is proposing redeveloping the vacant office buildings into mixed use include residential, hotel, office, and retail space.

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## Kids Valentines' Day Art Appreciation

Officers will select one entry to be published in the Feb. Newsletter! By Feb. 1, Mail your best Valentine to the AHCA P.O. Box or email it to [info@aurorahighlands.org](mailto:info@aurorahighlands.org)

Kids of all ages welcome. Physical Submissions will be displayed at our Feb. meeting and may be retrieved.

## Arlington Public Library Events

January library events here at this link: <https://library.arlingtonva.us/events/featured-events/>

## Report a Problem

If you see problems you can report them to the County. Try it: <https://www.arlingtonva.us/Government/Topics/Report-Problem>

**Engage Arlington:** Visit [this site](#) frequently for new opportunities to give the County feedback!

### 2023 AHCA officers

President Rachel Hicks  
1st Vice President Jill Braun  
2nd Vice President Stacy Meyer  
Treasurer Ben Watts  
Recording Secretary Nick Giacobbe  
Corresponding Secretary Alyssa Gardner

## Understanding the Needs of Veterans and Service Members in Arlington

Arlington County's Military and Veterans Advisory Committee (MVAC) is interested in hearing from members of the military, veterans, and their families who live and/or work in Arlington about types of programs, services, and resources that could be helpful. [Click here to participate](#) so that we can explore programs and services that may better serve our Veteran and Active Military Community.

## Disparity Study Focus Group - Virtual Session on January 23, 2024

Arlington is conducting a Disparity Study to determine the effects of race, ethnicity or gender on a businesses' ability to do business in Arlington County. Provide your input in a few ways, including focus groups, one-on-one interviews or an online/telephone survey option. Register here for the virtual session and visit the project page to learn more.

## Stormwater Utility Credit Program Now Open

Now thru January 15, 2024, property owners in Arlington can apply for credits offsetting up to 35% of their Stormwater Utility bill. Actions taken in 2023 will be eligible for credit on the first bill in May 2024. Read the Stormwater Credit Manual in [English](#) or [Spanish](#), and view the [credit program video](#) for more details.

## What Did Arlington Readers Check Out This Year?

This year, we saw six titles rising above the 3,000 checkout mark including with "Tomorrow, and Tomorrow, and Tomorrow" by Gabrielle Zevin, "Spare" by Prince Harry, The Duke of Sussex, "Demon Copperhead" by Barbara Kingsolver, "Fourth Wing" by Rebecca Yarros and "Happy Place" by Emily Henry. Our most in-demand title that reached over 5,000 checkouts is "Lessons in Chemistry" by Bonnie Garmus. [Read more.](#)

**For More Local updates** consider the 4D-A group list-serve for hyper-local information and to post queries to your neighbors: To subscribe, go to <https://groups.io/g/4D-A22202>

## AHCA Membership Dues for Calendar Year 2024

Dues are \$20 per household. Mail a check to AHCA at P.O. Box 25201, Arlington, VA 22202, or via PayPal at <https://bit.ly/3THO3I8>  
Find out your membership status by emailing: [treasurerahca@gmail.com](mailto:treasurerahca@gmail.com)  
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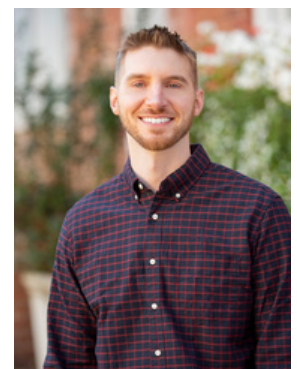
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