



AURORA HIGHLANDS CIVIC ASSOCIATION

JULY 2025 NEWSLETTER

A NOTE FROM THE PRESIDENT

Dear Neighbors,

I hope you are enjoying 4th of July festivities and the long weekend. Thanks to all who attended the Aurora Highlands summer neighborhood fair. we had a good turn out and the bounce house was a huge hit! But with the summer heat we were reminded of why we usually do the fair in the spring!

This month program was difficult to organize with the holiday so we will be having a social hour business and we will be giving away reusable picnic sets! Come out and get yours!

Paul Guttridge provided a great update regarding the sanitation plant this month to me over email. Please find the county Summary and Presentation at the hyperlinked words here in the digital version. We are also working to follow up with smell complaints. Additionally, the survey results for the “park” at the corner of Eads and 23rd St. are available here. More on River House and JBGSmith’s development on Crystal drive inside.

Lastly, the AHCA newsletter will be on hiatus for August and there will be no August meeting, but will return the first weekend in September.

Yours,
AHCA Pres. Rachel

Calendar

- July 10 - Arl. Historical Society Event Details on back page
- July 10- Arlington County Planning Commission Meeting @ 7pm
- July 12- Summer Teen Night at Arlington Mill Community Center @7pm
- July 13- Arl. Historical Society 15-Minute History Spotlight: Camp Casey
- July 19 & 22- Arlington County Board Meetings @ 9:30am
- July 25- 55+ movie at Aurora Hills @12:30pm:: Fly Me to the Moon
- July 26- Arl. Historical Society “What’s Buried in Your Dirt?”
- Aug 5 - Arlington County Police Department National Night Out
- Aug 13-17- Arlington County Fair

Next Meeting:

Wednesday, July 9

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

AGENDA

- 7:00 pm -Call to order, approve June Minutes**
- 7:05pm -AHCA Business**
- 7:25pm -Reuseable Picnic set give away**
- 8:15 pm -No set Programing, social hour expected**
- 9:00 pm -Adjourn**

Optional: Register via Zoom
<https://bit.ly/4ksfslt>

Sign up for newsletters by email:
aurorahighlands.org/join-ahca

Or View the Digital edition
with live links at:

AuroraHighlands.org



www.aurorahighlands.org



facebook.com/AuroraHighlands



[@AuroraHighlands](https://twitter.com/AuroraHighlands)



[Nextdoor - Aurora Highlands](https://nextdoor.com/AuroraHighlands)



info@aurorahighlands.org



(703) 594-1344



P.O. Box 25201 Arlington, VA 22202



Local Listserve: 4D-A
<https://groups.io/g/4D-A22202>

Upcoming County Meetings

The County Board is expected to approve JBG Smith's readaptive use of 2100 and 2200 Crystal Drive. The community has been frustrated by the lack of public input and what is frankly poor planning. There is no real plan to address the the pick up and drop off changes that will be needed to accommodate the hotel and apartments that will now be housed behind Chick-fil-A. Additionally the building is planned with almost no parking and using ratios smaller than the surrounding buildings (planning only one parking space for every 3 units).

AHCA has expressed these concerns to JBG Smith and the county. Parking is already very limited in front of Chick-Fil-a and adding a hotel pick up and drop off to the mix seems disastrous. We expect no response from the County and JBG Smith, but maybe we will be surprised. There are also nonproposed community benefits for the project.

Riverhouse also appears to be moving forward despite concerns regarding size and concern regarding community benefits.

The County is Board is expected to take up the Crystal Drive buildings at their July Meetings as well as the planning commissions.

Performance Parking Pilot

Arlington is piloting a system that combines occupancy technology and pricing tools to provide better information on parking availability and influence demand for metered curb space in the County's two busiest corridors.

Parking prices vary throughout the study area and by time, with the actual parking price noted at the meter. Drivers can plan by viewing price and availability in advance of their trip on ParkMobile, eXactnav, or CurbIQ, as well as the [interactive price-map](#):

<https://experience.arcgis.com/experience/ee33d45e0d3848c8b99cfe51c00d4fca/page/Meter-Rates>

Parks and Rec Seeks Input on Public Space for the RiverHouse Development

In conjunction with the Site Plan Review Committee process, the Arlington County Department of Parks & Recreation launched a community engagement for the acre of public space required by the Pentagon City Sector Plan for the RiverHouse development. The online feedback [form](#) will be open through July 20.

Link here: <https://publicinput.com/b32583>

The site is located between 1111 Army Navy Drive and 1400 South Joyce Street within the larger [RiverHouse development](#). Its design and development will be led by the applicant, JBG Smith, and is associated with the construction of Building N1 identified in the RiverHouse Phased Development Site Plan. This space is identified in the [Pentagon City Sector Plan](#) as a key public space, one (1) acre in size, focused on providing casual use space to the Pentagon City area.

Art Appreciation: Humidity Web by Lyon





Rodessa

LAWN & LANDSCAPE

ALSO AVAILABLE

Spring Clean-up & Mulch, Lawn Care Service, Bed Maintenance, Gutters, Leaf removal, Landscape Design/Install, Hardscapes/Concrete, Pressure Washing, Snow Removal and more.

