



AURORA HIGHLANDS CIVIC ASSOCIATION

April 9, 2026

Ms. Emma Martin
Associate Planner, Arlington County
Department of Community Planning, Housing and Development
2100 Clarendon Boulevard
Arlington, VA 22201

Re: Site Plan Amendment for 1101 S. Joyce St (SPLA26-00005)

Dear Ms. Martin,

The Aurora Highlands Civic Association (AHCA) had an extensive discussion with a representative of Federal Realty at our meeting on April 8, 2026 regarding the above referenced Site Plan Amendment. Federal Realty explained the background on the request to remove site plan condition language (Site Plan #105; SP-8) that requires a drug store and grocery store as a component of retail uses on site, so that a bookstore would be able to locate in the ground floor retail space currently occupied by the Walgreens drug store. After discussion, AHCA voted to support the request to remove only the requirement for a drug store at Westpost, with no change in the full-service grocery store requirement, which is needed in the neighborhood.

This position is consistent with the letter sent by AHCA on February 12, 2021: <https://aurorahighlands.org/wp-content/uploads/2021-02-12-Response-to-CPHD-on-Pentagon-Row-minor-site-plan-amendment.pdf>, and with the letter AHCA, Arlington Ridge and Crystal City sent to the County Board on March 18, 2021: (<https://aurorahighlands.org/wp-content/uploads/2021-03-18-3-CA-letter-to-County-on-Pentagon-Row-site-plan-amendment.pdf>). Please include these letters in the record to show the long-time position of the entire impacted neighborhood.

Please let me know if you have any questions. We would also appreciate hearing about the position the staff develops for the County Board's consideration.

Regards,

Stacy Meyer
President

CC: Arlington County Board Members
Mark Schwartz, County Manager
Arlington Ridge Civic Association
Crystal City Civic Association
Crystal and Pentagon Cities Council
AHCA Board