703-553-7615 • RODESSALAWNANDLANDSCAPE.COM

\$33

Per Visit

WEEKLY LAWN MOWING

Bi-Weekly Lawn Mowing available, 25% additional Neighborhood Discount

Living & serving our neighborhood since 1995.



Public Transit Updates

WMATA implemented their Better Bus Network Redesign on June 29. All Metrobus routes have new names based on what jurisdiction they primarily serve, some routes have been redrawn to go to new destinations, and some stops have been consolidated.

To see your new route, enter your current route into the New Bus Network tool and see what routes would be most comparable for your trips on the [Better Bus home page](#).

Additionally, starting July 6, 2025, ART will be making minor adjustments to ART Routes 43, 52, and 72. Visit the [ART website](#) to use the trip planner and more.

WMATA will be conducting major construction projects on the Blue Line in Virginia, starting July 5. View schedule and details at: <https://wmata.com/initiatives/plans/summer-2025-major-construction/phase-1-2025-blue-line-major-construction.cfm>

Community Updates

Excavation for the Dominion Energy Glebe Electric Transmission project will take place over two separate occasions from July to December 2025, lasting approximately three weeks total. Work zone includes the southbound lane and sidewalk of S Eads St. between 31st St South and Fort Scott Drive. During this time, you may notice increased noise during the day from excavation, hydro-vacuuming, and welding. Overnight work will be minimal and crews will use noise blankets to help reduce sound levels.

Engagement results for the 23rd and Eads Park renovation are now available. The County Board will consider the project's construction contract in fall and construction will begin in Spring of 2026.

The Arlington County Fair is coming August 13-17 to the Thomas Jefferson Community Center. Visit the fair website for ride tickets and event details.

When life tells you it's time to buy or sell a home, call the Andors Real Estate Group. We'll guide you every step of the way to a successful closing just as we have for hundreds of our neighbors since 1995.

We're different. We do more.



Call James
703.203.1117

TRUSTED. PROVEN. EFFECTIVE.





Aurora Highlands Experts



What's YOUR home worth?

SCAN FOR A FREE HOME VALUATION



www.VARITYHOMES.com



GEVA & JANE
GROUP
VARITY
HOMES

Trusted.Knowledgeable.Reliable

571.556.9890

geva@varityhomes.com

901 N Glebe Rd Suite 500, Arlington, VA 22203

Photo/Art Appreciation:

Theme: Summer

Officers will select one entry to be published in the March Newsletter! Mail or email your entry by September 1 to the AHCA P.O. Box or info@aurorahighlands.org

Report a Problem

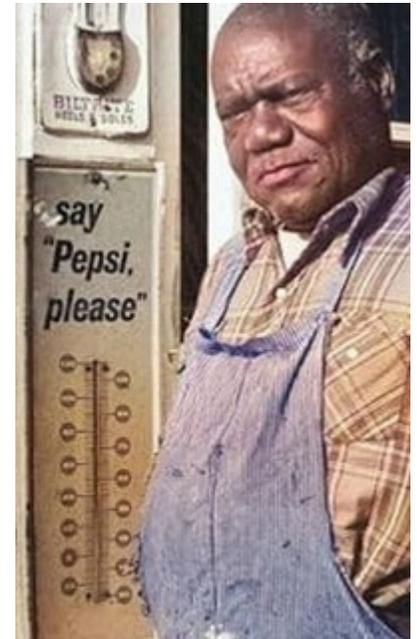
If you see problems you can report them to the County. Try it: <https://www.arlingtonva.us/Government/Topics/Report-Problem>

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

2025 AHCA officers

President Rachel Hicks
1st Vice President Stacy Meyer
2nd Vice President Vacant
Treasurer Ben Watts
Recording Secretary Nick Giacobbe
Corresponding Secretary Lexi Tinker
Editor Alix Hess

You and your neighbors and friends are invited to the free monthly AHS event Thursday, July 10 at 7:00 to learn about suburbanization, segregation, and community development in Arlington at "The Power of Place: Built by the People Themselves". This event is available in person at the Marymount University Reinsch Library Auditorium and on Zoom. Event details are on the website: <https://arhist.org/event/built-by-the-people-themselves/>



AHCA Membership Dues for Calendar Year 2025

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/AHCAdues>
Find out your membership status by emailing: treasurerahca@gmail.com
We depend on continued support from advertisers, dues, and volunteers. Thank you to those who assist the AHCA.

Printed by:

The UPS Store 6199, on Fern St S, a great, local AHCA supporter!

Thank you advertisers! Advertise with AHCA and reach over 1,000 of your neighbors! Email newsletter@aurorahighlands.org

An exceptional brand for an exceptional neighborhood.

CONTACT PHIL FOR A COMPLIMENTARY CONSULTATION.

Phil Dickson

m +1 330 606 5843

o +1 703 745 1212

pdickson@ttrsir.com

- Over \$100 Million in Sales
- Aurora Highlands Resident
- National Landing Specialist



TTR

Sotheby's

INTERNATIONAL REALTY